



City of Racine

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

Meeting Minutes - Final

Planning Heritage and Design Commission

Wednesday, July 14, 2021

4:30 PM

Virtual

Call To Order

Mayor Mason called the meeting to order at 4:33 p.m.

PRESENT: 4 - Mason, Jones, Peete and Jung

EXCUSED: 1 - Hefel

Approval of Minutes for the June 9, 2021 Meeting.

A motion was made by Alder Peete and seconded by Alder Jung to approve the minutes of the previous meetings the motion **PASSED** by a Voice Vote.

Mayor Mason requested item #0587-21 be considered first without a public hearing. Hearing no objections, the item was heard first.

[0587-21](#)

Subject: Request to approve the contract for Official Notice #5-2021 Supply & Installation of Underground Railroad Signs at Multiple Locations be awarded to Graves Signs Inc. at their bid price of \$31,340.00 they being the lowest responsive, responsible bidder (PHDC-21).

Recommendation of the Planning, Heritage, and Design Commission on 07-14-21: That the contract for Official Notice #5-2021 Supply & Installation of Underground Railroad Signs at Multiple Locations be approved and awarded to Graves Signs Inc. at their bid price of \$31,340.00 they being the lowest, responsive, responsible bidder. Further that the Mayor, City Clerk, or their designees be authorized to negotiate and execute a contract on behalf of the City of Racine with Graves Signs Inc.

Fiscal Note: The total amount is \$31,340.00 and sufficient funds are available in account 22860 52200.

Attachments: [Official Notice #5-2021 - Bid Tabulation](#)
[Acknowledgement of Addendum](#)
[Bid Document](#)
[Sign text](#)
[Original LPC Presentation](#)
[#0587-21 Resolution](#)

Jeff Hintz, Planning Manager, presented the item stating the signage was approved in June 2019 by the Landmarks Preservation Commission. He stated this item is an update and request to award the bid contract to Graves Signs Inc.

Vicky Selkove spoke on the item.

A motion was made by Alder Jung, seconded by Alder Jones, to recommend approval of the request. The motion PASSED by a Voice Vote.

4:30 PM Public Hearings

[0585-21](#)

Subject: Request by John Holborow of Evo Development for consideration of a conditional use permit to operate a restaurant with drive-thru at 5302 and 5310 Washington Avenue, as allowed by Sec. 114-468 of the Municipal Code (PHDC-21).

Recommendation of the Planning, Heritage, and Design Commission on 07-14-21: That based on the findings of fact the request from John Holborow of Evo Development for consideration of a conditional use permit to operate a restaurant with drive-thru at 5302 and 5310 Washington Avenue, as allowed by Sec. 114-468 of the Municipal Code, be approved subject to conditions a. - g.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)
[Public Hearing Notice](#)
[Applicant Submittal](#)
[Received Comments](#)
[#0585-21 Resolution](#)

Hintz presented the request and reviewed the location of the property, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, and photos of the site and surrounding area. The request was for a Panera Bread to construct a drive-thru restaurant with two lanes that will operate from 6 AM to 9 PM daily. He stated that the property is currently used for a car wash and a gas station with a convenience store. The property is zoned B-2 Community Shopping and borders a Village of Mt. Pleasant tire facility and fast food restaurant as well as residential and B-2 Community Shopping properties. He explained that the proposed usage will increase the property value and create safer access to the property; therefore, along with the other findings of fact, the staff recommends approval subject to conditions A.-G. He added citizens have brought up traffic concerns.

Mayor Mason opened the public hearing at 4:57 p.m.

Applicant, John Holborow, said the project is a relocation of the existing business in Mount Pleasant due to the pandemic highlighting the impact of drive-thru business. He stated that he worked with the adjacent neighbor to address their concern about the buffer yard; increased it from 6 feet to 18-20 ft. He stated that traffic is not expected to increase north on Sycamore Ave. Further, that three curb cuts will be eliminated and

they are willing to comply with all staff recommendations. Holborow added that the site plan includes outdoor seating and meets all City ordinances.

Patty & Dave Debrowski, 1116 Sycamore Ave., expressed concern about accessing their driveway during high traffic times and traffic at the Washington Ave. & Sycamore Ave. stoplight is already an issue. They are also concerned about the screening of the property.

