

Hintz, Jeffrey

From: Ashley Cruz <ashes241@gmail.com>
Sent: Wednesday, July 14, 2021 3:39 PM
To: Hintz, Jeffrey
Cc: Perez, Henry
Subject: URGENT! Proposal of Panera Bread at 5302 and 5310 Washington Ave OBJECTION

July 14, 2021

Dear Mr. Jeff Hintz

I am writing to you today with deep concern regarding the conditional use permit proposal to open a Panera Bread drive-thru restaurant at 5302 and 5310 Washington Avenue.

The proposal for the Panera Bread drive thru restaurant to be located at 5302 and 5310 Washington Avenue is a BAD idea, and I DO NOT SUPPORT THIS PROPOSAL! I am not against new development, but a drive thru restaurant would be better suited elsewhere, such as an area with a preexisting parking lot. The following reasons are why the surrounding residents object this proposal:

This proposal DOES NOT benefit the residents on Sycamore Avenue but instead causes a disruption to our well-being. A drive thru restaurant would increase vehicle CO₂ emissions in the area by increasing traffic flow, with delivery services such as GrubHub and other delivery services, and while people are waiting in the drive thru line with their cars running. Vehicle emissions contribute to ground level ozone (smog) and have been proven to jeopardize human health, causing illnesses such as heart disease, lung cancer, pneumonia, bronchitis and asthma. A drive thru restaurant will create more noise and light pollution, as well as increase nuisances of vermin, litter and the smell of trash. Sycamore Ave is not suitable for an increase of incoming traffic and presently has signs that state no trucks are allowed. The Panera Bread at this location will decrease personal property enjoyment and cause disruptions to surrounding residents by increasing noise pollution, vehicle emissions, traffic, trash, air pollution, and decrease natural sound barriers already in place that also provide habitat to the wildlife that many residents support and enjoy.

The proposal is NOT A SUSTAINABLE DEVELOPMENT OF LAND, because there is not a preexisting building that will be used, nor a large parking lot that is already in place. There are plenty of other empty building spaces around Racine that already include parking spaces. This proposal will instead require removal of green spaces such as grass and trees, that would otherwise help control surface water runoff, and help mitigate air and noise pollution in the surrounding area. Implementation of impermeable surfaces such as a parking lot and larger building will increase surface water runoff, causing flooding in roadways and putting surrounding residents at risk. A parking lot and a larger building will also act as a heat sink when green surface areas are reduced and will increase the negative effects of heat islands. Heat islands will change the surrounding surface temperatures, causing strain on surrounding residents, requiring residents to use more air conditioning during warmer months which will increase their personal energy costs.

This would absolutely INCREASE THE INCOMING TRAFFIC IN THE NEIGHBORHOOD even more, which has already drastically increased with cut thru traffic (at high speeds), since the connection of Elisa Dr. Sycamore Avenue has many children that play in the street and throughout the neighborhood that would be put at risk from an even higher volume of traffic driving thru the neighborhood if this proposal is accepted.

This intersection is already a very high- risk area, prone to vehicle accidents. Just last night on 7/13/21, approximately around 7:45pm, there was another car accident at this very intersection! This supports my case even further. This morning, 12 hours later, one of the abandoned cars from the accident still sat in the empty gas station lot, with broken glass and car materials scattered in the street.

The surrounding residents of Sycamore Avenue beg you to NOT accept the Panera Bread proposal at this location!

Thank you for your time,

Ashley Cruz

Hintz, Jeffrey

From: Joshua Smith <joshuasmith1215@gmail.com>
Sent: Wednesday, July 14, 2021 1:10 PM
To: Hintz, Jeffrey
Subject: Proposed Panera Bread on Washington

Good afternoon. I am writing to let you know that I object to a permit being issued for a Panera Bread on Washington Avenue. It will be a nuisance for the neighborhood. Thank you.

Hintz, Jeffrey

From: Kathy Jacobson <gatek864@icloud.com>
Sent: Wednesday, July 14, 2021 12:41 PM
To: Hintz, Jeffrey
Subject: Conditional Use Amendment-Panera Bread

Hello; my name is Kathy Jacobson and I am writing in reference to the planned Panera Bread at the site of Sycamore and Washington avenues. My thoughts are that this is going to cause considerable traffic congestion at this site. As with Wendy's restaurant, who has a multitude of cars lined up on Washington Av daily at lunch time and dinner, I can see this happening here as well. Not to mention the traffic coming down Sycamore Av. It will be a mess. This neighborhood has changed over the years and more families with children now live here and a foreseeable accident is in the making.

Please reconsider the Panera Bread development here on this corner of Sycamore and Washington avenues for the good of our neighborhood. Just a suggestion; the old Kmart site would be a great place for this type of business.

