



# City of Racine

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

## Meeting Minutes - Final

### Planning Heritage and Design Commission

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Wednesday, April 27, 2022

4:30 PM

Room 205, City Hall

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#### Call To Order

*In Mayor Mason's absence, Alder Peete was the chair for this meeting.*

*Alder Peete called the meeting to order at 4:37 p.m.*

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

**EXCUSED:** 3 - Mason, Hefel and Hefel

#### Approval of Minutes for the March 23, 2022 Meeting.

A motion was made by Jung, seconded by Jones, to approve the March 23, 2022 minutes. The motion **PASSED** by a voice vote.

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

##### [0290-22](#)

Subject: Communication sponsored by Alder Peete, for consideration of a request by Racine Recovery LLC, seeking a conditional use permit to operate a tow yard at 2817 & 2811 Eaton Lane as allowed by Sec. 114-568 of the Municipal Code.

Recommendation of the Planning, Heritage, and Design Commission on 04-27-22: That based on the findings of fact, the request for a conditional use permit to operate a tow yard at 2817 & 2811 Eaton Lane be approved, subject to conditions a. - j.

Fiscal Note: N/A

**Attachments:**    [Review and Recommendation](#)  
                              [Public Hearing Notice](#)  
                              [Applicant Submittal](#)  
                              [#0290-22 Resolution](#)

*Steven Madsen, Associate Planner, presented the item. He displayed the Bird's Eye View, zoning, land use and elevation images of the property. Madsen also showed the applicants proposed site plan. He explained that the remaining green space on the lot will be paved with gravel for the storage of vehicles with a required 25 feet of transitional space on the East side of the property. Further, there will be a max of six employees and the office hours will be Monday through Friday 8-5 and Saturday 8-12. Madsen went over the required findings. Lastly, staff recommended approval subject to*

*conditions a. - j.*

*Madsen read an email from the owner of 2300 Anthony Ln.*

*Jung addressed the drainage issue brought up in the email. Jeff Hintz, Planning Manager, responded that the ordinance does have storm water (SW) drainage compliance requirements and that one of the City's Engineers is aware of the situation in the email. Further, that the applicant will have to submit a compliant SW drainage plan. Madsen added that the building on 2300 Anthony Ln. was built over a SW sewer, so they are responsible to work with the City to divert it. Hintz added that through staff's research it was discovered that the SW pipe was installed in 1961 and then the building was built in 1964. Further, this is no longer allowed by ordinance.*

*Kohlman asked for clarification on the definition of a tow yard. Madsen responded that the zoning code doesn't have a particular definition for a tow yard. Hintz added that the zoning code does define a junk yard, which this is not because the cars will still be operable.*

*Peete inquired about any noise issues that may occur and if they are being addressed. Hintz responded that's what the 25 foot yard requirement is for to prevent any noise issues.*

*Alder Peete opened the public hearing at 4:47 p.m.*

*Applicant, Robert Kineke, 2037 Settlement Trail, spoke in support of the application. He stated that his company has been operating outside of the City for 10 years and they are now moving into City limits. He stated his concern about the 25 foot setback on the East side because it borders the parking lot of the apartment building. He pointed out that several of the other businesses down the road don't have that setback. Madsen responded that the reason for that is because the majority of those buildings were constructed in the 1950's before the zoning code was in place so they are non-conforming. Kineke then pointed out that the neighbor to the South is pouring concrete on the fence line. Hintz responded that the property hasn't applied for any permits and that the building department is aware of that and will be addressing it. Kineke then asked for clarification on the type of fencing required. Madsen responded that the zoning code requires the fencing be 60% opaque or solid. Therefore, remove the existing chain link fence and replace it with a solid fence. Kineke stated that they spoke with the apartment manager at 2300 Anthony Ln. and they did not have any issues, also provided a letter of support. He then clarified where they are allowed to put the 10-foot fence. Madsen stated they can fence the whole property with 10-foot fence as long as it's behind the front yard 25-foot setback.*

*Jung thanked the applicant for engaging with the neighbors.*

*Alder Peete closed the Public Hearing at 4:56 p.m.*

**A motion was made by Jung, seconded by Jones, to recommend approval of the conditional use permit to operate a tow yard at 2817 & 2811 Eaton Lane, subject to conditions a. - j. The motion PASSED by a voice vote.**

**END OF PUBLIC HEARING - Only applicants or agents thereof may address the Commission if called upon**

[0291-22](#)

Subject: Consideration of a request by Joan Graves of Graves Signs,

representing Yolanda Coleman for review and approval of signage at 300 Main Street, Be Plush. (PHDC-22)

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

*Michelle Cook, Associate Planner, presented the item. She stated that the facade grant application was approved in November and that this item is to review the signage design. Cook explained that the sign will be wall-mounted with flat cut-out letters and externally illuminated. She then reviewed the downtown design guidelines. The sign meets design guidelines; therefore, staff recommends approval subject to conditions a. - d.*

*Alder Peete asked about the colors of the rendering and if it conforms with downtown historical standards. Cook responded that the sign is pink and it does conform with the downtown design guidelines.*

*Hintz added that facade improvements have been made to this property.*

*Yolanda Coleman, applicant, added that this will be her second building she has had in downtown Racine and the sign will be the same color as her first building.*

