



# City of Racine

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

## Meeting Minutes - Draft

### Planning Heritage and Design Commission

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Wednesday, February 23, 2022

4:30 PM

Virtual

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#### Call To Order

**PRESENT:** 4 - Mason, Jones, Peete and Jung

**EXCUSED:** 2 - Hefel and Kohlman

#### Approval of Minutes for the January 26, 2022 Meeting

A motion was made by Jung, seconded by Peete, to approve the January 26, 2022 minutes. The motion PASSED by a voice vote.

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

##### [0102-22](#)

Subject: Communication sponsored by Mayor Mason, on behalf of Terri Jones, representing JT's Events, seeking a conditional use permit to operate a meeting/banquet facility, classified as a class 1 non-commercial use, at 2051 Taylor Avenue, as allowed by Sec. 114-448 of the Municipal Code. (PHDC-22)

Recommendation of the Planning, Heritage, and Design Commission on 02-23-22: That the request from Terri Jones to operate a meeting and banquet facility at 2051 Taylor Avenue be approved, subject to conditions a. - j.

Fiscal Note: N/A

**Attachments:** [Review and Recommendation \(022322\)](#)  
[Applicant Submittal](#)  
[Public Hearing Notice](#)  
[#0102-22 Resolution](#)

*Michelle Cook, Associate Planner, presented the item by displaying images of the property and the surrounding zoning and land uses. She stated that the address is also 2049 Taylor Ave and that the applicant plans to use 900 sq. ft. for a banquet hall and 500 sq. ft. for meetings. The applicant plans to hold private events, reserved online with a background check requirement, that will take place Thursday – Sunday with events concluding by 9:00 p.m. Further, sports team and parent meetings will take place sporadically beginning in May/April. Cook stated that based on the findings of fact, staff recommends approval subject to conditions a. - h.*

*Peete expressed concern about traffic on Taylor Ave. around 5/6 p.m. Cook responded that the events will be small so traffic congestion is not expected.*

*Jones asked if two events can occur simultaneously, like a meeting and a banquet. Cook responded that they won't occur at the same time but they can verify with the applicant.*

*Mayor Mason stated that condition d. seems contradictory. Conversation ensued. Conclusion is to separate alcohol and food conditions.*

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

*Terri Jones, 424 Lake Avenue #110, the applicant, spoke regarding the request. She stated that the events at the facility will be small compact events and meetings such as kids meetings for basketball teams, baby showers, kid parties, etc.*

*In response to Alder Jones' question about meetings and events being held at the same time, Jones stated that nothing will be held at the same time.*

*Mayor Mason asked about the background checks portion of the application.*

*The applicant, Jones, explained that the extent of the background checks would be to know who they are renting to and how they will take care of the facility.*

*Peete asked about the parking and person capacity. The applicant responded that no more than 25 cars will be at the property and that there is also parking on the street on Taylor Avenue. Jeff Hintz, Planning Manager, added that the parking is allowable per the municipal code. Jung added that the property is on a bus route.*

*Mayor Mason verified with the applicant that events will not go past 9 p.m.*

*Peete asked the applicant about any opportunities for alcohol on the premises. The applicant responded that there will be no alcohol present.*

*There being no further comments, Mayor Mason closed the public hearing at 5:05 p.m.*

*Discussion ensued about amending the conditions.*

*Amendment #1: A motion was made by Jung, seconded by Peete, to include in the conditions that the hours of operation conclude by 9 p.m.*

*Amendment #2: A motion was made by Peete, seconded by Jones, to rewrite condition d. as two separate conditions: one for addressing food and the other addressing alcohol.*

**A motion was made by Jung, seconded by Jones, to approve the request from Terri Jones to operate a meeting and banquet facility at 2051 Taylor Avenue subject to conditions a. - j. as amended. The motion PASSED by a voice vote.**

[0103-22](#)

Subject: Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 29. (PHDC-22)

**Attachments:** [Racine TID No. 29 Project Plan 2022-1-27](#)  
[PHDC Resolution 01-22](#)  
[TID No. 29 Legal Notice](#)

*Mayor Mason stated that Summit Packaging is the largest manufacturer of aerosol spray nozzles. He stated that the expansion will allow Summit to create approximately 145 new positions with an annual salary of \$44,000. Also, this location will become Summit's largest location. Lastly, the Standing Joint Review Board reviewed the project plan the day before.*

*Todd Taves, Ehlers, presented the district overview. He stated that this is a 33-acre single parcel industrial district which has a maximum life of 20 years. It is a PAYGO incentive to facilitate a 77,000 sq. ft. expansion. Further, the company will make a \$13.3 million investment to construct the addition and a \$15 million investment in equipment. Taves stated that the projected TID closure may range from 10 years at the time the Development Incentive is paid out, or as long as 20 years to the extent the City needs to improve public infrastructure to support implementation of the Project Plan.*

*Peete expressed gratitude to Taves for his work on this project in Peete's district. He then asked Taves about interest rates. Taves responded that there is no interest associated, unless the City borrows against the TID which is then a 4% interest rate.*

*Mayor Mason opened the public hearing at 5:37 p.m.*

*Laura Million, of RCEDC, commented that she has been working with Summit Packaging on this expansion. Further, that this is exciting for them to secure this funding as a company that started with 50 employees in 1976.*

*There being no further speakers, Mayor Mason closed the public hearing at 5:39 p.m.*

**A motion was made by Jones, seconded by Jung, to receive and file the public hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 29. The motion PASSED by a voice vote.**

## **END OF PUBLIC HEARINGS**

### [0104-22](#)

Subject: Communication sponsored by Mayor Mason, for consideration and possible action on a "Resolution Designating Proposed Boundaries and Approval a Project Plan for Tax Incremental District No. 29, City of Racine, Wisconsin". (PHDC-22)

Recommendation of the Planning, Heritage, and Design Commission on 02-23-22: That the "Resolution Designating Proposed Boundaries and Approval a Project Plan for Tax Incremental District No. 29, City of Racine, Wisconsin" be approved.

Fiscal Note: Tax Incremental District No. 29 is projected to generate \$924,499 of increment over its life for a period of 20 years, to fund projects identified in the project plan.

**Attachments:**    [Racine TID No. 29 Project Plan 2022-1-27](#)  
[PHDC Resolution 01-22](#)  
[TID No. 29 Legal Notice](#)  
[#0104-22 Resolution](#)

*See item #0103-22.*

A motion was made by Peete, seconded by Jung, to approve PHDC Resolution 01-22 and recommend approval of a Common Council Resolution to designate proposed boundaries and project plan for Tax Incremental District No. 29. The motion PASSED by a voice vote.

## Adjournment

*There being no further business, Mayor Mason adjourned the meeting at 5:42 p.m.*

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