



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Draft

Planning Heritage and Design Commission

Wednesday, January 12, 2022

4:30 PM

Virtual

Call To Order

PRESENT: 5 - Mason, Jones, Hefel, Peete and Jung

Approval of Minutes for the November 17, 2021 Meeting.

A motion was made by Jones, seconded by Jung, to approve the November 17, 2021 minutes. The motion **PASSED** by a voice vote.

4:30 P.M. PUBLIC HEARINGS

0016-22

Subject: Communication sponsored by Mayor Mason, on behalf of Ed Miller, representing Racine Revitalization Partnership, for a Mini-Planned Development to construct three town homes with zero foot lot lines at properties of 1107-12th Street, 1103- 12th Street, and 1204 Highland Avenue as allowed by Sec. 1114-308 of the municipal Code (PHDC-22).

Recommendation of the Planning, Heritage, and Design Commission on 01-12-22: That the request of Ed Miller of Racine Revitalization Partnership for a planned unit development to build three townhomes at 1204 Highland Avenue be approved, subject to conditions a-e.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)
[Applicant Submittal](#)
[Public Hearing Notice](#)
[#0016-22 Resolution](#)

Steven Madsen, Associate Planner, presented the item by showcasing the Bird's Eye View of the property, aerial photos, zoning, land use designation, and images of the surrounding area. The property is zoned R-3 Limited General Residence District with mostly R-3 surrounding the property and some Industrial properties. The land use is designated to be high density residential in the Comprehensive Plan. Jeff Hintz, Planning Manager, added that Habitat for Humanity is planning to build two new homes adjacent to these properties. Madsen went on to display the new site plan, floor plan, elevations, and material samples. Madsen stated that the applicant seeks to construct three town homes with zero foot lot lines at the properties of 1107 Twelfth Street, 1103 Twelfth Street, and 1204 Highland Avenue. The town homes will have shared common spaces such as drives and green space. Lastly, once the preliminary design is

approved, the applicant will work on adjusting the current lot lines with a Certified Survey Map to match. Therefore, based on the findings of fact, staff recommends approval subject to conditions a. - e.

Mayor Mason stated that the property is in a more blighted area of Alder Coe's district, so this will bring something new to the area.

Alder Jones asked if all of the town homes were all the same square footage. Madsen responded that the lot in the middle is a little smaller but the buildings will all have the same amount of square feet.

Mayor Mason asked about the additional parking on the side of the lot. Hintz responded that the code requires 1.5 spots per unit; therefore, the side lot allows for two spots per unit.

Mayor Mason opened the public hearing at 4:47 p.m.

Ed Miller, of Racine Revitalization Partnership, Applicant, thanked the commission for their consideration. He stated that with the rise of construction costs the project had to be scaled back. He addressed the concern about the second parking space. Lastly, he stated that they plan to break ground in late Spring of 2022.

Commissioner Jung, also City of Racine Transit Manager, added that the multiple spots per town house works well in this case.

Alder Peete asked if the financing is secured. Ed Miller responded that they have secured financing, including some HUD funds.

Mary McIlvaine, 1022 Villa St, stated that she has lived in the area for over 40 years and she is very excited for this development. She hopes that more people will embrace public transit and that most units have two cars per unit, so she believes that the parking is a smart move. Lastly, she commended all involved with the project.

Mayor Mason closed the public hearing at 4:56 p.m.

A motion was made by Peete, seconded by Hefel, to recommend approval of the planned unit development to build three town homes at 1204 Highland Avenue. The motion PASSED by a voice vote.

[0018-22](#)

Subject: Communication sponsored by Mayor Mason, on behalf of Dajerrian Smith, representing Grind Season Sports and Fitness Center, for a conditional use permit to operate a physical fitness center to include an aerobic room, field turf, basketball court, cardio room, and weight room at 2917 Durand Avenue, in the shopping center addressed as 2829 Durand Avenue, as allowed by Sec. 114-468 of the Municipal Code. (PHDC-22)

Recommendation of the Planning, Heritage, and Design Commission on 01-12-22: That the request by Dajerrian Smith, representing Grind Season Sports and Fitness Center, to operate a physical fitness center in a tenant space at the shopping center addressed as 2829 Durand Avenue be approved, subject to conditions a.-i.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)
 [Applicant Submittal](#)
 [Public Hearing Notice](#)
 [#0018-22 Resolution](#)

