



City of Racine

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

Meeting Minutes - Draft

Planning Heritage and Design Commission

Wednesday, July 22, 2020

4:30 PM

Virtually

Call To Order

Mayor Mason called the meeting to order at 4:33 p.m.

PRESENT: 5 - Mason, Martinez, Austin, Jung and Peete

EXCUSED: 2 - Jones and Hefel

Approval of Minutes for the June 24, 2020 Meeting.

A motion was made by Alder Jung, seconded by Commissioner Peete, to approve the minutes of the June 24, 2020 Meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING

[0218-20](#)

Subject: Request by Dominion Properties, authorized agent for The Main Attraction LLC, seeking a conditional use permit to operate a Hotel/Motel with possible extended stay, a request for a certificate of appropriateness, and a request for approval of exterior changes at 500 Main Street.

Recommendation of the Planning, Heritage, and Design

Commission on 07-22-2020: That the request by Dominion Properties, authorized agent for The Main Attraction LLC, seeking a conditional use permit to operate a hotel/motel, a certificate of appropriateness, and exterior changes for the property at 500 Main Street be approved, subject to conditions a.-h.

Fiscal Note: N/A

Attachments: [Recommendation](#)
[Downtown Design Review Summary](#)
[Public Hearing Notice](#)
[Applicant Submittal](#)
[#0218-20 Resolution](#)

Associate Planner Jeff Hintz introduced the request. He stated no one called or submitted written comments regarding the public hearing notice.

Hintz reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive land use designation for the site, and photos of the site and surrounding area. He explained that the development is seeking LEED Platinum certification and geothermal underground tubes will help with the climate control of the building. Hintz showed a rendering of what the project would look like once completed including the view from Monument Square, rooftop amenities which include solar panels, and the Fifth Street and Wisconsin Avenue views. He also showed an image of the existing building. Hintz explained the building has been vacant since the 1980's.

Hintz described the possible actions of the commission. He stated because of the time from submittal to review, deferral would require consent of the applicant. Hintz also reviewed the required findings of fact for the certificate of appropriateness and the conditional use permit and described the required findings of fact for Downtown Design Review. He explained that the project has already been approved for state and federal tax credits and must comply with the National Park Service (NPS) and the State Historic Preservation Office (SHPO) requirements for the tax credits to be received.

Hintz reviewed the recommendations and conditions of approval. He stated staff is recommending approval subject to conditions a. – h.

Mayor Mason opened the public hearing at 4:53 p.m.

Emily Garofalo, Dominion Properties, stated she was present for any questions. She stated all plans were conditionally approved by the SHPO and the NPS. She stated the pandemic has changed things a little.

Vincent Micha, The Kubala Washatko Architects, Inc., spoke regarding the request and stated the details of the project were explained. He stated that they are excited to be at this point and they also have State and code approval for the project.

Mayor Mason closed the public hearing at 4:57 p.m.

Discussion after the motion:

Alder Jung stated the building has been vacant his entire life and he is excited to be a supporting vote for the project. He stated the boutique hotel will be a gem in our downtown.

A motion was made by Alder Jung, seconded by Commissioner Peete, to recommend approval of the request subject to conditions a.-h. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARING

[0221-20](#)

Subject: Request from Amy Henry of Kimley-Horn and Associates, Inc., representing Target Corporation, for a minor amendment to a conditional use permit for signage and a facade remodel at 5300 Durand Avenue.

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

Matthew Sadowski, Planning Manager, explained the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the comprehensive land use designation for the site, and photos of the site and surrounding area. Sadowski showed site photos of the current conditions of the building and sign and the proposed upgraded façade. He stated the entrance will be enhanced removing the "Target" wording and the western façade will have new signage with "target" in lowercase lettering. Sadowski stated the front façade will also have an "order pickup" sign – which is considered operational. The project is well within the signage allotment.

Sadowski explained the possible actions of the commission. He stated staff is recommending approval subject to conditions a. – f. He noted some work has already been done on the project, however, staff still wanted to include the work in the conditions.

A motion was made by Alder Jung, seconded by Commissioner Peete, to approve the request subject to conditions a.-f. The motion PASSED by a Voice Vote.

[0333-20](#)

Subject: Request from Bob Gleason for minor amendment to the Rapids Plaza conditional use permit for signage and a facade remodel at 2210 & 2300 Rapids Drive. (PHDC-20)

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

Sadowski explained the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the comprehensive land use designation for the site, and photos of the site and surrounding area. He stated that this will be a review of the eastern wing modification only and showed photos of the building from March 2020.

Sadowski explained that some work has already begun and showed how the building currently appears. He stated a Farmers Market will be in the major tenant space (the former Pick N Save).

Sadowski explained the possible actions of the commission. He stated staff is recommending approval subject to conditions a. – f.

A motion was made by Alder Jung, seconded by Commissioner Austin, to approve the request subject to conditions a.-f. The motion PASSED by a Voice Vote.

Raze Permits

[0479-20](#)

Subject: Review of a raze permit for the garage at 1008 Grove Avenue.

Attachments: [1008 Grove Garage](#)

Sadowski explained that this item was to show the commission how to proceed if a raze order were being reviewed, or if there were any concerns expressed.

He stated the garage has rot and the roof is in poor shape. He stated it makes sense to remove the garage versus repairing it.

In response to Commission members, Sadowski stated this was a passive review unless the commission wanted otherwise.

Adjournment

There being no further business, the meeting adjourned at 5:17 p.m.