



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Draft

### Planning Heritage and Design Commission

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Monday, August 16, 2021

4:30 PM

City Hall, Room 205

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#### Call To Order

*Mayor Mason called the meeting to order at 4:48 p.m.*

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

**EXCUSED:** 1 - Hefel

#### Approval of Minutes for the July 28, 2021 Meeting.

*Mayor Mason requested item #0468-21 be considered first because the applicant from #0658-21 was not present.*

**A motion was made by Commissioner Peete, seconded by Commissioner Jones, to approve the minutes.**

#### 4:30 PM Public Hearings

##### [0658-21](#)

Subject: Communication sponsored by Alder Jung requesting to adopt ZOrd.0001-21, rezoning property at 1710 and 1734 Washington Avenue as requested by CCM-Washington Racine, LLC as allowed by Sec. 114-77 of the Municipal Code.

Recommendation of the Planning, Heritage, and Design Commission on 08-16-21: That ZOrd.0001-21 rezoning property at 1710 and 1734 Washington Avenue as requested by CCM-Washington Racine, LLC as allowed by Sec. 144-77 of the Municipal Code be adopted.

Fiscal Note: N/A

**Attachments:**    [Review & Recommendation](#)  
[Public Hearing Notice](#)  
[Applicant Submittal](#)  
[ZOrd0001-21](#)

*Hintz presented the plans to rezone the property at the corner of Valley Dr. and Washington Ave. He explained the surrounding area, existing land use, and zoning. The existing land use is a vacated religious institution zoned R-3 Limited General Residence (1734 Washington Ave) and a mixed-use commercial storefront with apartments zoned B-2 Community Shopping (1710 Washington Ave). The rezoning application proposes an O-I Office/Institutional district. Further, the applicant plans to*

*build a new multi-unit building that will contain 98 apartments along with 74 garage spaces and 44 surface spaces. With that being said, the O/I zoning allows for professional offices and facilities with a mix of uses allowable through conditional use permit, which would present far greater opportunity for this property, at this location given the nature and build-out of the surrounding land uses. Therefore, staff recommends the adoption of Zoning Ordinance 0001-21.*

*Mayor Mason specified that the item is not a development agreement but just a rezoning to allow this type of development. Hintz also added that the property is in the Uptown design guideline area.*

*Commissioner Peete asked if the rezoning will allow for more mixed-use. Hintz replied that yes, the zoning right now is more limiting. Therefore, the rezoning will allow for more additional uses in the future which is much more consistent with what is wanted for the area.*

*The public hearing opened at 5:27 p.m.*

*Linea Anthony, 1341 Washington Ave, spoke in favor of the item. She owns a business in the downtown area and stated she has been in communication with the applicant. She stated that the developer has mentioned adding a grocery store to this property, which is needed.*

*Terri Wilson, of CCM, said she was there to answer any questions.*

*The public hearing closed at 5:29 p.m.*

**A motion was made by Commissioner Jung, seconded by Commissioner Jones, that the proposed zoning ordinance be adopted. The motion PASSED by a Voice Vote.**

[0468-21](#)

Subject: Request by Ben Nelson of Corner House Restaurant for Consideration of a major amendment to a planned unit development to allow for the addition of an outdoor kitchen and the expansion of the patio area at 207 Gaslight Circle as allowed by Sec. 114-177 of the Municipal Code. (PHDC-21)

Recommendation of the Planning, Heritage, and Design Commission on 06-09-21: That the request by Ben Nelson of the Corner House Restaurant for consideration of a major amendment to a planned unit development to allow for the addition of an outdoor kitchen at 207 Gaslight Drive, be deferred.

Recommendation of the Planning, Heritage, and Design Commission on 06-09-21: That based on the findings of fact, the request by Ben Nelson of the Corner House Restaurant for consideration of a major amendment to a planned unit development to allow for the expansion of a patio area on the west side of the building at 207 Gaslight Drive be approved, subject to conditions A. - L.

Recommendation of the Planning, Heritage, and Design Commission on

08-16-21: That the request by Ben Nelson of the Corner House Restaurant for consideration of a major amendment to a planned unit development to allow for the addition of an outdoor kitchen at 207 Gaslight Drive, be denied.

