



City of Racine

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

Meeting Minutes - Draft

Planning Heritage and Design Commission

Monday, March 20, 2023

4:30 PM

City Hall, Room 205

Call To Order

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

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

Approval of Minutes for the January 23, 2023 Meeting.

A motion was made by Commissioner Jung, seconded by Commissioner Hefel, to approve the minutes of the January 23, 2023 meeting. The motion **PASSED** by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

[0215-23](#)

Subject: Consideration of a request from Eric Gebhardt from RINKA Inc., representing Associated Bank Natl, for a major amendment to a conditional use permit for the addition of a canopy for the drive thru at 5205 Washington Avenue, as allowed by Sec. 114-468 of the Municipal Code. (PHDC-23)

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

Steven Madsen, Associate Planner, presented the request. He stated that the request is for a major amendment to the conditional use for the addition of a canopy for the drive thru at 5205 Washington Avenue. Madsen showed the public hearing notification area, the zoning for the site and surrounding area, and photos of the site and surrounding area. He stated that a portion of the property is in Mt. Pleasant. Madsen showed the proposed site plan and rendering for the canopy addition. He stated that the dumpster will also be relocated on the property. Madsen reviewed the business and application summary and the required findings of fact for approval of conditional use permits. He stated staff is recommending approval of the request, subject to conditions a. – e.

Mayor Mason opened the public hearing at 4:36 p.m.

Eric Gebhardt, the applicant, spoke regarding the request. He stated they currently only have one lane and the dumpster at its current location makes it unsafe. He stated that Mt. Pleasant has also reviewed their plans.

Mayor Mason closed the public hearing at 4:38 p.m.

A motion was made by Commissioner Jung, seconded by Commissioner Hefel, to approve the request subject to conditions a. – e. with the amendment to change the date in condition a. to March 20th. The motion PASSED by a Voice Vote.

[0289-23](#)

Subject: Communication sponsored by Mayor Mason for consideration of a request by Dan and Ken Kaiser of Rivers End Real Estate, LLC seeking a rezoning of 209, 219, and 303 Dodge Street from I-2 General Industrial to B-5 Central Service District as allowed by Sec. 114-78 of the Municipal Code (ZOrd.0002-23). (PHDC-23)

Recommendation of the Planning, Heritage and Design

Commission on 03-20-23: That ZOrd.0002-23 rezoning the properties at 209, 219, and 303 Dodge Street from I-2 General Industrial to B-5 Central Service District, be adopted.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)

[Applicant Submittal](#)

[Public Hearing Notice](#)

[#ZOrd.0002-23 - Rezoning 209, 219 and 303 Dodge Street](#)

Jeff Hintz, Planning Manager, presented the request. He stated that the applicants recently purchased the properties on Dodge Street that were formerly owned by the Pugh's. He stated that the current zoning of the property (industrial) allows for restaurants by a conditional use permit. He stated that the request to rezone the property to B-5 Central Service would allow for a restaurant without having to apply for a conditional use permit. Hintz showed images of the current zoning and the zoning of the surrounding area, the aerial image of the site, and photos of the site and surrounding area. He stated staff is recommending adoption of the ordinance to rezone the properties, as presented.

In response to Commissioner Peete, Mayor Mason stated that the request to rezone the properties is long overdue. Mason asked what uses were allowed in B-5 versus Industrial.

Hintz stated the properties are currently zoned I-2, which allows for industrial uses such as a concrete plant, a metal plant, etc. He stated that B-5 does not allow for industrial uses and allows for uses that are more conducive to downtown.

Mayor Mason opened the public hearing at 4:52 p.m.

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

A motion was made by Alder Peete, seconded by Alder Jones, to recommend adoption of ZOrd.0002-23 rezoning the properties at 209, 219, and 303 Dodge Street. The motion PASSED by a Voice Vote.

