



City of Racine

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

Meeting Minutes - Draft

Planning Heritage and Design Commission

Monday, March 16, 2026

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:38 p.m.

Mayor Mason, not listed in the attendance, was also present at the meeting.

Kohlmann, Peete, and Chambers attended the meeting virtually.

PRESENT: 4 - Hefel, Kohlman, Chambers and Peete

Approval of Minutes for the February 16, 2026 Meeting.

A motion was made by Peete, seconded by Hefel, to approve the minutes of the February 16, 2026, meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING

[0224-26](#)

Subject: Consideration of a request from Scott Dooley, representing Manic Dose LLC, for a conditional use permit to operate a car storage and sales facility at 3701 Durand Avenue, as allowed by Sec. 114-468 of the Municipal Code.

Attachments: [Review and Recommendation](#)
[Public Hearing Notice](#)
[Plans](#)

Steven Madsen, Planning Manager, explained the request for a conditional use permit to operate a car storage and sales facility at 3701 Durand Avenue. Madsen showed the aerial, zoning and land use designations for the property and surrounding area and photos of the site and surrounding area. The property is zoned B2 Community Shopping District, with B2, R2 Single Family Residence District, R4 General Residence District, and B3 General Commercial District (across the street) surrounding. The land use designation for the property is Medium Intensity.

Madsen showed the site plan as submitted by the applicant indicating the areas on the property (northeast part of the property) where cars were proposed to be stored and the cars requiring servicing would be stored behind Elmwood Plaza, near Auto Excellence. Madsen reviewed the application summary for the request. He stated the hours of operation are proposed to be Monday – Friday 9:00 a.m. – 8:00 p.m., and Saturday 9:00 a.m. – 5:00 p.m. He explained that no automotive repair or maintenance will occur on the site and no changes are being proposed to the site or the building.

Madsen explained the possible actions of the Commission and reviewed the findings of fact as they relate to the request. He stated that for this specific use, the large number of cars could make the lot look more like a salvage or wholesale area which could potentially be detrimental to the neighborhood, especially the residential properties surrounding the site. Madsen stated that based on the findings of fact, staff is recommending denial of the request.

Chambers asked for clarification where the parking was proposed on the site.

Madsen explained that the parking would be adjacent to the residential properties to the south.

Alder Peete stated he agreed with the recommendation and that he thinks that the parking of the vehicles would be excessive.

Mayor Mason opened the public hearing at 4:46 p.m.

Scott Dooley, the application, spoke regarding the request. He mentioned that he sent an email update of the site plan and that he is not looking to use everything as indicated on the site plan, that he is looking to use 10-40 parking spots. He explained that the extra parking spots are needed because of the high volume of their business. He stated that where the Commission wanted to approve this, they would paint parking spots and add a small fence.

Catherine Larrabee, 3162 Wheelock Drive, spoke against the request. She stated she does not want a storage facility and expressed concerns about the property turning into a salvage facility. She expressed that she was very opposed to the request. She explained that she did not like the cars were green tagged and were sold under the notion that it was being sponsored by the city of Racine. She stated that the owner of the shopping center could do better with keeping up with the property.

Public Hearing closed at 4:54 p.m.

A motion was made by Hefel, seconded by Peete, to deny the request based on the findings of fact. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARING

[0225-26](#)

Subject: Consideration of a request from Roy Peterson, representing RM Hospitality Group, LLC, dba Harborspot, for a minor amendment to the Gaslight Pointe Mixed Use Planned Development to allow for a roof extension to support a patio enclosure on the east side of the building at 207 Gaslight Circle, as allowed by Sec. 114-177 of the Municipal Code.

Attachments: [Review and Recommendation](#)
[Plans](#)

Michelle Cook explained the request. She stated that this is a minor amendment to the Planned Development on the property to allow the construction of a roof extension to support a patio enclosure on the east side of the building at 207 Gaslight Circle. She explained that the design of the patio will come at a later date. Cook showed the aerial photo, the zoning and the land use map for the property and surrounding area. Cook stated that the property is zoned B4 and surrounded by R5 and Lake Michigan. The

land use designation calls for the area to be Downtown.

Cook showed photos of the property and surrounding area, noting where the roof extension will occur.

Cook showed the proposed site plan and stated that they are looking to extend the roof to support enclosing the patio and explained the summary of the applications and the possible actions of the commission.

Cook reviewed the required findings of fact for the approval of conditional use permit amendments and stated staff is recommending approval of the request subject to conditions a. – i.

Mason asked if there were different renderings available for the request.

Cook stated that the Commission will receive a different rendering during the design review.

In response to Mason, Cook explained that this would be something that would be done all at once, however, staff wanted to put through the minor amendment today and the design will come back for approval. The minor amendment would allow them to have the enclosure.

Hintz explained that at this time the Commission is deciding whether the use of an outdoor patio would be appropriate for this location.

Chambers explained that he thinks it would be a worthy addition to the property and for the community, however, he expressed concern and the energy inefficiency of the proposed.

Chambers and Kohlmann expressed concern about the energy efficiency of the proposed patio.

A motion was made by Peete, seconded by Hefel, to approve the request for a minor amendment subject to conditions a. -i. The motion PASSED by a Voice Vote.

[0226-26](#)

Subject: Consideration of a request from Roy Peterson, representing RM Hospitality Group, LLC, dba Harborspot, for design review and approval of exterior modifications and signage at 207 Gaslight Circle.

