



City of Racine

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

Meeting Minutes - Final

Planning Heritage and Design Commission

Wednesday, June 29, 2022

4:30 PM

City Hall, Room 205

Call To Order

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

Approval of Minutes for the June 1, 2022 Meeting.

A motion was made by Jung, seconded by Peete, to approve the June 1, 2022 minutes. The motion **PASSED** by a voice vote.

4:30 P.M. PUBLIC HEARINGS

[0435-22](#)

Subject: Communication sponsored by Mayor Mason submitting a request by John and Stephenie Calhoun, representing the Meditative Groomer, LLC, for consideration of a conditional use permit to operate a dog grooming academy in an existing building at 3551 Douglas Avenue as allowed by Sec. 114-308 of the Municipal Code. (PHDC-22)

Recommendation of the Planning, Heritage, and Design Commission on 06-29-22: That based on the findings of fact, that the request for a conditional use permit to allow for a dog-grooming academy at 3551 Douglas Avenue be approved, subject to conditions a. - d.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)
 [Public Hearing Notice](#)
 [Applicant Submittal](#)
 [#0435-22 Resolution](#)

Steven Madsen, Associate Planner, presented the item. He displayed the Bird's Eye View of the property, zoning and land use maps, current images of the property, and the proposed site and floor plans. He then summarized the application and business plan. He stated that the applicant proposes to operate a pet grooming academy at 3551 Douglas Avenue and they plan to have 1 staff member and approximately 4 students on site at a time. Further, they will be open Monday – Friday 9 am to 5 pm. They will have occasional events that may be outside these hours, but never before 9 am and never after 10 pm. Lastly, he stated that based on the required findings, staff recommends approval subject to conditions a. - d.

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

There being no speakers, Mason closed the public hearing at 4:38 p.m.

A motion was made by Jung, seconded by Hefel, to recommend approval of the conditional use permit to operate a pet grooming academy at 3551 Douglas Ave, subject to conditions a. - d. The motion PASSED by a voice vote.

END OF PUBLIC HEARINGS - Applicants may only address the Commission if requested to do so

[0436-22](#)

Subject: A request by Erica Yu of Chipman Design Architecture, agent for Planet Fitness, for consideration of a minor amendment to a conditional use permit to allow for a facade remodel at 5748 Durand Avenue (Regency Mall) as allowed by Sec. 114-155 (b) of the Municipal Code. (PHDC-22)

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

Michelle Cook, Associate Planner, presented the item. She displayed the Bird's Eye View of the property, zoning and land use maps, current images of the property, the current facade and proposed facade changes. She summarized the application. The applicant proposed to update the façade at 5748 Durand Avenue (5502 Durand Avenue, Regency Mall) to install a new EFIS parapet wall and pillars, expand the width of the signage band, and removing the awning. Further, no other changes to the exterior of the building or operational changes are being proposed. Therefore, based on the findings of fact, staff recommends approval subject to conditions a. - f.

Hefel asked if the light-up signage will be changing. Cook responded that they will be changing their signage but they didn't submit anything for that change at this time. However, they will have to submit plans to staff for review prior to changing signage.

Peete asked if the facade material will be the same color and texture. Cook responded that it will be similar to other materials on the facade of the mall.

A motion was made by Hefel, seconded by Jones, to approve the minor amendment for facade changes at 5748 Durand Avenue, subject to conditions a. - f. The motion PASSED by a voice vote.

[0408-22](#)

Subject: Communication sponsored by Alder Peete, for consideration of a request by Paula Swanigan, representing F.I.N.A.O. Inc, seeking a conditional use permit to operate a non-profit at 1101 Grove Ave. as allowed by Sec. 114-468 of the Municipal Code. (PHDC-22)

Recommendation of Planning, Heritage, and Design Commission on 06-01-22: That the item be deferred to the next meeting (June 29, 2022) to obtain more information from the applicant about the proposal.

Fiscal Note: N/A

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

Item #'s 0408-22 and 0409-22 were considered simultaneously.

A motion was made by Peete, seconded by Hefel, that this item be deferred to obtain more information from the applicant. The motion PASSED by a voice vote.

[0409-22](#)

Subject: Communication sponsored by Alder Peete, for consideration of a request by Raymond and Lodze Noël seeking to rezone the property at 1346 Main Street from R-2 Single Family Residential to R-5 General Residence District as allowed by Sec. 114-77 of the Municipal Code. (PHDC-22)

Recommendation of the Planning, Heritage, and Design Commission on 06-01-22: That the item be deferred to the next meeting (June 29, 2022) to obtain more information from the applicant about the proposal.

Recommendation of the Planning, Heritage, and Design Commission on 06-29-22: That the item be deferred to obtain more information from the applicant about the proposal.

Recommendation of the Planning, Heritage, and Design Commission on 08-03-22: That the item be denied.

Fiscal Note: N/A

Attachments: [Review & Recommendation](#)
[Public Hearing Notice](#)
[ZOrd.0002-22](#)
[Applicant Submittal](#)
[Revised Renderings](#)

A motion was made by Peete, seconded by Hefel, that this item be deferred to obtain more information from the applicant. The motion PASSED by a voice vote.

[0437-22](#)

Subject: Discussion regarding findings of the Carlisle Avenue Historical Reconnaissance Survey (PHDC-22)

Attachments: [Summary Memo](#)
[Survey Results](#)
[Public Invitation](#)
[FAQ](#)

Jeff Hintz, Planning Manager, presented the item. He stated that the historical reconnaissance survey results are in. The survey was conducted by the University of Wisconsin - Milwaukee (UWM) and sponsored by the Wisconsin Historical Society State Historic Preservation Office (WHS SHPO). Further, that the survey is just an inventory of what's out there that, at first look, appears to meet the minimum criteria for historic designation. It does not result in any designation of any property on any register (local, state or national). To be added to a registry for historic significance (when different rules apply to the treatment of the properties), a separate process is used. Hintz added that there will be a virtual public engagement meeting on July 12, 2022 at 6 p.m. - 7:30 p.m.

Hintz stated that the potential individually eligible properties are: 1648 N Memorial Drive (Horlick Athletic Field) Criteria A (events) and 1909 Summit Avenue (Emmaus Lutheran Church and Parsonage) Criteria C (Architecture). Further, one of the potential eligible districts are the Horlick Malted Milk Company Workers' Cottages which consists of the following addresses: 1435-1443 Horlick Avenue; 1436-1444 Summit and 1435-1451 Summit. The other potential district is the Carlisle Avenue Historic District which consists of the West side of Carlisle from English Street, north to Yout Street (1830-1928 Carlisle). He displayed maps of these potential districts.

Jung expressed his excitement about the public meeting and he asked if other organizations have been invited. Hintz responded that a mailing went out to the properties in the potential district and it will be promoted via email and Facebook. Jung asked why the East side of Carlisle Avenue isn't included. Hintz responded that properties are considered using a very specific lens, but the experts from UWM that will be at the meeting can give a more detailed answer.

Kohlmann asked if the determinations were based on architecture or history. Hintz responded that the Horlick Athletic Field and the Horlick Malted Milk Company Workers' Cottages district were based on history and the Emmaus Lutheran Church and Parsonage and the Carlisle Avenue Historic District were based on architecture.

A motion was made by Jones, seconded by Peete, to receive and file this item. The motion PASSED by a 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 City Development Office at (262) 636-9151 at least 48 hours prior to this meeting.