



City of Racine

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

Meeting Minutes - Draft

Planning Heritage and Design Commission

Tuesday, April 8, 2025

4:30 PM

City Hall, Room 205

Call To Order

Acting Chairman Peete called the meeting to order at 4:30 p.m.

Present: 4 - Chambers, Kohlmann, Mason, Peete

Excused: Hefel

Note: Mason appeared virtually.

Approval of Minutes for the March 17, 2025 Meeting.

A motion was made by Chambers, seconded by Kohlmann, to approve the minutes of the March 17, 2025 meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

[0378-25](#)

Subject: Consideration of a request from Nsango Metzel, represented by Supermax Security Systems, LLC, for a conditional use permit to allow for a single-unit dwelling with ground-floor residential at 1634 Washington Avenue zoned 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, explained the request. She showed the aerial photo of the site and surrounding area and explained that the property is zoned B2, commercially and stated that single unit dwellings are allowed by a conditional use permit when there is dwelling on the ground floor. Cook further explained the zoning and land use classifications for the site and surrounding area stating that the land use plan calls for mixed-use commercial emphasis.

She showed photos of the property and the surrounding area. She stated that the applicant is proposing to demolish the current residential property on the site and explained that the property has always been a dwelling, however, needs the conditional use permit reestablished on the site because it has been vacant for more than 12 months.

She stated that staff received a couple of different design drawings with the application and explained the initial drawing received with the application and the second design

submitted during the week prior to the Planning, Heritage and Design Commission. She stated that the staff recommendation is based on the initial design received with the application. She stated that the applicant was present and would like to speak to the possibility of considering the second design received.

Chambers asked for clarification on the design to be reviewed.

Cook stated that staff's recommendation is based on the first design.

Cook reviewed the applicant summary, the possible actions of the commission and the required findings of fact for the approval of conditional use permits. She stated that staff is recommending approval of the first design subject to conditions a. – f.

Kohlmann asked about clarification for the board and batten siding.

Cook stated that the board and batten would be brought down towards the top of the window and the regular siding to brought up.

Kohlmann asked if the property was going to be used as a group home.

Hintz stated that was not a question that staff was able to ask on the application.

Peete opened the public hearing at 4:40 p.m.

Nsango Metzel, 1630 Washington Avenue, the applicant, spoke regarding the request. She stated she purchased the property and that the design previously submitted was no longer available.

Msoyo Metzel, 1630 Washington Avenue, spoke in support of the request. She lives next door to the property and agrees with her daughter to build a nice house. The house currently on the lot cannot be lived in.

Lonnie Brim, 5540 Ridgecrest Drive, Mount Pleasant, WI, representing the applicant – builder – spoke in support of the request. He stated that the applicant would like to have a new house and would spend more money in renovating the house that is currently there.

Scott Metzel, 1630 Washington Avenue, spoke in support of the request. He explained that he would like to see a residential house and that the property was in a residential section of the area.

Peete closed the public hearing at 4:57 p.m.

Brief discussion ensued on the design of the houses.

A motion was suggested by Commission members to defer the request.

**A motion was made by Mason, seconded by Chambers, to defer the request.
The motion PASSED by a Voice Vote.**

[0379-25](#)

Subject: Consideration of a request from Ramkumar Patel, represented by Rudie/Frank Architecture, Inc. for a conditional use permit to operate a takeout/carryout restaurant at 3711 Douglas Avenue (tenant space addressed as 3715 Douglas Avenue), zoned B-2 Community Shopping

District, as allowed by Section 114-468 of the Municipal Code.

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

Steven Madsen, Planning Manager, explained the request and reviewed the aerial photo, zoning and land use designation for the site and surrounding area, and photos of the site and surrounding area. Madsen explained the site plan and showed the proposed floor plan for the project. He stated that the applicant proposes to open a takeout/carryout restaurant with hours from 8:00 a.m. to 9:00 p.m. and four employees. Madsen reviewed the possible actions of the commission and the required facts for approval of conditional use permits. Madsen stated staff is recommending approval subject to condition a. – g. Madsen reviewed the conditions of approval.

Kohlmann asked about the condition regarding temporary signage on the property. He asked if the applicant or the property owner were responsible for the removal of temporary signage and if all temporary signage were to be removed.

Madsen stated the owner was responsible.

Kohlmann asked regarding the screening of the dumpster.

In response to Chambers, Madsen stated that as long as the dumpster was behind the fencing on the property, it would comply.

Peete opened the public hearing at 5:06 p.m.

Ramkumar Patel, the applicant, spoke regarding the request. He asked about the temporary signage and clarified that the dumpster was behind the fence.

Peete closed the public hearing at 5:07 p.m.

A motion was made by Kohlmann, seconded by Chambers, to approve the request subject to conditions a. – g.

[0380-25](#)

Subject: Consideration of a request from Chance Celeste for rezoning of property at 1029 Grove Avenue from B-1 Neighborhood Convenience District to R-2 Single-Family Residence District as allowed by Section 114-77 of the Municipal Code.

