



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Draft

### Planning Heritage and Design Commission

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Monday, February 3, 2025

4:30 PM

City Hall, Room 205

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#### Call To Order

*Mayor Mason called the meeting to order at 4:35 p.m.*

**PRESENT:** 5 - Mayor Mason, Hefel, Kohlman, Peete and Chambers

**EXCUSED:** 1 - Jones

#### Approval of Minutes for the December 2, 2024 Meeting.

*A motion was made by Hefel, seconded by Kohlmann, to approve the minutes of the December 2, 2024, meeting. The motion PASSED by a Voice Vote.*

#### 4:30 P.M. PUBLIC HEARINGS

[0116-25](#)

**Subject:** Consideration of a request from Alex Martinez, representing El Cielo Church, for a conditional use permit to operate a religious institution, classified as a Class 1 non-commercial type use, in an existing building at 2051 Lathrop Avenue in a B-2 Community Shopping District as allowed by Section 114-468 of the Municipal Code.

**Attachments:**    [Review and Recommendation](#)  
                          [Public Hearing Notice](#)  
                          [Applicant Submittal](#)

*Michelle Cook, Associate Planner, introduced the request. She explained that this was the location of the former Aldi grocery store and has been vacant for several years. Cook explained that the address for the parcel is 2005 Lathrop Avenue and showed the aerial photo, public hearing notification area, zoning map and land use classification for the property and surrounding area. She stated that the property was zoned B2 and was surrounded by R3, R2 and some industrial zonings.*

*Cook showed photos of the property and surrounding area and the proposed floor plan for the proposed use. She stated that the applicant plans to use the space for a religious institution offering office hours, education, and community outreach activities. Cook explained the hours of operation.*

*Alder Peete asked if the church would be using all of the available space.*

*Cook stated the entire tenant space would be used. In response to Peete, Cook explained that they are not using the entirety of the building, just the tenant space would be used for the request.*

*Mayor Mason stated that there are storefronts that are still in use in the shopping center.*

*Mayor Mason opened the public hearing at 4:41 p.m.*

*Alex Martinez, the applicant, spoke regarding the request. He thanked staff and the commission for giving them the opportunity to open the church at the location and to be an asset to the community. He stated that they are glad to be in the city.*

*Mayor Mason closed the public hearing at 4:43 p.m.*

**A motion was made by Hefel, seconded by Chambers, to approve the request subject to conditions a. – f. The motion PASSED by a Voice Vote.**

[0117-25](#)

**Subject:** Consideration of a request from Brijesh Patel for a major amendment to a conditional use permit to add a drive-thru to the existing Dairy Queen in a B-2 Community Shopping District as allowed by Section 114-468 of the Municipal Code.

**Attachments:**     [Review and Recommendation](#)  
                                 [Applicant Submittal](#)

*Steven Madsen, Planning Manager, introduced the request. He showed the aerial photo, public hearing notification area, and the zoning and land use designation for the property and surrounding area. He explained that the majority of Douglas Avenue is zoned commercially with some residential and industrial zonings surrounding the area. Madsen showed photos of the property and surrounding area. He explained where the drive-thru area would go on the property. Madsen showed the site plan for the request and stated there is room for six cars to line up in the drive-thru area, five parking spaces, and a small addition and trash enclosure that would require renderings prior to a building permit being obtained. Madsen explained the application summary and the hours of operation. In response to Mason, he stated that the Dairy Queen would be open year-round.*

*Madsen explained the possible actions of the commission and the required findings of fact for approval of conditional use permits. He explained the drive-thru would allow for more space on site for cars (11 vs. 8 cars currently). He explained that there is a one space deficiency in parking, the zoning code requires six spaces and five spaces are shown on the site plan. He explained that an exception of that one parking space would need to be granted.*

*Madsen stated that staff is recommending approval of the request subject to conditions. a. - g. Madsen reviewed the conditions of approval.*

*Mayor Mason asked about parking on the site and having fewer parking spaces to accommodate the drive-thru.*

*Madsen explained that reducing parking from eight to five spaces and having more space to allow vehicles to queue in the drive-thru would potentially help the parking on the site. He stated there would be space for 11 vehicles to be on the site; five parked and six in the drive-thru line. He stated if there were issue with cars being lined along Douglas Avenue, that would be something that the commission would be able to review with the listed conditions and the reduction in the one parking space.*

*Mason asked, from a safety perspective, about any concern or consideration with kids walking up to the window and in front of the cars going through the drive-thru.*

*Madsen stated that there has not been consideration or proposed signage, however, if the PHDC felt strongly about requiring signage to denote safety and to watch for pedestrians that is something that could be added as a condition.*

