



City of Racine

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

Meeting Minutes - Final

Planning Heritage and Design Commission

Wednesday, June 1, 2022

4:30 PM

City Hall, Room 205

Call To Order

In Mayor Mason's absence, Commissioner Trevor Jung was acting chair for this meeting.

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

EXCUSED: 1 - Mason

Approval of Minutes for the April 27, 2022 Meeting.

A motion was made by Hefel, seconded by Peete, to approve the April 27, 2022 minutes. The motion PASSED by a voice vote.

4:30 P.M. PUBLIC HEARINGS

[0409-22](#)

Subject: Communication sponsored by Alder Peete, for consideration of a request by Raymond and Lodze Noël seeking to rezone the property at 1346 Main Street from R-2 Single Family Residential to R-5 General Residence District as allowed by Sec. 114-77 of the Municipal Code. (PHDC-22)

Recommendation of the Planning, Heritage, and Design Commission on 06-01-22: That the item be deferred to the next meeting (June 29, 2022) to obtain more information from the applicant about the proposal.

Fiscal Note: N/A

Attachments: [Review & Recommendation](#)

[Public Hearing Notice](#)

[ZOrd.0002-22](#)

[Applicant Submittal](#)

[Revised Renderings](#)

Steven Madsen, Associate Planner, presented the item. He displayed the Bird's Eye View of the property, zoning map, land use map, and street view images of the surrounding properties. He also displayed images provided by the applicant of the lot configuration, potential rendering to show the building style, and elevation sketches.

Jeff Hintz, Planning Manager, went over the possible actions and required findings. He stated that staff recommends deferral to obtain more information from the applicant

about the proposal.

Peete stated that he would like more information about parking, dwellings, etc. Hintz responded that the first floor of the building would be parking with the three living units above.

Jung verified with staff that the design review would come back to the commission at a later date.

The public hearing opened at 4:37 p.m.

Hintz read the written letters and e-mails for the record. Seven were in opposition and one was in support of the proposed rezoning.

The public hearing closed at 4:45 p.m.

Discussion ensued about the motion.

A motion was made by Hefel, seconded by Peete, to recommend that the item be deferred to the next meeting on June 29, 2022. The motion PASSED by a voice vote.

[0408-22](#)

Subject: Communication sponsored by Alder Peete, for consideration of a request by Paula Swanigan, representing F.I.N.A.O. Inc, seeking a conditional use permit to operate a non-profit at 1101 Grove Ave. as allowed by Sec. 114-468 of the Municipal Code. (PHDC-22)

Recommendation of Planning, Heritage, and Design Commission on 06-01-22: That the item be deferred to the next meeting (June 29, 2022) to obtain more information from the applicant about the proposal.

Fiscal Note: N/A

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

Madsen presented the item. He displayed the Bird's Eye View of the property, zoning map, land use map, and street view images of the surrounding properties. He also displayed images provided by the applicant of the site plan and floor plan. Madsen then went over the application and business summary. He state that the applicant proposes to run a number of charitable uses on site including ASE (After School Eats program), FINAO Book Club & Library, Parent Support Cards, Kingdom Manna Food Pantry, Education Development Center, and Family & Youth Recreational/Activity Center. Madsen stated that the applicants will have 55 volunteers and their hours of operation are stated to be Monday, Tuesday, Thursday and Friday 7 a.m. – 1 p.m. and Wednesday from 7 a.m. – 6 p.m.

Jeff Hintz, Planning Manager, went over the possible actions and required findings. He stated that staff recommends deferral to obtain more information from the applicant about the proposal. Hintz went over the information that they still need such as

addressing a crowd control concern from a resident. He added that they have received over 40 letters of support.

Kohlmann added that he has seen FINAO at work and they do an incredible job helping the community.

The public hearing opened at 5:00 p.m.

Deborah Brown of the FINAO Board, 8714 Shady Oak Trail, stated that they will gather the information requested by staff and meet with concerned Common Council members. She added that they plan to put a lot of work into the building to bring it up to code.

The public hearing closed at 5:02 p.m.

Hintz address the applicant on the next steps.

A motion was made by Jones, seconded by Peete, to recommend that the item be deferred to the next meeting on June 29, 2022. The motion PASSED by a voice vote.

[0406-22](#)

Subject: Communication sponsored by Alder Peete, for consideration of a request by Teneria Sublett and Daquasia East, seeking a conditional use permit to operate a group day care center at 1407 S. Memorial Drive as allowed by Sec. 114-468 of the Municipal Code.

