



City of Racine

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

Meeting Minutes - Draft

Planning Heritage and Design Commission

Monday, December 4, 2023

4:30 PM

City Hall, Room 205

Call To Order

Alder Peete called the meeting to order at 4:33 pm.

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

EXCUSED: 1 - Mayor Mason

Approval of Minutes for the November 6, 2023 Meeting.

A motion was made by Jung, seconded by Hefel, to Approve the November 6, 2023 Minutes. The motion PASSED by voice vote.

4:30 P.M. PUBLIC HEARINGS

[1145-23](#)

Subject: Consideration of a request by Jim Arneson of FoxArneson, representing Woodman's Food Market, for a major amendment to the Planned Development conditional use permit for Regency Mall to allow for a grocery store, gas station, and a car wash at 5500 and 5502 Durand Avenue, located in a B-2 Community Shopping Zone District, as allowed by Section 114-468 of the Municipal Code. (PHDC-23)

Recommendation of the Planning Heritage and Design

Commission on 12-04-2023: That the request by Jim Arneson of FoxArneson, representing Woodman's Food Market, for a major amendment to the Planned Development conditional use permit for Regency Mall to allow for a grocery store, gas station, and a car wash at 5500 and 5502 Durand Avenue be approved, subject to conditions a-i.

Fiscal Note: N/A

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

Steven Madsen, Associate Planner, presented the item. He displayed aerial images of the property, proposed demolition plans, proposed site and floor plans of the food store and gas station, proposed landscaping plans and proposed facade. He stated that the application contemplates demolishing a section of the Regency Mall and constructing a Woodman's Food Store. The application contemplates a section of the parking lot

for Regency Mall would be developed into a Woodman's Gas Station, Quick Lube and Convenience Store.

Based on the findings of fact, staff recommends approval.

Alder Peete opened the Public Comment at 4:44 pm.

Jim Areneson of FoxArneson, representing Woodman's Food Market, stated Woodman's is extremely appreciative and excited to be apart of the Racine community. He stated Racine is getting an extremely updated version of the Kenosha location that has been operating for 30 years.

Alder Peete asked Mr. Areneson if there was a projected opening date. Mr. Areneson stated summer/fall 2025.

Trevor Jung thanked Woodman's for their investment in the City of Racine and asked Mr. Areneson how Woodman's will manage public transportation access. Mr. Areneson stated they accommodate public transportation at other Woodman's locations and are looking forward to working with Transit and he is open to the discussion.

Alder Peete closed the Public Comment at 4:51

A motion was made by Hefel, seconded by Jones, that the request by Jim Arneson of FoxArneson representing Woodman's Food Market to operate a grocery store, gas station and car wash at 5500 and 5502 Durand Avenue be approved, subject to conditions a-i. The motion PASSED by voice vote.

END OF PUBLIC HEARINGS - Applicants may address the Commission if called upon.

[1146-23](#)

Subject: Consideration of a request by Eric R. Sturm of raSmith, representing Woodman's Food Market, for review and approval of a 4-lot Certified Survey Map for the properties at 5500 and 5502 Durand Avenue. (PHDC-23)

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

Steven Madsen, Associate Planner, presented item. He displayed and reviewed the site plan. Staff recommends approval.

A motion was made by Jung, seconded by Hefel, that the 4-lot Certified Survey Map (CSM) for properties at 5500 and 5502 Durand Avenue as prepared by Eric R. Strum of RA Smith be approved, subject to conditions a-d. The motion PASSED by voice vote.

[1147-23](#)

Subject: Consideration of a request by Nielsen Madsen and Barber, representing St. Johns Nepomuk Congregation, for review and approval of a 2-lot Certified Survey Map for the property at 1903 Green Street. (PHDC-23)

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

Michelle Cook, Associate Planner, presented item. She displayed the aerial image of property and proposed site plan and explained how the lot would be divided. Staff recommends approval.

A motion was made by Hefel, seconded by Jones, that the 2-lot Certified Survey Map for the property at 1903 Green Street as prepared by Nielsen Madsen and Barber be approved, subject to conditions a-e. The motion PASSED by voice vote.

[1148-23](#)

Subject: Consideration of a request from Justin Silva of Michael's Signs, representing Corey Szaryc, for review and approval of signage at 322 Sixth Street. (PHDC-23)

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

Commissioner Hefel recused herself prior to the discussion on the item. Steven Madsen, Associate Planner, presented item. He displayed a street view image of the property and reviewed proposed signage with photos. Staff recommends approval.

A motion was made by Jung, seconded by Jones, that the proposed design review for signage at 322 Sixth Street be approved subject to conditions a.-c. The motion PASSED by voice vote.

Adjournment

There being no further business Alder Peete adjourned the meeting at 5:02 pm.