*Chambers asked if there were an addition to the building proposed.*

*Madsen stated there is a small addition proposed, however, there are no renderings yet available. He stated that the applicant would prepare renderings if the conditional use permit were approved. He stated that, according to the applicant, it would be a small addition that would be complimentary to the building.*

*Mayor Mason expressed desire to have the addition come back to the commission for review.*

*Alder Peete asked the purpose of the new addition.*

*Madsen stated that he believes the addition is to physically improve the space to allow for someone to stand at a drive-thru window. He explained that he does not think the current physical structure allows for the placement of glass to accommodate the drive-thru.*

*Mayor Mason opened the public hearing at 4:53 p.m.*

*Trent Sheets, the property owner to the south, spoke against the request. He explained that he owns the business to the south and that he loses parking to Dairy Queen customers. He expressed concern that there will be cars queued up on Douglas Avenue and requested that the application be denied.*

*Mayor Mason closed the public hearing at 4:55 p.m.*

*Chambers explained that more drive-thru business may equal less parking on the site.*

*Madsen showed the locations of the parking spaces under the current site plan. He explained that if there were an issue where cars were crossing the parking lot to park in spaces off site (e.g. the business to the south) a physical barrier requirement could be added to the conditions. He stated it could be something as simple as wheel stops to prevent people from crossing over the property.*

*Discussion ensued about the current location of the parking spaces and traffic for the drive-thru request.*

*Alder Peete expressed concern about the egress and ingress to the site and traffic along Douglas Avenue. He stated the traffic can get congested along Douglas Avenue.*

*Madsen explained that the change to add the drive-thru would not necessarily impact the amount of cars coming and going. He stated that it would just offer a different option for how they were being served.*

*Peete asked how many cars could wait in line at the proposed drive-thru.*

*Madsen stated six, maybe seven, cars; six would fit comfortably.*

*Further discussion ensued about the traffic along Douglas Avenue and the potential of traffic congestion.*

*Madsen stated that cars may be queued along Douglas Avenue, but congestion along Douglas is not something that staff is predicting would happen with the request.*

*Hefel stated that she would like to see what the bump out looks like, a physical barrier between the Dairy Queen property line and the property line to the south. She stated that she thinks that the idea of people stopping, parking, and staying is going to be minimized with the request.*

*Discussion ensued regarding the approving motion. Mason summarized a potential motion from Hefel to approve the request subject to recommendations a.-g. with the additional amendments to the recommendations that the applicant return to the commission with the renderings for the trash enclosure and the addition for approval and that the renderings also show wheel stops or barriers for the three parking spots on the south side of the property and there is clear signage for parking and pedestrian crossing for people going up to order in person and walking in front of the drive-thru.*

*Kohlmann explained that every drive-thru business has issues. He stated that people going to the Dairy Queen park in a variety of businesses along Douglas Avenue. He suggested that instead of having parking barriers maybe have planters. He explained that the real problem is that the property is too small and has too many customers.*

*Discussion ensued on whether the approving motion should include signage for parking and pedestrians.*

*Alder Peete stated that this is the only opportunity that the commission has control in what they want to see happen. He explained that he thinks the addition of the signage to the conditions should remain.*

*Mason stated that we can have staff ask the applicant to address how they would handle the parking and pedestrian safety concerns.*

**A motion was made by Hefel, seconded by Chambers, to approve the request subject to conditions a. – g. with an addition to the conditions that the applicant return to the commission with renderings for the trash enclosure and the addition and that the renderings also show how the applicant proposes to address traffic, parking separation, and pedestrian safety concerns. The motion PASSED by a Voice Vote.**

## **END OF PUBLIC HEARINGS**

[0118-25](#)

**Subject:** Consideration of a request from Clint Woodman of Woodman's Food Market, for approval of a Two-Lot Certified Survey Map, prepared by Eric R. Sturm of RA Smith, for the property at 5502 and 5403 Durand Avenue.

**Attachments:**     [Recommendation](#)  
                                 [Applicant Submittal](#)

*Madsen explained the request. He stated the request is more of a correction to a Certified Survey Map that was already approved. He explained that prior to the demolition of the mall, the line in relation to the Dunham's on the site was estimated. Once that section of Regency Mall was demolished, it was found out that the line is not correctly going around Dunham's. He explained that the CSM is switching the line to not cut into the Dunham's building. He stated it is a small adjustment of 1300 square feet.*

*Madsen explained that the recommendation of staff is that the 2-Lot Certified Survey Map be approved, subject to conditions a. – c.*

**A motion was made by Chambers, seconded by Kohlmann, to approve the request subject to conditions a. – c. The motion PASSED by a Voice Vote.**

## **Adjournment**

*There being no further business, the meeting adjourned at 5:15 p.m.*