



# City of Racine

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

## Meeting Agenda - Final

### Planning Heritage and Design Commission

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Monday, May 4, 2026

4:30 PM

City Hall, Room 205

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#### Call To Order

#### Approval of Minutes for the March 16, 2026 Meeting.

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

[0365-26](#)

**Subject:** Consideration of a resolution approving the project plan amendment for Tax Incremental District No. 11.

**Attachments:**

[TID 11 Project Plan](#)

[Resolution](#)

[Staff Summary](#)

[0366-26](#)

**Subject:** Consideration of a resolution approving the project plan amendment for Tax Incremental District No. 13.

**Attachments:**

[TID 13 Project Plan](#)

[Resolution](#)

[Staff Summary](#)

[0367-26](#)

**Subject:** Consideration of a resolution approving the project plan amendment for Tax Incremental District No. 22.

**Attachments:**

[TID 22 Project Plan](#)

[Resolution](#)

[Staff Summary](#)

[0368-26](#)

**Subject:** Consideration of a resolution approving the project plan amendment for Tax Incremental District No. 23.

**Attachments:**

[TID 23 Project Plan](#)

[Resolution](#)

[Staff Summary](#)

[0369-26](#)

**Subject:** Consideration of a resolution approving the project plan amendment for Tax Incremental District No. 28.

**Attachments:**

[TID 28 Project Plan](#)  
[Resolution](#)  
[Staff Summary](#)

[0370-26](#)

**Subject:** Consideration of a resolution approving the project plan amendment for Tax Incremental District No. 31.

**Attachments:**

[TID 31 Project Plan](#)  
[Resolution](#)  
[Staff Summary](#)

[0371-26](#)

**Subject:** Consideration of a resolution approving the project plan and boundaries for the creation of Tax Incremental District No. 32.

**Attachments:**

[TID 32 Project Plan](#)  
[Resolution](#)  
[Staff Summary](#)  
[Public Hearing Notice](#)

[0372-26](#)

**Subject:** Consideration of a resolution approving the project plan and boundaries for the creation of Tax Incremental District No. 33.

**Attachments:**

[TID 33 Project Plan](#)  
[Resolution](#)  
[Staff Summary](#)  
[Public Hearing Notice](#)

[0373-26](#)

**Subject:** Consideration of a request from Aura Senior Living LLC, represented by Parit Patel, for a conditional use permit to operate an assisted living facility at 4020 Durand Avenue, zoned B2 Community Shopping District, as allowed by Section 114-468 of the Municipal Code.

**Attachments:**

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

[0374-26](#)      **Subject:** Consideration of a request from Keystone Heating and AC Co. Inc., represented by Jason Frank of Rudie/Frank Architecture, for a conditional use permit to operate a contractor office/yard at 2627 Lathrop Avenue, zoned I-1 Restricted Industrial District, as allowed by Section 114-568 of the Municipal Code.

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

[0375-26](#)      **Subject:** Consideration of a request from Aristotle Duberstein for a conditional use permit to operate a tattoo establishment at 242 Main Street, zoned B4 Central Business District, as allowed by Section 114-508 of the Municipal Code.

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

[0376-26](#)      **Subject:** Consideration of a request from Veterans Outreach of Wisconsin, represented by Kerry Milkie, for a major amendment to a conditional use permit to allow for the construction of nine housing units to the residential community at 1624 Yout Street, zoned I2/FD General Industrial District with a Flex Development, as allowed by Section 114-588 of the Municipal Code.

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

## END OF PUBLIC HEARINGS

[0377-26](#)      **Subject:** Communication discussing the closure of Tax Incremental District Nos. 10, 16, and 27.

**Attachments:**      [Staff Memo](#)

[0378-26](#)      **Subject:** Consideration of a request from Dontay White, represented by Jason Roetz of Fastsigns of Racine, for design review and approval of signage at 515 Sixth Street.

**Attachments:**      [Design Review](#)  
[Recommendation](#)  
[Plans](#)

[0379-26](#)

**Subject:** Consideration of a request from Ambitious Vibes Candle Bar, represented by Fastsigns of Racine, for design review and approval of signage at 232 Main Street.

**Attachments:**

[Design Review](#)

[Recommendation](#)

[Plans](#)

[0226-26](#)

**Subject:** Consideration of a request from Roy Peterson, representing RM Hospitality Group, LLC, dba Harborspot, for design review and approval of exterior modifications and signage at 207 Gaslight Circle.

**Attachments:**

[Recommendation](#)

[Plans](#)

[0227-26](#)

**Subject:** Consideration of a request from Brewer Contracting Inc. for design review and approval of a walkout deck on the east side of the property at 223 Gaslight Circle.

**Attachments:**

[Recommendation](#)

[Plans](#)

## Adjournment

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