



City of Racine

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

Meeting Minutes - Draft

Planning Heritage and Design Commission

Wednesday, October 27, 2021

4:30 PM

Virtual

Call To Order

PRESENT: 4 - Mason, Jones, Peete and Jung

EXCUSED: 1 - Hefel

Approval of Minutes for the October 13, 2021 Meeting.

A motion was made by Jung, seconded by Peete, to approve the October 13, 2021 meeting minutes. The motion **PASSED** by a voice vote.

4:30 P.M. PUBLIC HEARINGS

[0866-21](#)

Subject: Consideration of a request by Cortney Marshall for a conditional use permit to operate a restaurant at 1444 Blake Avenue at an existing commercial property located in a R-3 Limited General Residence Zone District, as allowed by Sec. 114-308 of the Municipal Code.

Attachments: [Review & Recommendation](#)
 [Public Hearing Notice](#)
 [Applicant Submittal](#)
 [#0866-21 Resolution](#)

Michelle Cook, Associate Planner, presented the plans to operate a restaurant, Broasted Chicken Company, at 1444 Blake Ave. She stated that the property is zoned R-3 Limited General Residence which allows commercial uses. The property is diagonal to 1500 N. Memorial Dr. and is surrounded by mostly R-3 zoning with some I-2 General Industrial. She then presented current photos of the surrounding area. She stated that one of the conditions is no alcohol use or sales will be permitted and that the business plans to have three to four employees. Further, that there is no parking lot but the existing on-street parking available should be sufficient. Therefore, based on the findings of fact, staff recommends approval subject to conditions a-j.

Commissioner Jung stated he is pleased to see that on-street parking will be sufficient and would like to see more of that in the future. Cook stated that commercial properties like these were created before the land use code. Planning Manager, Jeff Hintz, added that if everyone were required to bring the parking up to code that there would be more demolition for off-street parking.

Mayor Mason asked about the sign on the building. Hintz replied that the applicant wants to use the current sign but a hold harmless agreement is required. Cook added that the sign will be coming back to the commission for design approval.

Mayor Mason opened the public hearing at 4:49 p.m.

Mayor Mason expressed concern about the hours to the applicant, Cortney Marshall, being that the building borders residential property. Marshall responded that he wants the restaurant open late to appeal to his customers and that he will change them if there are any issues.

Jones verified the hours of operation with the applicant. They are 11:00 AM – 11:00 PM Monday thru Saturday and 11:00 AM – 10:00 PM on Sunday.

Hintz added that the commission reserves the right to review the CUP at any time.

Discussion ensued about the sign plans.

There being no further comments, Mayor Mason closed the public hearing at 4:55 p.m.

A motion was made by Jung, seconded by Jones, to recommend approval of the conditional use permit for a restaurant at 1444 Blake Avenue subject to conditions a. - j. The motion PASSED by a voice vote.

[0844-21](#)

Subject: Communication sponsored by Mayor Mason requesting to adopt ZOrd.0003-21, rezoning property at 2220 Northwestern Avenue as requested by Daniel Fischer of AG Architecture, Inc. on behalf of J. Jeffers and Company as allowed by Sec. 114-77 of the Municipal Code.

Attachments: [Review & Recommendation](#)
 [Public Hearing Notice](#)
 [Draft ZOrd.0003-21](#)
 [Applicant Submittal](#)
 [#ZOrd. 0003-21 - Rezoning property at 2220 Northwestern Avenue](#)

Mayor Mason stated that item numbers 0844-21, 0865-21, and 0867-21 will be considered simultaneously.

Hintz and Madsen co-presented.

Associate Planner, Steven Madsen, presented ZOrd. 0003-21 (Item 0844-21). He displayed the current zoning, land use, and images of the property and surrounding area. He stated that the property was previously used as a mini warehouse storage and then displayed the renderings of what the site will look like after construction. He reviewed the application and business summary. The plan for the property is to be subdivided and rezoned, to demolish the additions that are currently being used for storage and construct two new buildings. The Northwest Lot (Lot 1, Building A) will have 83 units 49 one-bedroom, 30 two-bedroom and 4 three-bedroom. The Southeast Lot (Lot 2, Building B) will have 84 units 49 one-bedroom, 31 two-bedroom and 4 three-bedroom. Madsen stated that the current historic building will remain and that the property to the southeast has been built out to be residential. Further, heavy industrial hasn't been used in the area in many years and that the current plan suggests mixed use zoning. Therefore, based on the findings of fact, staff recommends approval and adoption of ZOrd. 0003-21.