Sincerely,
Kathy Jacobson
916 Sycamore Av
Mt Pleasant WI
53406

Sent from [Mail](#) for Windows 10

Hintz, Jeffrey

From: Lisa D <msmiso88@gmail.com>
Sent: Wednesday, July 14, 2021 10:50 AM
To: Hintz, Jeffrey
Cc: Perez, Henry
Subject: EVO Development - Panera Bread on Sycamore Ave/ Washington Ave

Good Afternoon,

I have lived on Sycamore Ave for 11 years now and when our home was purchased, this street was a dead end. It seemed like a great location to raise a family that was not too far from commercial needs, but also had the charm of a slower paced neighborhood for our kids to play in.

Traffic has been a problem on our road now ever since it was approved to have our dead end street connected to Eliza to allow through traffic. We have a busier road now with cars driving at high speeds and racing around the corner of the once dead end that now narrows into a less than full size road connection.

Our neighborhood is already dealing with this increased disruption of traffic from smaller establishments around the nearby intersection and the surrounding streets are not designed to handle the influx of traffic that would result from this drive through centered business.

Anyone who has ever driven down Sycamore to turn onto Washington Ave would be familiar with the bottleneck at this intersection. The road is not wide enough to accommodate both the straight lane/ left turn lane on to Washington as well as a right turn lane. This results in cars backing up on our street trying to turn right but being blocked. We also have a problem with people constantly doing U-turns at this intersection and creating a driving hazard. Both of these issues would be exasperated by the increased traffic from this restaurant.

Aside from the traffic increase, this type of business would also create a higher level of noise, air and light pollution than what the neighborhood is accustomed to, especially with their extended hours of operation. In closing, we do not want to discourage business development, but we need to ensure these are appropriately sized businesses for these locations that do not take away from the community they are located in.

Sincerely,
Lisa D

Hintz, Jeffrey

From: outlook_FFFD3FCD40EB4FEA@outlook.com <dpdobrowski@gmail.com>
Sent: Wednesday, July 14, 2021 10:47 AM
To: Hintz, Jeffrey
Subject: Questions & comments Planning, Heritage, and Design Commission meeting 7/14/21

Good afternoon,

We are David and Patricia Dobrowski, homeowners of the property at 1116 Sycamore Avenue, which is directly adjacent to 5301/5310 Washington Avenue. We have lived here for 23 years, with the car wash and gas station in operation prior to our moving in, plus a commercial property also across the street, so we are no strangers to living next to commercial property.

We have reviewed the submitted plan, and have a few comments/questions regarding this proposal:

1. Most of the current fencing between our property was there when we moved into the house 23 years ago. (We added on to the fencing on the south side following an attempted theft from our backyard about 17 years ago.) The fence was erected with the posts on our side, so we believed this to be where the property line lay. Much to our surprise, when viewing the plans, we discovered that the actual lot line appears to lay several feet north of the fencing line. While we are upset and disappointed that the current owner of the car wash, when discovering this, did not let us know this information and we had to find out this way, we understand that it was our assumption that led to this issue. However, moving this fence line will require us to either store or sell our camper, since the access of same to the back yard storage pad where it has been kept for many years will now be cut off (if the proposed lot line is accurate) and we would be unable to move it in and out of our yard after this point. We would also need time to move mature landscaping and other smaller structures. We also have mature landscaping along the east/west fenceline with the car wash that we would need to move to prevent it from being destroyed in the construction process.
2. A phone/electric pole sits immediately adjacent to the east-west property line with the car wash on our side of the property line – in fact, it may sit directly ON the property line, in evaluating the dimensions given on the plan. We would need assurances that this is treated with care during the construction process, as any damages to it cuts off all electrical and internet access to our home.
3. The current property plan only gives a six foot green buffer line between our property and the proposed parking lot on the north/south border, where the fence line would move.
 - a. By our figuring, this would have parked cars sitting approximately where the current fence line is now, which is extremely close to our garage. This is extremely close for comfort, and even with the erection of a new privacy fence, we are concerned about noise, littering, and traffic right next to our garage and the southern border of our backyard.
 - b. In addition, the proposed plan also moves the current curb cut for the Sycamore Avenue driveway further north, much closer to our driveway, which currently runs along the same line as the “existing dwelling”. While this proposed driveway would be used for entrances only, it would increase the traffic level very close to our driveway and at hours much earlier than the current operating hours for the car wash, coming from both the north and south on Sycamore Avenue. (Panera operates from 6am to 9 pm, vs. the 9am to 6pm hours currently posted online for the car wash.) Moving the drive on Sycamore Avenue this far north does not seem necessary for the traffic flow from Washington Avenue, as there are few issues currently for the car wash. (We can’t say the same thing for the gas station, and completely understand removing the two curb cuts closest to the intersection.)
 - c. We currently already have an issue with the snow removal service for the pharmacy across Sycamore Avenue piling up snow from their parking lot to the area immediately adjacent to our driveway on Sycamore on the south side, creating a physical and visual obstruction for both our residence and the

car wash employees. Constructing parking spaces and a driveway this close to our property will only exacerbate that issue in the winter.