Attachments: [Recommendation](#)
[Plans](#)

Cook explained the request and stated that staff was looking for some direction from the PHDC regarding the paint colors.

She explained that the applicant is looking to paint the building cyberspace with a tricorn black trim. Cook showed the rendering of the proposed paint colors and signage. She stated that the roofs that are not peaked will be black and those that have a peak will be copper roofing.

In response to Mason, Cook stated that there is already an existing sign panel on the building so the applicant is requesting to change out the current sign to the

"Harborspot". She explained that the condition will be that the sign not be internally illuminated.

Chambers stated he liked the color choice – the copper roofing with the dark trim.

Kohlmann felt the grey looked faded in the rendering.

Peete explained that he would like to see a different color combination.

Commission suggested that the applicant work with his architect for another color scheme.

Brief discussion ensued.

A motion was made by Hefel, seconded by Kohlmann, to approve the sign with the condition that it not be internally illuminated and to defer the remainder of the request. The motion PASSED by a Voice Vote.

[0227-26](#)

Subject: Consideration of a request from Brewer Contracting Inc. for design review and approval of a walkout deck on the east side of the property at 223 Gaslight Circle.

Attachments: [Recommendation](#)
 [Plans](#)

Madsen reviewed the request and the materials to be used on the decking. He stated that the deck is proposed to be outside of the dining area of the hotel. He stated that the deck 16' x 28' and will include an ADA compliant ramp.

Madsen stated that staff is recommending approval of the request, subject to conditions a. – d. Madsen reviewed the conditions of the approval.

Kohlmann asked if there would be ADA access to the sidewalk.

Madsen stated that it stated in their written description. In response to Mason, Madsen stated we can add it to the list of conditions.

Kohlmann asked if the trash cans and benchers were on City property and if the Fire Department sprinkler connection and if it would be obstructed by the deck.

Madsen explained staff will double check if the deck will interfere with the Fire Department sprinkler connection.

Chambers asked for clarification on what was being approved.

Madsen stated that currently there are a couple of concrete steps that lead to the walkway and the applicant is proposing to add a deck.

In response to Kohlmann, Madsen stated that we will verify with the Building Division regarding the fire exit.

Discussion ensued regarding adding plantings, landscaping, and seating to the rendering.

Mason reviewed the concern of the Commission regarding the deck – ADA Compliant,

ensure that the fire access is not obstructed, color scheme of the rendering, enhance plantings, and the sidewalk connection (added later by Kohlmann).

Kohlmann stated that he would like for the request to come back to the Commission.

Commission discussed the use of AI renderings and the possibility of creating a policy for the use of AI renderings.

Hefel asked if the Commission could approve the walkout deck, due to the cost of architectural renderings.

Madsen stated that this item was only for design review.

A motion was made by Kohlmann, seconded by Peete, to defer the request and communicate to the applicant that they ensure ADA compliance, that the fire access not be impeded, that the color scheme be confirmed, that they enhance plantings, that they clarify how it connects to the sidewalk and that they have a rendering that accurately reflects the proposal. The motion PASSED by a Voice Vote.

[0228-26](#)

Subject: Consideration of a request from Sarah Goeke for design review and approval of exterior modifications and signage at 819 N. Memorial Drive.

Attachments: [Recommendation](#)
[Plans](#)

Cook reviewed the request for exterior changes to the property. She stated this is the former Walgreens property and said that Dollar Tree will be taking over that space. She stated that they will be adding signage, painting a green stripe along the building, replacing the panel for the pole sign and adding a green panel to the pole sign.

Cook further explained the applicant summary. She stated that the applicant is requesting to have a door on the west side of the building that staff is not recommending approval of. Cook explained the possible actions of the commission and stated that staff is recommending approval subject to conditions a. – f. Cook reviewed the conditions of approval.

In response to Kohlmann, Cook stated that there is not an existing garage door, and staff is recommending that one does not be installed.

Madsen stated that it is recommended not to let them add it because it is facing a major street.

Kohlmann asked that the green panel on the sign pole be removed and stated that if the fencing is owned by the property owner, that it should be removed or replaced.

Kohlmann what was going to happen to the drive-thru.

Madsen explained that they are not taking down the canopy, but the drive-thru will be closed.

In response to Kohlmann, Madsen stated the concern about the dumpster and garbage can be referred to the Neighborhood Enhancement Division (NED).

A motion was made by Peete, seconded by Kohlmann, to approve the request subject to conditions, with the added condition that the green panel be removed. The motion PASSED by a Voice Vote.

[0229-26](#)

Subject: Consideration of a request from Badger Plaza, LLC for a 2-lot Certified Survey Map for 4003 Durand Avenue, as prepared by John P. Konopacki of Chaput Land Surveys.

Attachments: [Recommendation](#)
[CSM](#)

Cook explained the request for a certified survey map for the Badger Plaza at 4003 Durand Avenue. She stated that the request is for a 2-lot survey to divide the former bank property from the Badger Plaza site. Cook explained the current and proposed lot configuration and stated there is currently not a development proposed for the property, they are just looking to be able to sell the property.

Cook stated staff is recommending approval subject to conditions a. – g. Cook reviewed the conditions of approval and explained that condition “f”. is not applicable and should be removed from the conditions of approval.

In response to Kohlmann, Cook stated that access would still be available for the property, it is just 50/30 feet on the specified streets that would be restricted.

A motion was made by Kohlmann, seconded, by Chambers, to approve the request subject to conditions a. -g. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned.