



# 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

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Monday, November 6, 2023

4:30 PM

City Hall, Room 205

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#### Call To Order

*Mayor Mason called the meeting to order at 4:31 pm.*

**PRESENT:** 5 - Mayor Mason, Hefel, Alder Peete, Kohlman and Jung

**EXCUSED:** 1 - Jones

#### Approval of Minutes for the October 16, 2023 Meeting.

A motion was made by Peete, seconded by Hefel, to Approve the October 16, 2023 Minutes. The motion **PASSED** by a voice vote.

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

[1058-23](#)

**Subject:** Consideration of an ordinance amending Chapter 114, Article VIII - Flood Regulations, in the Municipal Code for the City of Racine, Wisconsin.

**Recommendation of the Planning, Heritage and Design Commission on 11-06-2023:** That the ordinance be adopted.

**Fiscal Note:** N/A

**Attachments:**     [Staff Memo](#)  
                              [Draft Ordinance](#)  
                              [Zoning Ordinance 0003-23 - Ch. 114, Art. VIII - Flood Regulations](#)

*Jeffrey Hintz, Assistant Director of City Development, presented the item. He showed the floodplain map and explained the background information. This set of development standards is typically referred to as floodplain zoning requirements, or the floodplain zoning ordinance. The State DNR and FEMA work to develop these requirements to comply with all federal requirements and guidelines. This ordinance is required for property to be included in and insured by the National Flood Insurance Program (NFIP).*

*Mayor Mason opened the Public Hearing at 4:32 pm.*

*There being no public speakers Mayor Mason closed the Public Hearing at 4:33 pm.*

**A motion was made by Jung, seconded by Hefel, that this file be Recommended For Approval that the ordinance be adopted. The motion**

PASSED by a voice vote.

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

[0998-23](#)

**Subject:** Consideration of a request from Dre-Kearra Hicks, representing Uptown Adult Day Center, for a conditional use permit to operate an adult daycare center at 1409 Washington Avenue, zoned B-2 Community Shopping District, as allowed by Sec. 114-468 of the Municipal Code.

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

*Steven Madsen, Associate Planner, presented the item. He displayed the aerial image of the property, land use and zoning maps, and street view images of the property. He then reviewed the proposed floor plan and site plan. He stated that the application contemplates having an Adult Daycare that will provide safe supervision and vocational and recreational services. The application contemplates having an adult group daycare that would be open 6:30 a.m. – 6:30 p.m. Monday – Friday. The applicant proposal calls for having five staff members to supervise up to 40 adults. They want to provide professional quality health care and socialization to adults. All drop-off and pick-up is proposed to occur at the rear of the subject property. Based on the findings of fact, staff recommends approval.*

**A motion was made by Alder Peete, seconded by Kohlman, that the request by Dre-Kearra Hicks representing Uptown Adult Day Center to operate an adult daycare at 1409 Washington Avenue be approved, subject to conditions a-h. The motion PASSED by voice vote.**

[1059-23](#)

**Subject:** Consideration of a request for a 2-Lot Certified Survey Map for the properties at 3064, 3072, and 3108 Douglas Avenue as prepared by Donald C. Chaput of Chaput Land Surveys.

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

*Michelle Cook, Associate Planner, presented the item. She displayed the aerial image of the property, land use and zoning maps, and street view images of the property. She then reviewed the proposed site plan. Staff recommends approval.*

**A motion was made by Kohlman, seconded by Hefel, that the 2-lot Certified Survey Map (CSM) for the properties at 3064, 3072, and 3108 Douglas Avenue as prepared by Donald C. Chaput of Chaput Land Surveys be approved, subject to conditions a-c. The motion PASSED by voice vote.**

**Adjournment**

*There being no further business Mayor Mason adjourned the meeting at 4:51 pm.*

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please contact the City Development Office at (262) 636-9151 prior to this meeting.**