



City of Racine

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

Meeting Minutes - Final

Planning Heritage and Design Commission

Monday, April 22, 2024

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:30 p.m.

PRESENT: 6 - Mayor Mason, Jones, Hefel, Kohlman, Jung and Peete

Approval of Minutes for the March 18, 2024 Meeting.

A motion was made by Jung, seconded by Hefel, to approve the March 18, 2024 minutes. The motion **PASSED** by voice vote.

4:30 P.M. PUBLIC HEARING

[0360-24](#)

Subject: Consideration of a request from Habitat for Humanity to Adopt ZOrd. 0002-24 for a rezoning of property on the south side of West Street in the 1100 Block between Geneva and Marquette Streets from B-2 Community Shopping District to R-3 Limited General Residence District, as allowed by Sec. 114-77 of the Municipal Code.

Recommendation of the Planning, Heritage and Design

Commission on 04-22-2024: That ZOrd. 0002-24 for a rezoning of property on the south side of West Street in the 1100 Block between Geneva and Marquette Streets from B-2 Community Shopping District to R-3 Limited General Residence District, as allowed by Sec. 114-77 of the Municipal Code, be adopted.

Fiscal Note: N/A

Steven Madsen, Associate Planner, presented the item. He displayed aerial images, street view images of the property, and reviewed proposed re-zoning at 1111 West Street.

Based on the findings of fact, staff recommends approval.

Mayor Mason opened Public Comment at 4:40 p.m.

Mayor Mason closed the Public Comment at 4:46 p.m.

A motion was made by Hefel, seconded by Jung, that the request by Habitat for Humanity to Adopt ZOrd. 0002-24 for a rezoning of property on the south side of West Street in the 1100 Block between Geneva and Marquette Streets from B-2 Community Shopping District to R-3 Limited General Residence District be

approved. The motion PASSED by voice vote.

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

[0366-24](#)

Subject: Request from Bob Zandi, Representing Mark Porcaro, for review and approval of facade changes at 1101 N. Main Street.

*Steven Madsen, Associate Planner, presented the item. He displayed street view images of the property and reviewed proposed facade with photos.
Based on the findings of fact, staff recommends approval.*

A motion was made by Jung, seconded by Hefel, that the request by Bob Zandi, Representing Mark Porcaro, for review of facade changes be approved, subject to conditions a-d. The motion PASSED by voice vote.

[0369-24](#)

Subject: Consideration of a request from Ben Counterman of Fastsigns Racine, representing Realty One Group Boardwalk, for review and approval of signage at 323 Main Street.

*Michelle Cook, Associate Planner, presented the item. She displayed street view images of the property with proposed signage at 323 Main Street.
Based on the findings of fact, staff recommends approval.*

A motion was made by Jung, seconded by Jones, that the request by Ben Counterman of Fastsigns Racine, representing Realty One Group Boardwalk be approved, subject to conditions a-c. The motion PASSED by voice vote.

[0371-24](#)

Subject: Consideration of a request from the Downtown Racine Corporation, on behalf of Littleport Brewing Company, for review and approval of signage at 234 Wisconsin Avenue.

*Michelle Cook, Associate Planner, presented the item. She displayed street view images of the property with proposed signage at 234 Wisconsin Avenue.
Based on the findings of fact, staff recommends approval.*

A motion was made by Hefel, seconded by Kohlman, that the request by Downtown Racine Corporation, on behalf of Littleport Brewing Company at 234 Wisconsin Avenue be approved, subject to conditions a-e. The motion PASSED by voice vote.

[0370-24](#)

Subject: Design review of a proposed educational institution at 1012 Center Street, as referred to the PHDC by the Zoning Board of Appeals during the March 18, 2024 meeting.

*Jeffrey Hintz, Assistant Director, presented the item. He displayed aerial images of the property, original exterior building rendering, and revised proposed exterior building rendering.
Based on the findings of fact, staff recommends approval.*

A motion was made by Jung, seconded by Hefel, that the request of design

review of a proposed educational institution at 1012 Center Street be approved. The motion PASSED by voice vote.

Adjournment

There being no further business Mayor Mason adjourned the meeting at 5:05 p.m.

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at (262) 636-9151 prior to this meeting.