



# 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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Wednesday, September 21, 2022

4:30 PM

City Hall, Room 205

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#### Call To Order

**PRESENT:** 2 - Hefel and Jung

**EXCUSED:** 1 - Kohlman

#### Approval of Minutes for the September 7, 2022 Meeting.

A motion was made by Peete, seconded by Hefel, to approve the September 7, 2022 minutes. The motion **PASSED** by a voice vote.

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

[0689-22](#)

Subject: Communication sponsored by Mayor Mason, consideration of a request by Fullerton Engineering o.b.o. Dish Wireless, for a conditional use permit for a rooftop wireless telecommunications facility at 314 Sixth Street, as allowed per Sec. 114-508 of the Municipal Code. (PHDC-22).

Recommendation of Planning, Heritage, and Design Commission on 09-21-22: That the request for a conditional use permit for a rooftop wireless telecommunications facility at 314 Sixth Street be approved, subject to conditions a. - i.

Fiscal Note: N/A

**Attachments:** [Applicant Submittal](#)  
[Review and Recommendation](#)  
[Public Hearing Notice](#)  
[#0689-22 Resolution](#)

*Michelle Cook, Associate Planner, presented the item. She displayed images of the Bird's Eye View of the property, land use, zoning, and street view images. The property is zoned B-4 and surrounded by B-4. The property's land use designation is mixed use and so are the surrounding properties. Cook then displayed the rendering and described the proposed antenna installation. She stated that the applicant proposes to install a rooftop wireless telecommunications facility consisting of equipment and three antenna at 314 Sixth Street. Also, that staff requested one of the three antenna be moved in a little bit so it won't be seen from the street. Cook stated that the overall use of the building will not be impacted due to the installation of the wireless telecommunications facility. Lastly, that based on the findings of fact,*

*staff recommends approval subject to conditions a. - i.*

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

*The applicant, Joe Goldshack, Fullerton Engineering, stated that it is a small amount of equipment that will be installed on the roof top and not seen from the road so the historic nature of the building will be preserved. Also, that they submitted for State Historic Review and should hear back from them in November.*

*Mayor Mason asked the applicant if moving the one antenna would be an issue. Goldshack responded that it is not an issue.*

*There being no further public comments, Mayor Mason closed the public hearing at 4:41 p.m.*

**A motion was made by Peete, seconded by Jung, that the request for a conditional use permit for a rooftop wireless telecommunications facility at 314 Sixth Street be recommended for approval. The motion PASSED by the following roll call vote:**

**AYES:** 4 - Mason, Jones, Peete and Jung

**EXCUSED:** 1 - Kohlman

**ABSTENTIONS:** 1 - Hefel

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

[0692-22](#)

Subject: Consideration of a request for a minor amendment to a conditional use permit to redesign the parking lot at 3131 Taylor Avenue, as allowed by Sec. 114-428 of the Municipal Code. (PHDC-22)

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

*Steven Madsen, Associate Planner, presented the item. He displayed images of the Bird's Eye View of the property, land use, zoning, and images of the parking lot conditions. The property is zoned Office/Institutional and is surrounded by R-2, R-4, and B-2 properties. The property's land use designation is Governmental and Institutional and is surrounded by Medium Density Residential, Commercial, and Recreational land uses. Madsen then displayed the existing and proposed parking plans. He stated that the property currently has a conditional use for a campus plan for mixed uses. This would be an amendment to that as the parking is significantly changing. Further, that instead of two parking areas there will be one that is connected with both access points on Taylor Ave. None of the uses are changing as a part of this amendment. Also, the completion of this project will fill a condition of a previous CUP approved as Res. 0160-22 in March. Lastly, that based on the findings of fact, staff recommends approval subject to conditions a. - e.*

*No further discussion on the item.*

**A motion was made by Hefel, seconded by Jones, that the request for a minor amendment to a conditional use permit to redesign the parking lot at 3131 Taylor Avenue be approved. The motion PASSED by a voice vote.**

[0693-22](#)

Subject: Consideration of a request by MEVA LLC for review and approval of facade changes and a facade grant for the property at 607 Sixth Street. (PHDC-22)

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

*Jeff Hintz, Planning Manager, stated that the item is recommended to be deferred per the most recent request of the applicant in order to finalize project bids.*

**A motion was made by Jung, seconded by Hefel, that the request for review and approval of facade changes and a facade grant for the property at 607 Sixth Street be deferred. The motion PASSED by a voice vote.**

### **Announcement**

*Hintz stated that the Planning, Heritage, and Design Commission meetings will now take place on Mondays instead of Wednesdays, at the same time. He stated he will send out a new development review schedule that will begin next month.*

### **Adjournment**

*There being no further business, the meeting adjourned at 4:50 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.**