



# 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

---

Wednesday, October 13, 2021

4:30 PM

Virtual

---

#### Call To Order

*Mayor Mason called the meeting to order at 4:37 p.m.*

**PRESENT:** 5 - Mason, Jones, Hefel, Peete and Jung

#### Approval of Minutes for the September 8, 2021 Meeting.

A motion was made by Jung, seconded by Hefel, to Approve the September 8, 2021 Minutes. The motion **PASSED** by a voice vote.

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

##### [0786-21](#)

Subject: Communication sponsored by Alder Jones requesting to adopt ZOrd.0002-21, rezoning property at 1207 State Street and 820 Union Street and 815 Silver Street as requested by Greg Mackay of Devon Self Storage (US) LLC. as allowed by Sec. 114-77 of the Municipal Code.

Recommendation of the Planning, Heritage, and Design Commission on 10-13-21: That based on the findings of fact, the request from Greg Mackay of Devon Self Storage (US) LLC, seeking a rezoning for the properties at 1207 State Street, 820 Union Street, and 815 Silver Street from I-2 General Industrial District to B-2 Community Shopping District with a Flex Development (FD) Overlay be approved and that ZOrd.0002-21 for the rezoning and the Use Supplement (Standards) for the Flex Development Overlay be adopted.

Fiscal Note: N/A

**Attachments:**

[Review & Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

[ZOrd.0002-21](#)

[Draft Use Supplement](#)

[#ZOrd. 0002-21 - Rezoning property at 1207 State Street, 820 Union Street, and 815 Silver Street](#)

*Jeff Hintz, Planning Manager, presented the proposed zoning change. He displayed the aerial photo, current zoning, land use, and property photos. The properties are*

currently zoned I-2 General Industrial and are proposed to be rezoned to B-2 Community Shopping Zone District with Flex Development Overlay. He then went on to describe the proposed site plan. He stated that the 1207 State Street property warehouse buildings are proposed for conversion to climate-controlled, self-storage warehousing with drive in storage planned for the southeast and northern buildings and drive up storage facilities are planned for the westernmost warehouse building. The three story office building would not be used for storage and an office or limited retail tenant or mixed use would occur. The vacant parcels would be utilized for development in accordance with the provisions of the flex development overlay district. Further, that the flex development zoning is being proposed because it allows storage but nothing else that would be undesirable across the street from a school. Further, this use will give more economic value to surrounding buildings in the area and support the transit-oriented development goals preferred by the City. Lastly, based on the findings of fact, staff recommends adoption of the proposed ordinance.

The public hearing opened at 4:50 p.m.

John Bjelajac, applicant, addressed the commission. He commended planning staff for their assistance throughout the process and introduced his colleagues. He also stated that he started his law career with the City of Racine.

Matt Clementi, Stantec, stated that he worked with Devon Self Storage to write-up the narrative and appreciates the consideration of the application.

Jim Eastman, owner of the property, stated that his grandfather started Merchant's in 1940 and his family has maintained and valued the building over the years. He believes the new business will be a good addition to the City. His wife, Bonnie Eastman, agreed.

Mayor Mason thanked the Eastman's for their contributions to Racine throughout the years.

The public hearing closed at 4:57 p.m.

After the vote, Mayor Mason thanked the Eastman's and planning staff for their work.

**A motion was made by Hefel, seconded by Peete, to recommend adoption of ZOrd. 0002-21. The motion PASSED by a voice vote.**

## END OF PUBLIC HEARINGS

### [0816-21](#)

Subject: Consideration of a minor amendment to an existing conditional use permit which allows for a restaurant drive-thru at 5801 21st Street to allow for exterior modifications and parking reconfiguration. (PHDC-21)

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

Michelle Cook, Associate Planner, presented the minor amendment to the conditional use permit at 5801 - 21st Street. She stated that the amendment is for Culver's to relocate the dumpster enclosure and to add a secondary drive-thru lane and more drive-thru parking spaces. She described the surrounding businesses, land uses, and zoning. She displayed the existing site plan, proposed site plan, and current photos of

*the area. She stated that seven more drive-thru parking spots will be created and the current shed will be removed. Further, the outdoor seating area will be reconstructed and the dumpster enclosure will be moved to the south side of the building to accommodate the drive-thru parking spaces. Six regular parking spaces will be removed but the lot will still have ample parking (more than required by code). She stated that the business has been in operation since 1997 with no code issues and that the additional drive-thru and parking spaces will address peak demand issues; therefore, staff recommends approval subject to conditions a. - e.*

*Mayor Mason commended Culver's for their resilience throughout the pandemic.*

**A motion was made by Jung, seconded by Jones, to approve the minor amendment to the conditional use permit at 5801 - 21st Street. The motion PASSED by a voice vote.**

## **Adjournment**

*There being no further business, Mayor Mason adjourned the meeting at 5:09 p.m.*

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

**For virtual access, you may use the following:**

**Please click the link below to join the webinar:  
[https://cityofracine-org.zoom.us/j/82564131932?](https://cityofracine-org.zoom.us/j/82564131932?pwd=TmJ6NIJibnVWYjk3eXBdVzhOSk1odz09)  
pwd=TmJ6NIJibnVWYjk3eXBdVzhOSk1odz09  
Passcode: 712284**

**Or iPhone one-tap :**

**US: +13126266799,,82564131932#,,,\*712284# or  
+19292056099,,82564131932#,,,\*712284#**

**Or Telephone:**

**Dial(for higher quality, dial a number based on your current location):  
US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or  
+1 669 900 6833 or +1 253 215 8782**

**Webinar ID: 825 6413 1932  
Passcode: 712284**