**A motion was made by Jung, seconded by Jones, to approve the signage at 300 Main Street. The motion PASSED by a Voice Vote.**

**Per applicants request, Item # 0293-22 was considered before Item # 0292-22.**

**0292-22**

Subject: Consideration of a request by LaToshya O'Geese for review and approval of window signage at 416 Sixth Street. (PHDC-22)

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

*Cook presented the item. She showed the Bird's Eye View of the property and then the sign design for window signage. She reviewed the downtown design guidelines and possible actions. Staff recommends approval subject to conditions a. - c.*

*Alder Jones asked where the signage will be located on the windows. Cook responded that the vinyl signs will be on the door and two window panes.*

*Jung asked about the question mark on the sign rendering. Cook responded that it is a place holder.*

**A motion was made by Jung, seconded by Jones, to approve the signage at 416 Sixth St. The motion PASSED by a Voice Vote.**

**0293-22**

Subject: Consideration of a request by Rosie Olle from Michael's Signs, representing PT Solutions, for review and approval of signage at 1021 Sixth Street. (PHDC-22)

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

*Hintz presented the item. He stated that it is for another sign at 1021 Sixth St. for the other tenant next to Conair. Hintz explained that the new sign will be non-illuminated and that after review of the guidelines it does comply even though the building isn't historic. Therefore, staff recommends approval subject to conditions a. - d.*

*Dan Radke, applicant, thanked the commission for considering this item sooner than planned.*

**A motion was made by Jones, seconded by Kohlman, to approve the signage at 1021 Sixth St. The motion PASSED by a Voice Vote.**

**0294-22**

Subject: Consideration of a request by John Walsh of EV Construction, representing Racine QOZ Self Storage, LLC, for review and approval of signage and facade changes at 1207-1215 State Street. (PHDC-22)

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

*Hintz presented the item. He displayed the overhead view of the property that was rezoned in October for flex use. Hintz then displayed the street view elevation images of the property and the 1933 Sanborn map imposed over the current property. He explained that the applicant will not be making changes to the historical buildings, just the newer buildings. Hintz displayed the renderings. He stated that the cars will drive through the storage facility so parking is not necessary. Hintz went over the design guidelines for wall structure and materials. He then went on to address the proposed signage that will utilize goose neck lighting. Hintz stated that staff has advised the applicant to remove the arrow shown in the renderings and that ground signs have been suggested as an alternative. He also reviewed the design guidelines for wall signage. Lastly, staff recommended approval subject to conditions a. - e.*

*Jones asked about the applicants plans for the historic buildings and what registry they are on. Hintz responded that the building is on the state and national register and that the applicant is still unsure of what they plan to use it for. Jones asked about the requirements should they decide to renovate the building. Hintz responded that any indoor changes would not be seen by the PHDC only outside. Further, that indoor changes would be seen by the building department unless the owners decide to use tax credits then the historical integrity would need to be sustained through PHDC. He also confirmed that the applicant appreciates the historic nature so they don't plan to make any major changes at this time.*

*Kohlmann stated that him and several others picked up 15 bags of garbage from the properties just West of the historic building.*

*Jung asked about adding lighting to the windowless facade. Hintz responded that there is some lighting existing that they plan to utilize.*

**A motion was made by Jung, seconded by Kohlman, to approve the signage and facade changes at 1207-1215 State St. The motion PASSED by a Voice**

**Vote.**

[0224-22](#)

Subject: Communication sponsored by Alder Peterson requesting to adopt ZOrd.0003-22 Permitted Height of Fences in Front and Corner Yards.

Recommendation of the Planning, Heritage, and Design Commission on 04-27-22: That ZOrd.0003-22 Permitted Height of Fences in Front and Corner Yards be adopted.

Fiscal Note: N/A

**Attachments:**

[Agenda Briefing Memo](#)

[Ord 0003-22 – Permitted Height of Fences in Front and Corner Yards](#)

[#ZOrd. 0003-22 Ch. 114 - Permitted Height of Fences in Front and Corner Yards](#)

*Hintz presented the item. He showed a graphic to aid in understanding a zoning lot in regards to fencing. He reviewed the current corner lot regulation and common terms. Hintz stated that there will be no change to the vision safety triangles. Therefore, the ordinance will now allow a 4-foot solid (privacy) fence to be installed on the side of the house, but not past the front of where the house is located. He then showed an image of what this might look like and if this were to be rejected. Therefore, staff recommends that the amendment to Sec. 114-756 pertaining to height of fences and walls in front and corner side yards be adopted in the from of Zord 0003-22.*

*Discussion after the motion:*

*Jung supports the amendment but is concerned about chain link fences in general. Hintz responded that it will be a part of the Comprehensive Plan. Matt Rejc, Interim Executive Director of City Development, added that chain link fences can give a certain appearance to neighborhoods and that they want to take a holistic approach to update the zoning ordinance through the Comprehensive Plan.*

**A motion was made by Jung, seconded by Jones, to recommend adoption of ZOrd. 0003-22. The motion PASSED by a Voice Vote.**

**Adjournment**

*There being no further business, Alder Peete adjourned the meeting at 5:42 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.**