- d. As such, we propose a compromise of a somewhat larger green buffer zone along the north-south border of our property and that of the current property, with the northernmost strip of parking spaces being moved or eliminated, and a larger green buffer zone put in place, and the curb cut for the driveway on Sycamore Avenue be moved somewhere between the current location for the drive for the car wash and the proposed location for new curb cut on Sycamore Avenue. This would largely eliminate most of the lawn that is currently present on the Sycamore Avenue side of the car wash, still leaving the new property with plenty of parking, but would leave us with a more neighborly distance to our property than the proposed minimum of six feet. It is also our hope that the 2 large trees that are currently present along the northern edge of the car wash property remain, rather than putting in new plantings, although we understand that mature tree roots also create problems for new construction. The mature tree that is present on the southeast corner of the car wash property would fulfill green requirements while not blocking visibility at the end of our driveway, as the new planting outlined in the plan has the potential to do.
 - e. We do realize that the proposed new fence would still likely be placed much closer along the actual property lines, especially to the south, even with a larger green buffer zone. We just ask again (see point 1) that we be allowed time to move any obstructions to this on our part.
4. We notice that the drive thru and drive thru speaker are located on the north side of the proposed location, along the property line we share. Although we have been given assurances that the required fencing, plantings, distance, and modern speaker set up help mitigate the noise from this, we remain concerned over the potential noise. While the business can do everything they possibly can to minimize the noise on their part, there is little that can be done about the noise from the customers utilizing their services. The car wash is currently a fairly quiet business neighbor, with hours friendly to the neighborhood and clientele that does not stay long or loudly on the property. This has potential to change greatly with the proposed business hours and traffic pattern of the new business.

We thank the Planning, Heritage, and Design Commission and Mr. Jeff Hintz for their time and attention today, and would hope that our requests be taken under consideration. Our residence is a very old house (95 years) that has been associated with this area for a long time (the former farmhouse), and we would love to maintain a good relationship between ourselves and both our commercial and residential neighbors.

Thank you for your time,

Patty and Dave Dobrowski
1116 Sycamore Avenue

Sent from [Mail](#) for Windows 10

Hintz, Jeffrey

From: Pam Jenista <pjdestiny5@sbcglobal.net>
Sent: Tuesday, July 13, 2021 10:55 PM
To: Hintz, Jeffrey
Subject: Proposed Development of New Panera

Dear Mr. Hintz,

I am I am writing to you regarding the proposed development of a new Panera restaurant on the corner of Washington Avenue and Sycamore Ave. I am very concerned about this additional development on this corner as the traffic flow on this main highway is already overtaxed.

In addition to the additional traffic on Washington Ave, there will be more traffic on the residential street of Sycamore Ave, as traffic seeks other methods of exiting this business.

The addition of Chick Fil A has already put a huge strain on this intersection, not counting the other new businesses that have been added to this small area.

I am all in favor of new development and Panera, but this is not an appropriate business to put at this location. Safety first, there are plenty of other areas in the area that would better serve Racine and be centrally located and still profitable.

Sincerely,

Pam Jenista
262-554-0173
pjdestiny5@sbcglobal.net

[Sent from AT&T Yahoo Mail on Android](#)

Hintz, Jeffrey

From: Josh Diefenbach <rasulala75@gmail.com>
Sent: Tuesday, July 13, 2021 9:44 PM
To: Hintz, Jeffrey; Perez, Henry
Subject: Panera 5302 & 5310

Hello and Good evening.

I have a few questions and comments concerning the possible construction of a Panera Bread in my neighborhood. I will try to keep this brief and I have no issue with my concerns being raised publicly in the 07/14 meeting.

My main concern is that a business of this scale should not be in such close proximity to a residential area. The increased traffic poses a risk to the elderly and young children that live in our neighborhood especially on Sycamore & Eliza Dr. where the road narrows drastically. Speeding is already a big problem on our street and this change would only exacerbate it.

It seems like this decision only really favors the business owners without taking into consideration the residents of the neighborhood. The increased traffic that results from Chik-Fil-A should deter city developers from wanting to congest this intersection further. There have been multiple times where the lines have been backed up to Washington from the restaurant parking lot.

In closing I would like to ask what response from the community would help change your mind to this proposal. And if it does end going through what legitimate actions will the city take to ensure this block is safe from increased traffic?

-Joshua Diefenbach