



City of Racine

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

Meeting Minutes - Draft

Planning Heritage and Design Commission

Wednesday, November 17, 2021

4:30 PM

Virtual

Call To Order

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

PRESENT: 5 - Mason, Jones, Hefel, Peete and Jung

Approval of Minutes for the October 27, 2021 Meeting.

A motion was made by Peete, seconded by Jones, to approve the October 27, 2021 meeting minutes. The motion **PASSED** by a voice vote.

0931-21

Subject: Consideration of plans for design review as required by Sec. 114-826(a)(1) for the construction of a multiple dwelling unit building at 233 Lake Avenue as requested by Breakwater Racine, LLC. (PHDC 21)

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

Jeff Hintz, Planning Manager, presented the item by showing a bird's eye view and images of the surrounding area. The applicant seeks to construct a six story building with 202 dwelling units on the property. He stated that the property has been vacant since 2013 after We Energies left the site highly contaminated from coal gasification, which has since been remediated. There is groundwater monitoring in place and a 30' thick monolith underground that must remain sealed to prevent further spread of pollution. The building proposed utilizes a specialized foundation system to allow development while preserving the monolith. The plans include creating a pathway down to the lake front in line with 3rd Street. He displayed the renderings and proposed site and floor plans. He stated that most of the surrounding properties were built in the 2000s so historic preservation is not being considered with the design review. Lastly, he stated that approval is recommended subject to conditions A. - E.

Peete asked how this new development and design fits into the existing design in the area. Hintz replied that the nearby properties are newer and that, while it is within eyesight of the downtown area, it does not need to be historically aligned with downtown standards.

Jung noted that the last page of the application is very appealing.

Hintz reminded the commission that the item does not go to Common Council for final approval, but it was publicly noticed for input. Mayor Mason added that the development agreement was already approved.

Randy Guenther, President of Hovde Properties, stated that his team has been

working on this with Kahler Slater for a while now and found it important to connect to the lake front and to design the building in balance with downtown. They did this by incorporating modern and art deco elements and unique lighting elements. He stated that Hovde has been a long time property manager and they wanted to create green space and provide proper amenities. Lastly, the funding is in place and they want to break ground in Spring 2022.

Joe Sinnett, President of Kahler Slater, presented a project design summary. He stated that they focused on lake front connection when designing the six-story, 202-unit, market rate apartment building. Further, there will be 111 parking structure spots and 90 surface parking spots. He explained that the southwest corner is the high point of the grade and the southeast corner is a 13-foot difference so parking will go below there with the garage door on the north side of building. The building will be on the north side of the property with the green space on the south end. Sinnett described the architectural elements of the design, showed the elevations, and described the materials.

Guenther declared the name of the development to be Breakwater 233.

Peete asked if the design includes smart cities initiatives, such as an electric car charging station. Guenther replied that they will be striving for LEED Silver certification as part of the TIF agreement. More specifically, they have included solar arrays, energy efficient HVAC and glass, and they are still working through where to place the electric charging station. Peete thanked Guenther and team for their forward thinking on this project.

Mason stated that Hovde has taken on a very complicated and expensive site and that the City is very lucky to have Hovde on this project.

Bill Bowers, Director of City Development, added that Hovde has designed a building on a complicated site that respects nearby historic buildings along with a contemporary feel. Hefel acknowledged and thanked Hovde for their generosity in adding the lake front pathway. Jung added that it is difficult to modernize the area with respect to historic downtown and he thinks this is a good example of how to work the two together. Jung also stated that it is going to be a gift to the City. Peete asked about the timeline and Guenther replied that they plan to open in late Spring or early Summer in 2023.

A motion was made by Hefel, seconded by Peete, that the design plans for a multiple dwelling unit building at 233 Lake Ave. be approved subject to conditions A.-E. The motion PASSED by a voice vote.

[0932-21](#)

Subject: Consideration of plans for design review as required by Sec. 114-826(a)(1) and a facade grant for building facade changes at 300 Main Street as requested by Tim Ryan of Mt. Royal Investment Group, authorized agent for Tiger OP Fund LLC. (PHDC-21)

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

Hintz presented the item. He stated that the applicant seeks to remove the existing awning and signage, install a new storefront door and window system, add a new sign

platform and lighting and add dental moldings. The property is zoned B-4 as well as the surrounding properties. He displayed images of the building and surrounding area. He stated that the property received a facade grant for \$7,500 in 2007 for new windows which leaves \$2,500 for this project. The estimated project cost is \$39,000. Further, there is no tenant right now. Hintz stated that everything complies to design guidelines. Lastly, staff recommends approval subject to conditions a.-e.

Mayor Mason confirmed that the building will not be painted.

Jones asked about signage. Hintz responded that signage will come to the commission when the time comes.

The applicant, Tim Ryan, 524 Main St., thanked the commission. He stated that the program has been great for them and he thinks that this project will quickly attract a retail tenant.

A motion was made by Jung, seconded by Hefel, that the facade design plans and \$2,500 facade grant at 300 Main St be approved subject to conditions a.-e. The motion PASSED by a voice vote.

[0933-21](#)

Subject: Consideration of a two-lot certified survey map, as requested by Brian Coninx of Cogent Capital Group and prepared by John P. Konopacki, for the property at 4801 Washington Avenue. (PHDC-21)

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

Steven Madsen, Associate Planner, displayed the CSM. He explained that the lot will be divided into two lots with no buildings on one lot and part of the Shopko building on the other. Further, staff recommends approval subject to conditions a.-e., including a new water service feed be installed.

Jung asked if the unimproved area was paved. Hintz responded that it is and added that this was a condition of the Conditional Use Permit from summer 2021 for the warehousing in the old Shopko building. Further, they were required to do this to ensure a developable space in the area.

Peete inquired about the benefits of this division. Mayor Mason replied that the city didn't want an empty lot sitting there undeveloped. Bowers agreed and added that creating a separate lot brings more value and creates more opportunity for the property's highest and best use.

Nicole Blejan, owner, stated that they are trying to improve the corner lot and bring development to the area.

A motion was made by Hefel, seconded by Jones, that the certified survey map at 4801 Washington Avenue be approved subject to conditions a.-e. The motion PASSED by a voice vote.

Adjournment

There being no further business, Mayor Mason adjourned the meeting at 5:44 p.m.

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