



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Final

### Planning Heritage and Design Commission

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Monday, June 3, 2024

4:30 PM

City Hall, Room 205

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#### Call To Order

*Acting Chair 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 May 20, 2024 Meeting.

A motion was made by Hefel, seconded by Jones, to approve the previous meeting minutes. The motion **PASSED** by a Voice Vote.

#### 4:30 PM Public Hearings

##### [0514-24](#)

**Subject:** Consideration of a request by the County of Racine to adopt ZOrd. 0003-24 for a rezoning of the property at 1720 Taylor Avenue from I-1 Restricted Industrial District to I-1 Restricted 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 06-03-2024:** That ZOrd. 0003-24 rezoning the property at 1720 Taylor Avenue, Racine, Wisconsin from I-1 Restricted Industrial District to I-1 Restricted Industrial District with a FD- Flex Development Overlay, as allowed by Sec. 114-77 of the Municipal Code, be adopted. Further that a use supplement be adopted as part of the FD-Flex Development Overlay.

**Fiscal Note:** N/A

**Attachments:** [Review & Recommendation](#)  
[Draft Use Supplement](#)  
[Draft ZOrd.0003-24](#)  
[Public Notice](#)  
[Applicant Submittal](#)  
[#Zoning Ordinance 0003-24 - 1720 Taylor Ave.](#)

*Steven Madsen, Planning Manager, presented the request for the rezoning of the*

property at 1720 Taylor Avenue. He showed the shape of the property, the zoning of the property and surrounding area, the land use designation for the site, and photos of the site and surrounding area. He explained that the rezoning would limit industrial uses and focus more on institutional uses for the site. Madsen reviewed the proposed uses, the use supplement for the rezoning, and the findings of fact for rezonings. Madsen stated that staff is recommending approval of the rezoning and adoption of ZOrd. 0003-24.

The floor was opened to questions from the Commissioners.

In response to Commissioner Kohlman, Madsen stated that the plan for the property is for a behavioral health center.

Peete opened the Public Hearing at 4:40 p.m.

No one was present to speak.

Peete closed the Public Hearing at 4:40 p.m.

Discussion after the motion:

Hintz explained that the item will be on the Common Council agenda for final action.

**A motion was made by Commissioner Hefel, seconded by Commissioner Kohlman, to recommend approval of the request and the adoption of ZOrd. 0003-24. The motion PASSED by a Voice Vote.**

[0523-24](#)

**Subject:** Consideration of a request from Batten International Airport for a major amendment to a conditional use permit to construct a new hangar, propose a future 4 tenant hangar and a new bathroom facility at an existing airport in a I-2 General Industrial Zone District as allowed in Section 114-588 of the Municipal Code.

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

Madsen presented the request showing the aerial photo, zoning of the property and surrounding area, the land use designation for the site, and photos of the site and surrounding area. He explained that the plan is to construct hangars and a bathroom facility on the airport property and showed the floor plan and the site plan for the proposed. Madsen reviewed the application summary, the possible actions of the Commission, and the findings of fact for approval of conditional use permits. He stated, based on the findings of fact, staff is recommending approval of the request subject conditions a. – e. Madsen reviewed the conditions of approval.

Commissioner Kohlman asked where the proposed hangar would go on the property and what street would the hangar connect from.

Madsen showed the aerial photo of the site and explained the hangar's location. He stated that the hangar would connect from Eaton Lane.