Recommendation of the Planning, Heritage and Design

Commission on 04-08-2025: That ZOrd.0001-25 an ordinance rezoning 1029 Grove Avenue from B-1 Neighborhood Convenience District to R-2 Single-Family District as allowed by Section 114-77 of the Municipal Code, be adopted.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)
[Public Hearing Notice](#)
[Applicant Submittal](#)
[#ZOrd. 0001-25 - Rezoning 1029 Grove Avenue](#)

Madsen reviewed the request for rezoning of the property at 1029 Grove Avenue. He reviewed the aerial photo, zoning and land use designation for the property and surrounding area and the photos of the property and surrounding area. The property is currently zoned B1 – Neighborhood Convenience and the request is to rezone the property to R2 – Single Family Residence District so that a single-family house can be built on the lot. Madsen reviewed the required findings of fact for rezonings and stated that staff is recommending approval of the request and the adoption of the ordinance to rezone the property.

Peete opened the public hearing at 5:10 p.m.

No one was present to speak.

Peete closed the public hearing at 5:11 p.m.

A motion was made by Chambers, seconded by Kohlmann, to recommend approval of the rezoning of 1029 Grove Avenue and the adoption of ZOrd. 0006-25. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARINGS

[0381-25](#)

Subject: Consideration of a request from the Community Development Authority of the City of Racine for design review and approval for a proposed multi-unit residential structure, as required by Section 114-735.5 (a)(4) of the Municipal Code for proposed buildings around the Lincoln King Community Center.

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

Madsen explained the request and reviewed the design and potential elevations of the building. He stated that the applicant is proposing multiple buildings, two 3-unit buildings, three 4-unit buildings, and three 5-unit buildings. He explained that the attached garages will all be rear loaded from private drives which meets the intent of the design guidelines for single- and two-family units. He stated that the attached garage does not take up more than 50% of the front façade or stick out more than 4' feet from the living space of the front façade. Maden stated staff is recommending approval of the design subject to conditions a. – c. Madsen reviewed the conditions of approval.

Mason commented that the design of the buildings has improved.

Chambers confirmed that the private drives would be behind all of the buildings.

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

[0382-25](#)

Subject: Review of final plans and specifications for a major amendment to the Planned Development conditional use permit for Regency Mall to allow a new use of a carwash at 2521 S. Green Bay Road, as allowed by Section 114-177 of the Municipal Code.

Recommendation of the Planning, Heritage and Design

Commission on 04-08-25: That the review of the final plans and specifications for a major amendment to the Planned Development conditional use permit for Regency Mall at 2521 S. Green Bay Road, as allowed by Section 114-177 of the Municipal Code be approved, subject to conditions a. - e.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)
 [Applicant Submittal \(Final\)](#)
 [#0382-25 Resolution](#)

Madsen reviewed the request and stated that the plans presented were the same plans that were submitted and reviewed by the commission, previously. He stated staff is recommending approval of the final plans subject to the same conditions, a. – g.

A motion was made by Chambers, seconded by Kohlmann, to recommend approval of the final plans and specifications for the major amendment to the Planned Development conditional use permit for Regency Mall to allow a new use of a carwash at 2521 S. Green Bay Road, subject to conditions a. – g. The motion PASSED by a Voice Vote.

[0383-25](#)

Subject: Review of final plans and specifications for a major amendment to the Planned Development conditional use permit for Regency Mall to allow a new use to add a multi-family development at 5326 Durand Avenue as allowed by Section 114-177 of the Municipal Code.

Recommendation of the Planning, Heritage and Design

Commission on 04-08-2025: That the review of the final plans and specifications for a major amendment to the Planned Development conditional use permit for Regency Mall to allow for a multi-family development at 5326 Durand Avenue as allowed by Section 114-177 of the Municipal Code be approved, subject to conditions a. - g.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)
 [Applicant Submittal \(Final\)](#)
 [#0383-25 Resolution](#)

Madsen explained that the site plan has some small changes – the maintenance building was moved to the northwest corner, some parking was modified and a

retaining wall added. He stated staff is recommending approval of the request subject to conditions a. – e.

Chambers asked about the ease of pedestrian access from the proposed project. He later stated that a connection would make it more desirable.

Madsen stated that the applicant would have to work with Target to add a sidewalk, however, if something were added it would be a minor enough change for staff to approve.

Discussion ensued about the opportunity to add sidewalks to the project and to Roosevelt Avenue.

A motion was made by Mason, seconded by Mason, to recommend approval of the final plans and specifications for a major amendment to the Planned Development conditional use permit for Regency Mall to allow a new use to add a multi-family development at 5326 Durand Avenue, subject to conditions a. – e. 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](#)

Madsen showed the updated design of the building and site plan to include the bollards in the parking lot.

A motion was made by Chambers, seconded by Kohlmann, to approve the design of the drive-thru and requested by the Commission at a previous PHDC meeting. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 5:26 p.m.