



# City of Racine

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

## Meeting Minutes - Final

### Planning Heritage and Design Commission

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Monday, March 18, 2024

4:30 PM

City Hall, Room 303

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#### Call To Order

*Mayor Mason called the meeting to order at 4:30.*

**PRESENT:** 6 - Mayor Mason, Jones, Hefel, Alder Peete, Kohlman and Jung

#### Approval of Minutes for the January 22, 2024 Meeting.

A motion was made by Jung, seconded by Hefe3l, to Approve the January 22, 2024 minutes. The motion PASSED by voice vote.

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

[0265-24](#)

**Subject:** Consideration of a request by Lemonade Stand Projects, LLC to adopt ZOrd. 0001-24 for a rezoning of the property at 702 Racine Street from I-2 General Industrial District to I-2 General Industrial District with a FD- Flex Development Overlay, as allowed by Sec. 114-77 of the Municipal Code.

#### **Recommendation of the Planning Heritage and Design**

**Commission on March 18, 2024:** That ZOrd. 0001-24 rezoning the property at 702 Racine Street, Racine, Wisconsin from I-2 General Industrial District to I-2 General Industrial District with a FD- Flex Development Overlay, as allowed by Sec. 114-77 of the Municipal Code be adopted.

**Fiscal Note:** NA

**Attachments:** [Review and Recommendation](#)  
[Public Hearing Notice](#)  
[Draft-zord-0001-24](#)  
[Applicant Submittal](#)  
[#Zoning Ordinance 0001-24 - 702 Racine Street](#)

*Michelle Cook, Associate Planner, presented the item. She displayed aerial images of the property and proposed floor layout.*

*Based on the findings of face, staff recommends approval.*

*Mayor Mason opened the Public Comment at 4:40.*

*Mayor Mason closed the Public Comment at 4:43.*

**A motion was made by Hefel, seconded by Peete, that ZOrd. 0001-24 rezoning the property at 702 Racine Street, Racine, Wisconsin from I-2 General Industrial District to I-2 General Industrial District with a FD- Flex Development Overlay, as allowed by Sec. 114-77 of the Municipal Code be adopted. The motion PASSED by voice vote.**

[0267-24](#)

**Subject:** Consideration of a request from ActiveBody Fitness, LLC, representing 2818 Lathrop LLC, for a conditional use permit to operate a physical fitness center at 2818 Lathrop Avenue as allowed by Sec. 114-468 of the Municipal Code.

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

**A motion was made by Jones, seconded by Jung, that the conditional use permit to operate a physical fitness center at 2818 Lathrop Avenue as allowed by Sec. 114-468 of the Municipal Code. The motion PASSED by voice vote.**

**END OF PUBLIC HEARINGS - Applicants can address the Commission if called upon.**

[0268-24](#)

**Subject:** Consideration of a request from Ben Counterman of Fastsigns of Racine, representing 6th and Chaos, for review and approval of signage at 607 Sixth Street.

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

**A motion was made by Jung, seconded by Peete, that the request from Ben Counterman of Fastsigns of Racine, representing 6th and Chaos, for review and approval of signage at 607 Sixth Street be approved. The motion PASSED by voice vote.**

[0270-24](#)

**Subject:** Presentation on the Zoning Code update for the City of Racine.

**Attachments:**     [Zoning Code Update Presentation](#)

**Approve**

**Adjournment**

*There being no further business Mayor Mason adjourned the meeting.*

**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.**