*Commissioner Hefel asked if the road were a private drive.*

*Madsen stated yes. In response to Kohlman, he explained that there is an existing piece of pavement from Eaton Lane and showed the location on the floor plan for the hangar.*

*Commissioner Kohlman asked about the restrictions to the proximity of houses. Madsen stated that a 25-foot buffer was required.*

*Acting Chairman Peete asked if there would be additional air traffic.*

*Madsen stated there was nothing submitted regarding air traffic and explained that the hangar would be for taxing, not for take off and landing.*

*Acting Chairman Peete opened the Public Hearing at 4:52 p.m.*

*Kathy Urick, 2818 Jean Avenue, spoke regarding the request. She asked about the location of the proposed hangar and explained the water problems around Lorraine Avenue.*

*Colin McKen, 724 Crabtree Lane, spoke regarding the request. He asked how close the project was to the [future] juvenile detention center.*

*Madsen that the proposed hangar location is a long way away from the juvenile detention center.*

*Acting Chairman Peete closed the public hearing at 4:57 p.m.*

**A motion was made by Commissioner Hefel, seconded by Commissioner Kohlman, to approve the request subject to conditions a. – e. The motion PASSED by a Voice Vote.**

[0522-24](#)

**Subject:** Consideration of a request from L-A Tires LLC, for consideration of a major amendment to a conditional use permit to operate an auto sales facility in conjunction with an existing auto mechanic shop, tire sales and repair shop located in a B-2 Community Shopping Zone District as allowed in Section 114-468 of the Municipal Code.

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

*Michelle Cook, Associate Planner, presented the request showing the aerial photo of the property, the public hearing notification area, the zoning of the property and surrounding area, the land use designation for the site and surrounding area, and the photos of the site and surrounding area. She explained that the request is for a major amendment to a conditional use permit to add automobile sales to an existing auto repair.*

*Cook stated, based on the findings of fact, staff is recommending approval of the major amendment subject to conditions a. – g. Cook reviewed the conditions of*

approval.

Acting Chairman Peete opened the Public Hearing.

Ed Malacara, spoke on behalf of L-A Tires. He sated that they have been in business for a number of years and has to move from their location at 1304 Douglas Avenue.

Acting Chairman Peete closed the Public Hearing at 5:06 p.m.

**A motion was made by Commissioner Hefel, seconded by Commissioner Kohlman, to approve the request subject to conditions a. – g. The motion PASSED by a Voice Vote.**

### End of Public Hearings. Applicants may answer questions if called upon

[0519-24](#)

**Subject:** Consideration of a request by Racine Unified School District, for review and approval of a 2-lot Certified Survey Map for the properties at 1200 State Street, 933 Doud Street, and 960 and 930 Dr. Martin Luther King Jr. Drive.

**Attachments:**     [Recommendation](#)  
                                  [Proposed CSM](#)  
                                  [Application](#)

*Cook explained the request for a 2-lot certified survey map for the properties at 1200 State Street, 933 Doud Street, and 960 and 930 Dr. Martin Luther King Drive. She reviewed how the site currently looks now and how it would look if the certified survey map is approved. She stated that staff is recommending approval subject to conditions a. – c. Cook reviewed the conditions of approval.*

**A motion was made by Commissioner Hefel, seconded by Commissioner Kohlman, to approve the request subject to conditions a. – c. The motion PASSED by a Voice Vote.**

[0517-24](#)

**Subject:** Request from Christopher Adams of Dominion Properties for review and approval of facade changes at 222 5th Street.

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

*Madsen explained the request for façade changes at 222 Fifth Street. He explained the current look of the façade and what the applicant is proposing to do. He stated staff is recommending approval of the façade changes subject to conditions a. – d.*

**A motion was made by Alder Jones, seconded by Commissioner Kohlman, to approve the request subject to conditions a. -d. The motion PASSED by a Voice Vote.**

[0518-24](#)

**Subject:** Request from Larry Shapard of Tulip Tavern, for review and

approval of facade changes at 509 6th Street.

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

*Cook described the request for façade changes to 509 – 6th Street. She stated the applicant is looking to update the façade from its current look and that the wood portion would be similar to Butcher and Barrel on Sixth Street and that the brick would not be painted. Cook described the recommendation for approval and stated staff is recommending approval subject to conditions a. – e.*

**A motion was made by Commissioner Hefel, seconded by Commissioner Kohlman, to approve the request subject to conditions a. – e. The motion PASSED by a Voice Vote.**

## **Adjournment**

*There being no further business, the meeting adjourned at 5:16 p.m.*