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

[0291-23](#)

Subject: Consideration of a request from Dan and Ken Kaiser, representing Rivers End Real Estate, LLC., for review and approval of exterior renovations to the buildings at 209 Dodge Street. (PHDC-23)

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

Mayor Mason requested that items 0291-23, 0294-23, and 0292-23 be discussed simultaneously.

Hintz showed the elevations for the property at 209 Dodge Street and described the façade changes being proposed. He stated that the changes included painting, adding masonry, adding awnings, etc.

Hintz stated staff is recommending approval of the request, subject to conditions a. – d. Hintz reviewed the conditions of approval.

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

[0294-23](#)

Subject: Consideration of a request from Dan and Ken Kaiser, representing Rivers End Real Estate, LLC., for review and approval of exterior renovations to the building at 303 Dodge Street. (PHDC-23)

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

Hintz reviewed the exterior changes for 303 Dodge Street. He stated that this property is the former John's Dock. Hintz showed the rendering for the property and stated the wood, where applicable, would be replaced, and the building would be painted. He stated the same operator will operate both restaurants.

Hintz stated staff is recommending approval of the request, subject to conditions a. – d. Hintz reviewed the conditions of approval.

In response to Mayor Mason, Hintz stated that the condition regarding signage is worded that the material used would be brought back to staff. He stated that internal illumination is not allowed and that the location of the sign is also ok.

A motion was made by Commissioner Jung, seconded by Commissioner Hefel, to approve the request for exterior renovations subject to conditions a. – d. The motion PASSED by a Voice Vote.

[0292-23](#)

Subject: Consideration of a request from Rivers End Marina, LLC, for design review and approval of facade changes at 1001 Michigan Blvd. (PHDC-23)

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

Hintz described the exterior renovations to take place on the building. He showed the proposed paint colors for the main color and the trim on the building. He stated the building is an existing metal building; no changes to the exterior other than the paint will occur.

Hintz asked the applicant's representative, Scott Monroe, regarding the sign locations.

Mr. Monroe stated that the existing "Pugh Marina" sign has an external light that shines on it and that light will remain.

Hintz stated staff is recommending approval of the request subject to conditions a. – d. Hintz reviewed the conditions of approval.

A motion was made by Commissioner Jung, seconded by Commissioner Hefel, to approve the request for façade changes at 1001 Michigan Boulevard, subject to conditions a. – d. The motion PASSED by a Voice Vote.

[0293-23](#)

Subject: Consideration of a request from Chris Doerner of AG Architecture, representing J. Jeffers and Co., for design review for the proposed multi-unit residential building at 1450 Summit Avenue, as required by Sec. 114-735.5(a)(4) of the Municipal Code. (PHDC-23)

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

Madsen described the request and explained where the 1450 Summit Avenue building would be located along with the proposed campus plan. Madsen showed photos of the site and surrounding area and building renderings.

Hintz explained the existing conditions of the property and what needs to happen at the site. He stated that the applicant plans to repurpose the existing building at 1500 Summit Avenue into 18 townhomes, four flats, and he described the commercial phases to include a coffee shop, campus office and the inclusion of historic brick pavers – all related to the overall development of the site.

Hintz stated staff is recommending approval of the design subject to conditions a. – g. Hintz reviewed the conditions of approval.

Mayor Mason explained the project. In response to Alder Jones, Mayor Mason stated that the historic pavers would be kept in some of the spaces to give the development a historic feel and would be saved in as many places as they can be saved. He briefly discussed the \$2 Million grant the project received for Stormwater.

In response to Commissioner Hefel, Mayor Mason stated that the project will be LEED (Leadership in Energy and Environmental Design) Gold Certified. He stated the development will promote walkability.

Commissioner Kohlman spoke about the historic rails on the site.

A motion was made by Alder Peete, seconded by Alder Jones, to approve the design for 1450 Summit Avenue subject to conditions a. – g. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, Mayor Mason adjourned the meeting at 5:25 p.m.