



June 5, 2026

Dear Property Owner:

The City of Racine Planning, Heritage and Design Commission has initiated the rezoning of properties 1551, 1553 and 1601 Taylor Avenue, 2124, 2120 2116, 2113, 2114, 2108, 2102, 2101, 2026, 2022, 2018, 2019, 2015, 2014, 2010, 2009, 2007, 2006 2001, 2000, 1928, 1922, 1920, 1917, 1914, 1900, 1816, 1709, 1619, and 1608, Sixteenth Street, 1605 and 1609 Morton Avenue, 1601, 1602, 1604, 1605, 1551, 1550, and 1549 Phillips Avenue, 1605, 1604, 1601, 1600, 1573, 1567, 1564, 1563, 1562, and 1558 Packard Avenue, 1605, 1604, 1600, 1548, 1547, 1546, 1545, 1542, 1541, S Memorial Drive and 1546, 1540 and 1536 Owen Avenue from B2 Community Shopping District, R3 Limited General Residence District, and I-2 General Industrial District to B1 Neighborhood Convenience District. This relates to an application received from Phesal CKadan represented by Karim Qedan, seeking to rezone 1562 and 1558 Packard Avenue from R3 Limited General Residence District to B2 Community Shopping District as allowed by Sec. 114-77 of the Municipal Code.

The specific area is shown as “Subject Properties” on the map on the reverse side of this page (flip page over).

A public hearing has been scheduled by the Planning, Heritage, and Design Commission for **Monday, June 15, 2026, at 4:30 p.m., or soon thereafter**. The hearing will be held in Room 205 of Racine City Hall, 730 Washington Avenue, Racine, WI 53403.

Your questions can be submitted, or plans can be requested by contacting the Department of City Development at **(262) 636-9151**, by facsimile (fax) at **(262) 635-5347**, via email at **cdvplanning@cityofracine.org** or mailing to the Department of City Development, 730 Washington Avenue, Racine, WI 53403.

If you have any questions, feel free to contact the Department of City Development at (262) 636-9151.

Steven Madsen
Planning Manager

If you are disabled and have accessibility needs or need information interpreted for you, please call the Department of City Development at 262-636-9151 at least 48 hours prior to the meeting.



Sixteenth Street Corridor Zone Change