Recommendation of the Planning, Heritage, and Design Commission on 06-01-22: That based on the findings of fact, the request to operate a group daycare at 1407 S Memorial Drive be approved, subject to conditions a. - f.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

[#0406-22 Resolution](#)

Madsen presented the item. He displayed the Bird's Eye View of the property, zoning map, land use map, and street view images of the surrounding properties. He also displayed images provided by the applicant of the proposed site plan and floor plans. Madsen went over the application and business summary. He stated that the applicant proposes to operate a group daycare at 1407 S Memorial Ave. and their plans are to have 5 staff members and approximately 30 clients at a time. They will be open 24 hours a day Monday through Friday. If there is enough demand for weekend services their weekend hours would be Saturday and Sunday 6 am – 6 pm. He went over the possible actions and required findings. Madsen stated that staff recommends approval of the item subject to conditions a. - f.

Kohlmann asked if there were any limits or expectations on the painting of the building, as it is a 100-year-old library. Hintz responded that the PHDC could make it a condition but it is currently in a design review area.

Peete inquired about the age of the clients. Hintz deferred his question the applicant.

The public hearing opened at 5:14 p.m.

The applicant, Teneria Sublett of 424 Lake Ave, stated that they don't plan to change the exterior of the building. Also, that their clients age will range from 2 to 12 years old.

The public hearing closed at 5:25 p.m.

Peete asked about interior changes. Hintz responded that none are planned at this time.

A motion was made by Peete, seconded by Jones, to recommend approval of the request to operate a group daycare at 1407 S Memorial Ave. subject to conditions a. - f. The motion PASSED by a voice vote.

[0407-22](#)

Subject: Communication sponsored by Alder Peete, for consideration of a request by Edna Young, representing Time to Treasure, seeking a conditional use permit to allow dwelling units on the first floor at 1031 Douglas Avenue, as allowed by Sec. 114-468 of the Municipal Code.

Recommendation of the Planning, Heritage, and Design Commission on 06-01-22: That based on the findings of fact, the request to allow for three dwelling units below the second floor at 1031 Douglas Avenue be approved, subject to conditions a. - f.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)
[Public Hearing Notice](#)
[Applicant Submittal](#)
[#0407-22 Resolution](#)

Hintz presented the item. He displayed the Bird's Eye View of the property, proposed floor plan, zoning map, land use map, and street view images of the surrounding properties. He reviewed the proposed actions ad required findings. Hintz stated that staff finds that the highest and best use is for the property to be zoned residential; therefore, staff recommends approval subject to conditions a. - f.

The public hearing opened at 5:30 p.m.

Tiffany Julien of Racine Riverside Marine, 950 Erie St., spoke in opposition to the item. She stated the issues that arose with the previous tenants, Love & Charity Mission, that were handled without police as to not deter customers. Julien stated that she's not sure how they plan to renovate without going onto her property. Also, that she has been inside the building and found it to be very unsafe. She added that the applicants parking plan could potentially prevent them from working.

Lynn Monroe, part owner of Racine Riverside Marine, 950 Erie St., also spoke in opposition. She stated that her and her husband have owned the property since 1999. She expressed concern for any potential children that could play outside while they are

moving their equipment. Also, that they don't want issues with trash in their yard.

Hintz responded that the PHDC can pull a conditional use permit at any time and then reviewed the Zoning Board of Appeals process. He stated that site access would be a civil issue and that a solution to the parking and street use issue could be to get a loading zone sign installed through the Department of Public Works. He added that the units will be market-rate and he is unsure if they would become home to small children.

Jason Frank of Rudie Frank Architecture, 920 Goold St., stated that the building is structurally safe and that it will be gutted and brought up to code.

The public hearing closed at 5:45 p.m.

A motion was made by Peete, seconded by Hefel, to recommend approval of the request to allow ground floor dwelling units at 1031 Douglas Ave. subject to conditions a. - f. The motion PASSED by a voice vote.

END OF PUBLIC HEARINGS

[0410-22](#)

Subject: A request by Jeffrey Bridleman of Partners in Design Architects, for consideration of a minor amendment to an existing conditional use permit which allows for a contractor yard/shop at 2000 Oakes Road as allowed by Sec. 114-155 of the Municipal Code. The minor amendment contemplates a building addition to the south of the existing office on the property. (PHDC-22)

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

Hintz presented the item. He displayed the Bird's Eye View of the property, proposed floor plan, renderings of the proposed addition, zoning map, land use map, and street view images of the surrounding properties. Hintz stated that the item was tabled in May and went to review the required findings. He stated that staff recommends approval of the item subject to conditions a. - f.

A motion was made by Jones, seconded by Peete, to approve the minor amendment to an existing conditional use permit at 2000 Oakes Rd. subject to conditions a. - f. The motion PASSED by a voice vote.

Announcement

Hintz provided an update to the PHDC about the Comprehensive Plan Survey. He stated that they have had a good turn out and received about 1,400 responses. Lastly, that the last day to complete the survey will be June 20th.

Adjournment

There being no further business, Commissioner Jung adjourned the meeting at 5:55 p.m.

If you are disabled and have accessibility needs or need information interpreted for you, please contact the City Development Office at (262) 636-9151 at least 48 hours prior to this meeting.