Michelle Cook, Associate Planner, presented the item to the commission. She displayed images of the property from the bird's eye view, aerial, zoning, land use, and of the surrounding area. The property is zoned B-2 Community Shopping District and the surrounding properties are zoned residential. The land use is commercial. She displayed the proposed floor plan. She stated that the applicant proposes to open a physical fitness center offering a weight room, aerobic room, field turf, basketball court, and cardio room in a tenant space located at 2829 Durand Avenue. The hours of operation are proposed to be 4:00 AM – 10:00 PM Monday through Friday with hours by appointment only on Saturday and Sunday. Four employees, to include front desk staff and program directors, will work part-time at the location to start, independent contractors (trainers) will also work at the location. Cook reviewed the findings of fact which led to staff recommending approval subject to conditions a. - i.

Mayor Mason opened the public hearing at 5:07 p.m.

DaJerrian Smith, applicant, stated that Cook did a good job presenting his application. He added that he believes the area will do well with a gym given the church and daycare located in the same building.

Alder Peete told Mr. Smith that it's a good idea and that Mr. Smith is courageous to open during this time.

Mayor Mason closed the public hearing at 5:10 p.m.

A motion was made by Jung, seconded by Hefel, to recommend approval of a conditional use permit to operate a physical fitness center at 2917 Durand Avenue, in the shopping center addressed as 2829 Durand Avenue. The motion PASSED by a voice vote.

END OF PUBLIC HEARINGS

0023-22

Subject: Consideration of a request by Deontrae Mayfield for review and approval of signage at 1014 State Street, The Main Project and Cafe. (PHDC-22)

Attachments: [Recommendation](#)
 [Review Checklist](#)
 [Applicant Submittal](#)

Cook presented the signage. She showed the birds eye view, picture of the property and of the sign. She stated that the sign is a hanging sign about 2ft x 2ft in dimension. She showed a rendering of the sign on the building and reviewed the hanging sign design guidelines. The guidelines state that hanging signs should be oriented to the pedestrian and highly visible from the sidewalk, signs should be graphic and

constructed of high-quality material, and signs should be attached to the building in a durable fashion. Lastly, staff recommends approval subject to conditions a. - e.

There being no comments a motion was made.

After the motion, Jung and Hefel commented that they love the logo.

A motion was made by Hefel, seconded by Jones, to approve the proposed signage at 1014 State Street, The Main Project and Cafe. The motion PASSED by a voice vote.

[0024-22](#)

Subject: Communication sponsored by Mayor Mason, on behalf of the Department of City Development for approval of a public participation plan for the City of Racine's Comprehensive Plan Update. (PHDC-22)

Recommendation of the Planning, Heritage, and Design Commission on 01-12-22: That the resolution adopting public participation procedures for amending the comprehensive plan be approved.

Fiscal Note: The comprehensive plan amendment and all associated work is funded in full with PO 2100624.

Attachments: [#0024-22 Resolution w attachment](#)

Jeff Hintz presented the item. He stated that as part of the Comprehensive Plan they are required by State Statute 66.1001 to have a formalized public participation plan and that due to the pandemic it will be entirely virtual. He displayed a preview of the website with an interactive map and survey that are not live yet because the public participation plan has to be adopted first. Staff recommends that the Common Council adopts the resolution outlining public participation methods and procedures.

Mayor Mason said that this is a great time for the commission to give input using their unique perspectives and experience on the commission. Bill Bowers, Director of City Development, added that this a great opportunity for input and commended Hintz and his staff for all of their hard work getting the Comprehensive Plan in motion. Hintz also commended his staff for their resiliency during this time. He stated that he is looking forward to hearing the public's opinion, even kids' so that we can build a community that includes all age groups. Hintz expressed his fascination with obtaining input in this way as it was done by conducting a few meetings in the past; this strategy will allow more involvement and be more inclusive. Jung added that the City has been extremely cautious throughout the pandemic and that this strategy is smart city technology.

A motion was made by Peete, seconded by Hefel, to recommend approval of the resolution adopting public participation procedures for amending the comprehensive plan. The motion PASSED by a voice vote.

Adjournment

There being no further business, the meeting adjourned at 5:27 p.m.

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