Recommendation of the Planning, Heritage, and Design Commission on 08-16-21: That based on the findings of fact, the request by Ben Nelson of the Corner House Restaurant for consideration of a major amendment to a planned unit development to allow for the expansion of a patio area on the west side of the building at 207 Gaslight Drive be approved, subject to conditions A. - L.

Fiscal Note: N/A

**Attachments:**     [Review & Recommendation](#)  
                              [Comments Received \(June\)](#)  
                              [comments received by 08162021](#)  
                              [Public Hearing Notice \(July 30\)](#)  
                              [Applicant Submittal](#)  
                              [#0468-21 Resolution](#)

*Mayor Mason stated the item was referred back from Common Council to allow for more public input.*

*Associate Planner, Michelle Cook, presented the item; she went over pictures of the site and proposed fencing and operating hours. She stated that only the patio is being considered at this time. The patio will be 60 by 20 feet with two fire pits. The findings of fact are in the June 9th minutes record. She added that they state the patio is expected to not be detrimental, no road changes will be made, and ample parking is available in the neighboring parking structure. Therefore, staff recommends the outdoor kitchen portion of the item be received and filed, and the patio be approved subject to conditions A.-L.*

*The public hearing opened at 4:58 p.m.*

*Walter Herman, 35 Harborview Dr. #209, stated that his main concern was the air pollution from the outside kitchen being proposed. Further, if the topic comes up again he would like to be informed.*

*Nancy McLaughlin, 35 Harborview Dr. #205, expressed concern that the patio will bring increased noise and smell; therefore, she would like a sound buffer.*

*John McLaughlin, 35 Harborview Dr. #205, stated that he wants to see the community grow and prosper but he believes that dining at 8 a.m. on a Sunday seems early.*

*Mayor Mason reviewed the emails received.*

*The public hearing closed at 5:04 p.m.*

*Commissioner Jung thanked the neighbors for their input. He then went on to ask staff*

*to address the City's noise ordinance. Hintz stated that the police enforce the noise ordinance and that live entertainment is not allowed on this patio. He added that Conditional Use Permits can be revoked if the applicant is not in compliance with City ordinances.*

*Commissioner Jung asked for clarification of item processing; more specifically, in regards to the meaning of 'receive & file' versus a 'denial'. Mayor Mason responded that 'receive and file' is just putting the item away for now. Hintz added that with the denial, the applicant cannot reapply for one year. Further, that the commission has the authority to adjust the applicants proposed hours.*

*Commissioner Jones asked if the music will be playing from open to close. Cook responded that low-level music is allowed from open to close. Mayor Mason added that the commission could limit the hours when music is allowable.*

*Commissioner Peete asked if hours of operation could be adjusted. Mayor Mason replied that the commission could do that, but he noted that there are people who brunch indoors, early morning on the weekend. Therefore, limiting the music would be a better consideration.*

**A motion was made by Commissioner Jung, seconded by Commissioner Jones, to recommend denial of the proposed outdoor kitchen addition. The motion PASSED by a Voice Vote.**

**A motion was made by Commissioner Jung, seconded by Commissioner Peete, to recommend approval of the proposed patio area subject to conditions A. - L. The motion PASSED by a Voice Vote.**

## End of Public Hearings

### [0641-21](#)

Subject: Request by the Main Attraction LLC, for review and approval of awnings at 500 Main Street (PHDC-21).

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

*Hintz presented the design change proposed at Hotel Verdant. He stated the profile view, material, and look of the retractable, black awnings meet the downtown design standards. Therefore, the staff recommends approval.*

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

### [0642-21](#)

Subject: Request by Mike McKinney Home Improvements, representing The Nash and Indian Motorcycles, for review and approval of a deck expansion at 522 Sixth Street (PHDC-21).

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

*Hintz presented the plans for the deck addition at The Nash and Indian Motorcycles. He stated the deck will be a continuation of the current deck structure. Further, it will allow for more outdoor seating and it appropriately preserves the historic building.*

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

### **Adjournment**

*There being no further business, Mayor Mason adjourned the meeting at 5:36 p.m.*

**If you are disabled and have accessibility needs or need information interpreted for you, please contact the City Development Office at (262) 636-9151 at least 48 hours prior to this meeting.**