



City of Racine

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

Meeting Minutes - Final

Planning Heritage and Design Commission

Monday, July 15, 2024

4:30 PM

City Hall, Room 205

Call To Order

Alder Peete called the meeting to order at 4:33 p.m.

PRESENT: 4 - Jones, Hefel, Kohlman and Peete

EXCUSED: 2 - Mayor Mason and Jung

Approval of Minutes for the June 3, 2024 Meeting.

A motion was made by Jones, seconded by Kohlman, to Approve the June 3, 2024 Minutes. The motion **PASSED** by voice vote.

4:30 P.M. PUBLIC HEARINGS

[0606-24](#)

Subject: Consideration of a request from Community Care, Inc for a conditional use permit to operate an adult daycare at 5200 Washington Avenue, as allowed by Sec. 114-468 of the Municipal Code.

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

Steven Madsen, Planning Manager, presented the item. He displayed aerial images of the property, exterior photos, and proposed site and floor plans. He stated that the application contemplates having an adult daycare as part of a larger operation that includes office and exam rooms, physical therapy, art therapy, educational programming, and employment services.

Based on the findings of fact, staff recommends approval.

Alder Peete opened the Public Comment at 4:38 p.m.

Alder Peete closed the Public Comment at 4:39 p.m.

A motion was made by Kohlman, seconded by Jones, that the request by Community Care, Inc for a conditional use permit to operate an adult daycare at 5200 Washington Avenue be approved, subject to conditions a-f. The motion **PASSED by a voice vote.**

[0607-24](#)

Subject: Consideration of a request from Laura Gonzalez and Roberto Gonzalez for consideration of a conditional use permit to operate a flower

shop at 1124 High Street, as allowed by Sec. 114-308 of the Municipal Code.

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

Steven Madsen, Planning Manager, presented the item. He displayed aerial images of the property, exterior photos, and proposed site and floor plans. He stated that the application contemplates having a flower shop in a commercial building that is zoned residential. The flower shop will be open 9:00 a.m. to 5:00 p.m. every day of the week.

Based on the findings of fact, staff recommends approval.

Alder Peete opened the Public Comment at 4:46 p.m.

Alder Peete closed the Public Comment at 4:47 p.m.

A motion was made by Jones, seconded by Kohlman, that the request by Laura Gonzalez and Roberto Gonzalez for consideration of a conditional use permit to operate a flower shop at 1124 High Street be approved, subject to conditions a-f. The motion PASSED by voice vote.

[0608-24](#)

Subject: Consideration of a request from Kiernan Laitinen Heating and A/C, Inc. for a conditional use permit to operate a contractor's office/yard at 931 Carroll Street, as allowed by Sec. 114-588 of the Municipal Code.

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

Steven Madsen, Planning Manager, presented the item. He displayed aerial images of the property, exterior photos, and proposed site and floor plans. He stated that their operations will mainly be off site at customers buildings. They will have their office hours during typical business hours, but also offer 24 hour service to customers. Technicians will take their work trucks home with them outside of typical business hours. The location will consist of the main office, showroom, fabrication shop and warehouse. There will be regular deliveries to the site during working hours, but they will not be by semi-trailers.

Based on the findings of fact, staff recommends approval.

Alder Peete opened the Public Comment at 4:58 p.m.

Alder Peete closed the Public Comment at 5:00 p.m.

A motion was made by Jones, seconded by Kohlman, that the request by Kiernan Laitinen and A/C Inc. for a conditional use permit to operate a contractor's office/yard at 931 Carroll Street be approved, subject to conditions a-g.

END OF PUBLIC HEARINGS

[0609-24](#)

Subject: Consideration of a request by Mark Molinaro of Partners In Design Architects, representing Butter Buds, Inc., for a minor amendment to a conditional use permit to allow for a 4,952 square foot addition at 2330 Chicory Road and 3911 S. Memorial Drive as allowed by Sec. 114-155 of the Municipal Code.

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

Michelle Cook, Associate Planner, presented the item. She displayed aerial images of the property, proposed site and floor plans of proposed addition, and exterior photos. She stated that the application contemplates the addition of a 4,952 square foot addition for finished goods cold storage, the business operations would remain the same.

Staff recommends approval.

A motion was made by Kohlman, seconded by Jones, that the request by Mark Molinaro of Partners In Design Architects, representing Butter Buds, Inc. for a minor amendment to a conditional use permit to allow for a 4,952 square foot addition at 2330 Chicory Road and 3911 S. Memorial Drive be approved, subject to conditions a-f. The motion PASSED by voice vote.

[0610-24](#)

Subject: Consideration of a request from Pub on 6th, LLC, for design review and approval of facade changes and signage at 910 Sixth Street.

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

Steven Madsen, Planning Manager, presented the item. He displayed exterior photos. Staff recommends approval.

A motion was made by Jones, seconded by Kohlman, that the request by Pub on 6th, LLC, for design review and approval of facade changes and signage at 910 Sixth Street be approved, subject to conditions a-c. The motion PASSED by voice vote.

[0614-24](#)

Subject: Consideration of a request from Ethan Schwenker of Hovde Properties, representing Breakwater Racine, LLC, for design review and approval of signage at 233 Lake Avenue.

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

Steven Madsen, Planning Manager, presented the item. He displayed exterior photos and proposed wall detail.

Staff recommends approval.

A motion was made by Kohlman, seconded by Jones, that the request by Ethan Schwenker of Hovde Properties, representing Breakwater Racine, LLC, for design review and approval of signage at 233 Lake Avenue be approved,

subject to conditions a-c. The motion **PASSED** by voice vote.

[0611-24](#)

Subject: Consideration of a request from Brian Lee, representing the Racine Family YMCA, for review and approval of window signage at 141 Main Street.

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

*Michelle Cook, Associate Planner, presented the item. She displayed proposed window signage.
Staff recommends approval.*

A motion was made by Jones, seconded by Hefel, that the request by Brian Lee, representing the Racine Family YMCA, for review and approval of window signage at 141 Main Street be approved, subject to conditions a-d. The motion PASSED by voice vote.

[0612-24](#)

Subject: Consideration of a request from Lincoln Management, LLC, representing Krisjan Olaf Housing LLC, for review and approval of facade changes and a facade grant at 222 State Street.

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

*Michelle Cook, Associate Planner, presented the item. She displayed existing and proposed exterior facade photos.
Staff recommends approval.*

A motion was made by Hefel, seconded by Kohlman, that the request by Lincoln Management, LLC, representing Krisjan Olaf Housing, LLC, for review and approval of facade changes and a facade grant at 222 State Street be approved, subject to conditionals a-d. The motion PASSED by voice vote.

Adjournment

There being no further business Alder Peete Adjourned the meeting.