



# City of Racine

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

## Meeting Minutes - Final

### Planning Heritage and Design Commission

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Wednesday, February 12, 2020

4:30 PM

City Hall, Room 205

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#### Call To Order

*Mayor Mason called the meeting to order at 4:34 p.m.*

**PRESENT:** 6 - Mason, Jones, Martinez, Austin, Jung and Peete

**EXCUSED:** 1 - Hefel

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

[0079-20](#)

**Subject:** Request from Mikaela Ghani and Tanya Wooden of HTC Learning Center LLC, seeking a conditional use permit to operate a Group Daycare Center for children at 2911 Durand Avenue. (PHDC-20)

#### **Recommendation of the Planning, Heritage, and Design**

**Commission on 2-12-2020:** That the request from Mikaela Ghani and Tanya Wooden of HTC Learning Center LLC for a conditional use permit to operate a group daycare center for children at 2911 Durand Avenue be approved, subject to conditions a. - h.

**Fiscal Note:** N/A

**Attachments:** [#0079-20 Resolution](#)

*Associate Planner Jeff Hintz reviewed the request. He explained that a copy of the plan was on the table for the commission and public to view. He stated that it is a remodel of a tenant space and highlighted the location for the request. Hintz stated that Ralph Nichols from the Building Inspection Department reviewed the floor plan and found it to be acceptable; however, it still needs to be reviewed by the State of Wisconsin.*

*Hintz described the surrounding zoning which includes R2, R4, and B2 Community Shopping District. He stated there is no change being proposed to the zoning of the property. Hintz stated Durand Avenue is an arterial street and a state highway. He stated future land use calls for commercial development surrounded by high-density residential. Hintz reviewed the site photos located in commissioner packets and explained the findings of fact required for approval of conditional use permits.*

*Hintz stated there is a condition for the commission's consideration that will require the pole sign located on the property to be lowered to 15 feet in height. He stated all of the standards apply to the site, with the exception of the sign. Hintz stated that, subject to the conditions presented, staff is recommending approval of the request.*

*Mayor Mason opened the public hearing at 4:43 p.m.*

*Tanya Wooden, 3775 N. 55th Street, Milwaukee, WI, spoke in support of the request. She explained that she will open the center along with her daughter, co-applicant Mikaela Ghani. She explained that they have been in childcare for 20 years and that she has worked for KinderCare in Milwaukee for three years. She stated she has obtained a five-star rating and is currently working with other centers so that they can earn a five-star rating as well. Wooden stated they are looking to open a quality center in the city of Racine and explained that HTC are the initials of her son that she lost in 2017. She stated that they will work diligently with the community and will engage families in the neighborhood and surrounding businesses.*

*Mikaela Ghani, 5615 Byrd Avenue, was registered, but did not speak regarding the request.*

*Mayor Mason commended Wooden on running a five-star facility. He stated not a lot reach that status and the city is delighted to have such a facility.*

*Mayor Mason closed the public hearing at 4:47 p.m.*

**A motion was made by Alder Jung, seconded by Commissioner Peete, to recommend approval of the request subject to conditions a.-h. The motion PASSED by a Voice Vote.**

## END OF PUBLIC HEARINGS

### [0081-20](#)

**Subject:** Consideration of a Resolution adopting a document titled "Downtown Racine Pedestrians, Plaza, and Parking, City of Racine: Downtown Public Realm and Parking Plan, October 2019" as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035."

#### **Recommendation of the Planning, Heritage, and Design**

**Commission on 2-12-2020:** That the resolution adopting a document titled "Downtown Racine Pedestrians, Plaza, and Parking, City of Racine: Downtown Public Realm and Parking Plan, October 2019" as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035 be adopted.

**Fiscal Note:** N/A

**Attachments:** [#0081-20 Resolution](#)

*Mayor Mason requested that the next two items be taken in tandem.*

*Mayor Mason explained the request, the history of the presentation, and the timeline for the request. He stated a presentation was given at the previous Planning, Heritage, and Design Commission meeting as well as at the Committee of the Whole meeting on February 4th.*

**A motion was made by Commissioner Martinez, seconded by Alder Jones, to**

recommend adoption of the resolution. The motion PASSED by a Voice Vote.

