



# 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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Thursday, May 20, 2021

4:30 PM

Virtual

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#### Special Meeting

##### Call To Order

*Mayor Mason called the meeting to order at 4:33 p.m.*

**PRESENT:** 4 - Mason, Jones, Hefel and Peete

**EXCUSED:** 1 - Jung

##### 4:30 PM Public Hearing

[0401-21](#)

**Subject:** Request by CCM-Porters LLC, authorized agent for Cardinal Capital Management Inc., for consideration of a conditional use permit to build and operate a mixed use development at 301 6th Street and 608 Wisconsin Avenue as allowed by Sec. 114-508 of the Municipal Code and for Design Review being located within the Downtown Design Review Area. (PHDC-21)

##### Recommendation of the Planning, Heritage, and Design

**Commission on 05-20-21:** That, based on the findings of fact, the request by CCM-Porters LLC, authorized agent for Cardinal Capital Management Inc., for consideration of a conditional use permit to build and operate a mixed use development at 301-6th Street and 608 Wisconsin Avenue as allowed by Sec. 114-508 of the Municipal Code be approved, subject to conditions a. - i.

**Fiscal Note:** N/A

**Attachments:** [Received Comments](#)  
[Revised Renderings](#)  
[Review and Recommendation](#)  
[Public Hearing Notice](#)  
[Applicant Submittal](#)  
[#0401-21 Resolution](#)

*Mayor Mason resumed the public hearing at 4:34 p.m.*

*Jeff Hintz, Associate Planner, informed the Commission that there were no new*

*members of the public present to speak on the item.*

*Matt Sadowski, Planning Manager, summarized the application, design points, and the building renderings previously shown for the project. He reviewed the design considerations that were discussed at the previous meeting and the design of the buildings within the area of the proposed project and properties that reflected forms of the historic district. Sadowski reviewed the location for the proposed Porters building and the character of the facades surrounding, view horizons looking south on Wisconsin Avenue. Sadowski showed the previous design submitted and described the improvements made showing the changes made to the previously submitted plan. Sadowski described the additional design modifications based on the comments from the previous PHDC meeting. He stated first, a survey was done of similar types of building with a similar character of the proposed building. He stated more embellishment on the proposed building and a review of the window design were requested. Sadowski showed the previous design of the cornice and the modified design. He stated the inlay provides shadowing to the parapet. Sadowski explained that staff asked that the window forms in the area be reviewed. He showed what was originally proposed and stated window panes proposed previously gave an industrial feel and explained the design was modified to mimic the surrounding buildings. Sadowski stated larger panes of glass and a vertical character versus a horizontal character was provided for the updated design. Sadowski stated that staff also discussed the College Avenue side of the building. He stated while staff recognizes that this is as service area, they wanted the College Avenue side of the building not to appear as an afterthought. He stated modifications were made to add an awning and frosted glass inlay to each of the doors on College Avenue giving the façade a little more attention. Sadowski showed the revised building facades to the commissioners and stated that staff feels this building is a nice balance between what the building is trying to say and what the Sixth Street District is trying to reflect. He stated the proposed building attempts to compliment the historic character of the Sixth Street Historic District.*

*Mayor Mason closed the public hearing at 4:51 p.m.*

*Sadowski described the possible actions of the Commission and the required findings of fact for approval of conditional use permits. He stated based on the changes, staff feels that all of the findings of fact are met for this request. Sadowski stated staff is recommending approval subject to conditions a. – i.*

**A motion was made by Alder Peete, seconded by Commissioner Hefel, to recommend approval of the request including the revised renderings presented May 20, 2021 PHDC meeting subject to conditions a.-i. The motion PASSED unanimously by a Voice Vote.**

## **Adjournment**

*There being no further business, the meeting adjourned at 4:58 p.m.*