Ashley Cruz, 1024 Sycamore Ave., expressed concern about the project's potential to increase traffic and solid waste issues, like litter and smell. Also, that Sycamore Ave residents felt the notice was last minute and that some didn't receive the notice. In response, Hintz ensures that the Municipal code allows for solid waste code enforcement (Sec 114-740) and the code requires communication to properties within 200 feet (Sec. 114-151). She went on to mention that she is also concerned about Carbon Dioxide emissions increasing from the idling vehicles.

Lisa Diefenbach, 1006 Sycamore Ave, was not happy that she did not receive a notice from the City; she heard about the project from her neighbor. She added that there are constant traffic issues on the road and the U-turn's at the Washington Ave. intersection are not safe.

Mayor Mason closed the public hearing at 5:36 p.m.

Mayor Mason directed City Planning staff to refer the traffic issues to the City Engineer for review.

A motion was made by Alder Jones, seconded by Alder Jung, to recommend approval of the request subject to conditions A. – G. The motion PASSED by a Voice Vote.

[0586-21](#)

Subject: Request by Brian Coninx of 4801 Cogent Flagler LLC for consideration of a major amendment to an existing conditional use permit which is a Commercial Planned Development called Westgate Mall. The major amendment contemplates adding interior, climate controlled, self-storage warehousing, at 4801 Washington Avenue, the use being classified as a component of a mixed use development authorized on the site as allowed by Sec. 114-182 of the Municipal Code (PHDC-21).

Recommendation of the Planning, Heritage, and Design Commission on 07-14-21: That the request by Brian Coninx of 4801 Cogent Flagler LLC for consideration of a major amendment to an existing conditional use permit which is a Commercial Planned Development called Westgate Mall for the operation of an interior, climate controlled, self-storage warehousing, at 4801 Washington Avenue, the use being classified as a component of a mixed use development authorized on the site as allowed by Sec. 114-182 of the Municipal Code, be approved subject to conditions a. - i.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)
[Public Hearing Notice](#)
[Applicant Submittal](#)
[#0586-21 Resolution](#)

Hintz described the request. He stated that the applicant is seeking to turn the old Shopko building, 4801 Washington Ave, into an interior, climate-controlled, self-storage warehouse. Further, 13 total parking spots are requested and the remainder of the parking lot (4.87 acres) will be available for redevelopment. He explained that the surrounding area is occupied by banking and retail establishments, residential properties, and Starbuck Junior High School. He stated that the warehousing facility will be an amenity to the area as it operates differently than all the other warehouses in the community. He added that the request includes the applicant must submit a survey of the property; as well as the removal of debris and the existing maintenance shed.

Mayor Mason opened the public hearing at 5:55 p.m.

The applicant, Brian Coninx, stated that the drive-thru warehouse will have 24-hour surveillance, light sensors, and indoor dumpsters to prevent dumping. Further, there will be a small retail area.

Mayor Mason closed the public hearing at 6:03 p.m.

A motion was made by Alder Jung, seconded by Alder Jones, to recommend approval of the request subject to conditions A. – I. The motion PASSED by a Voice Vote.

End of Public Hearings

[0588-21](#)

Subject: Request by Mike Pace, representing Hope City Church, for review and approval of fencing at 944 Main Street (PHDC-21).

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

Michelle Cook, Associate Planner, introduced the fencing plan for Hope City Church at the corner of Main St and Tenth St. She stated the fence will be four feet high and is consistent with other non-residential properties in the downtown area.

A motion was made by Alder Jones, seconded by Alder Peete, to approve the request subject to conditions A. – C. The motion PASSED by a Voice Vote.

[0589-21](#)

Subject: Request by Erik Johnson of Genesis Architecture, representing Ground Control Properties, for review and approval of building facade changes at 915 Washington Avenue (PHDC-21).

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

Hintz explained the request to update the building façade at 915 Washington Ave. More specifically, the section of the building that contains boards will become a building that matches the existing façade of the Velasquez Auto Repair center building.

A motion was made by Alder Jung, seconded by Alder Peete, to approve the request subject to conditions A. – D. The motion PASSED by a Voice Vote.

[0590-21](#)

Subject: Request by Metrolite Signs, representing EXP Realty, for review and approval of signage at 209 Sixth Street (PHDC-21).

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

Hintz explained the signage plan up for review.

Alder Jung expressed concern regarding the window decals for signage in the downtown area. He stated the decal signs do not match the downtown aesthetics; a blade sign is preferred.

Hintz will work with the applicant to see if they can lower the position of the signs and request a clear background.

A motion was made by Alder Jung, seconded by Alder Jones, to defer the item to allow the applicant time to make suggested changes. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting was adjourned at 6:23 p.m.

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