[0082-20](#)

**Subject:** Consideration of Ordinance 0001-20 adopting a document titled "Downtown Racine Pedestrians, Plaza, and Parking, City of Racine: Downtown Public Realm and Parking Plan , October 2019" as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035".

**Recommendation of the Planning, Heritage, and Design**

**Commission on 2-12-2020:** That the ordinance adopting a document titled "Downtown Racine Pedestrians, Plaza, and Parking, City of Racine: Downtown Public Realm and Parking Plan, October 2019" as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035 be adopted.

**Fiscal Note:** N/A

**Attachments:** [Ordinance 0001-20](#)

A motion was made by Commissioner Martinez, seconded by Alder Jones, to recommend adoption of the ordinance. The motion PASSED by a Voice Vote.

**Raze Permit**

City of Racine Department of Public Works Chimney, 750 Washington Avenue.

*Matt Sadowski, Planning Manager, explained the raze request. He stated permits have not yet been applied for, however, bids to remove the chimney will be solicited in the upcoming weeks.*

*Sadowski stated, historically, there might be suggestion that the chimney was left over from the Mitchell Wagon Factory property. He stated ideally, we would like to see the chimney stay. Sadowski introduced Tom Eeg from the Department of Public Works to further discuss the condition of the chimney.*

*Eeg explained the history of the property and the chimney. He stated that the boilers were updated and the exhaust is no longer going up the chimney so it is no longer being used. He explained a lot of damage has occurred and a lot of bricks have fallen off of the top level. He stated he is concerned with the location being next to the parking lot and the potential for bricks to fall off. He stated it is time to redo the roof on the property so it is opportune time to remove the chimney and redo the roof.*

*Alder Jung stated the chimney is a nice introduction to downtown and a reminder of the industrial past. He asked if the chimney were a lost cause or if we knew how much it would cost to repair.*

*Eeg explained that the chimney is a lost cause. He stated it will cost a lot of money to repair. He stated lining would have to be done and it would have to be capped at the top. He explained there are cracks going all the way through the chimney and he does not see it being needed in the future.*

*In response to Mayor Mason, Eeg stated that \$100,000 is budgeted for the razing of the chimney. He stated \$40,000 are what the bids are estimated to be. Eeg estimated anywhere between \$200,000-\$500,000 to repair the chimney.*

*Sadowski explained that this is not on the agenda for approval or denial. He stated typically in the past, commissioners would require that the item be documented by either photograph or research. He stated we can also have drone imaging done around the chimney.*

*Eeg explained the amount of the bricks and debris that were cleaned out at the bottom of the chimney last year – he stated it will have to be done again this year.*

*Mayor Mason asked if the bricks could be salvaged for future historic purposes.*

*Eeg stated they could try.*

*Mayor Mason stated asked if we have done a project with a simultaneous bid on what it would cost to restore and what it would cost to raze.*

*Eeg stated we do not know all of the issues of the chimney and it would have to be gone through to determine where the faults are.*

*Mayor Mason stated he would like not to use another historic feature in downtown. He stated it bears reminding on how we need to do some of the historic preservation as done in some other communities. He suggested directing staff to document the chimney prior to razing.*

*Alder Jung stated that we do not want to be cavalier in taking down something of historic significance. He stated he would like to see steps taken to make sure that all of the information is documented.*

*Commissioner Austin asked if someone would be able to get the information on the cost to preserve the chimney.*

*Eeg stated he would be able to do that.*

*The commission directed staff to obtain information on preserving the chimney.*

*Hintz stated at his previous job there was a meat packing plant that had a similar, but larger, smoke stack with the same problems. In response to Eeg's estimated, he stated the cost to restore was around \$800,000 so Eeg's numbers are fairly close.*

*Eeg stated he could contact the tuck pointing company and get an estimation for the restoration of the chimney.*

*Brief discussion ensued about the possibility and likelihood of saving the chimney.*

**The commission directed staff to obtain information on the possibility of preserving the chimney prior to its razing.**

## Adjournment

**There being no further business, the meeting adjourned at 5:03 p.m.**