Hintz presented the conditional use permit (CUP) application for the waiver of yard

requirements (Item 0865-21). He stated that this is not a common CUP application, but it is to allow for an innovative design on the site. He displayed the applicants renderings that show U-shaped buildings with garage and surface parking. Further, the parking requirements are being met when the parcels are combined, but not when they are considered separately, hence the reason for this CUP. He stated that the design review requirement is being facilitated by this presentation. Hintz added that the garages will not be visible from the street, the new build complements the existing building well, and the proposed first floor landscaping all meet the design standards. Lastly, based on the findings of fact staff recommends approval of the CUP subject to conditions a.-f.

Madsen presented the Certified Survey Map (CSM) to re divide the lot (Item 0867-21). He displayed the proposed CSM and stated that a small part of un platted land will be a part of the CSM. Staff recommends approval subject to conditions a.-d.

Jones asked if R-5 will allow for any boutiques in the future. Hintz replied that R-5 allows limited traffic commercial uses, like a small restaurant or daycare. Therefore, it's not planned now but it would be allowed.

Mayor Mason reiterated that this is also a design review.

Jung stated that he is happy there are balconies and dimensions.

Peete expressed concern about ingress, egress, and traffic on Northwestern Ave. Hintz replied that the driveways were moved further away from the roundabout and that they are not anticipating any traffic or access issues.

Mayor Mason opened the public hearing at 5:23 p.m.

Hintz presented an email from Martha Hudzik into the record. She stated that she grew up in the area and is concerned about parking, open space, and the current stone wall reconstruction and refuse in the area.

Hintz replied that the stone wall is currently being reconstructed so it is a construction area. He added that the parking concerns were addressed in the presentation. He stated the reason for waiving the yard requirements was to enhance the campus-like feel in the area. Lastly, the campus overall has quite a bit of open space. Madsen added that the site is near many options for open space, such as Marino Park, Colonial Park, and Quarry Park.

The applicant, Daniel Fischer of AG Architecture, stated that they are striving to make these buildings similar to the existing without recreating history.

Mayor Mason asked the applicant about the absence of solar panels in the parking lot. Fischer responded that they are pursuing LEED Gold certification and upon review, they are getting enough credits without putting in the car port with a butterfly roof in the parking lot.

There being no further comments, Mayor Mason closed the public hearing at 5:31 p.m.

A motion was made by Peete, seconded by Jung, to recommend approval of the rezoning of 2220 Northwestern Ave from I-2 General Industrial to R-5 General Residence and that ZOrd. 0003-21 be adopted. The motion PASSED by a voice vote.

[0865-21](#)

Subject: Consideration of a request by Daniel Fischer of AG Architecture, Inc., representing J. Jeffers & Co., for a conditional use permit for the waiver of yard requirements at 2220 Northwestern Avenue, as allowed by Sec. 114-328 of the Municipal Code.

Attachments: [Review & Recommendation](#)
 [Public Hearing Notice](#)
 [Applicant Submittal](#)
 [#0865-21 Resolution](#)

See item 0844-21.

A motion was made by Jones, seconded by Peete, to recommend approval of the conditional use permit for the waiver of yard requirements at 2220 Northwestern Avenue subject to conditions a. - f. The motion PASSED by a voice vote.

END OF PUBLIC HEARINGS

[0867-21](#)

Subject: Consideration of a request by Daniel Chaput, representing 2220 Northwestern, LLC and 2230 Northwestern, LLC, for review and approval of a two-lot certified survey map at 2220 Northwestern Avenue.

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

See item 0844-21.

A motion was made by Jung, seconded by Peete, to approve the two-lot certified survey map at 2220 Northwestern Avenue subject to conditions a.-d. The motion PASSED by a voice vote.

Announcements

Hintz stated that the Common Council approved the request to work with GREAF to update the comprehensive plan and that they are still in the analysis stage. He added that the update will help to guide staff recommendations in the future. Therefore, the commission is hereby is notified that there will be multiple check-ins with this commission in the future.

Adjournment

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

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