



City of Racine

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

Meeting Minutes - Final

Planning Heritage and Design Commission

Monday, May 4, 2026

4:30 PM

City Hall, Room 205

Call To Order

Alder Peete assumed the Chair position of the PHDC and called the meeting to order at 4:31 p.m.

Alder Peete, not listed in the attendance, was also present at the meeting.

Mayor Mason, not listed in the attendance, was excused from the meeting.

PRESENT: 3 - Hefel, Kohlman and Chambers

Approval of Minutes for the March 16, 2026 Meeting.

A motion was made by Hefel, seconded by Chambers, to approve the minutes of the March 16, 2026 meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

[0365-26](#)

Subject: Consideration of a resolution approving the project plan amendment for Tax Incremental District No. 11.

Attachments: [TID 11 Project Plan](#)
[Resolution](#)
[Staff Summary](#)

Jeff Hintz, Assistant Director, introduced the request and explained that he would present the next few items jointly. Hintz introduced Ehlers staff who is assisting the City with the Tax Incremental District items. He explained that there is a series of public hearings where the public will be able to ask questions. He explained that the closures for the TIDs are not public hearings; however, the amendments and creations are. Hintz explained the procedures for the public hearing. He stated that the Standing Joint Review Board (SJRB) met prior to this meeting at 2:30 p.m. and anything that is decided by the PHDC today will go to the Common Council on May 19th. The Standing Joint Review Board will take final action on the TID plans on June 9th. Hintz explained that the role of the PHDC would be to hold the public hearing and receive any questions or comments. The PHDC will then make a recommendation to the Common Council about the project plans and if they promote orderly development within the City.

Hintz explained TID Nos. 11 and 13 plan amendments. He explained that they would be presented jointly, however, the public hearings will be held separately. He stated the purpose of the amendment to TID No. 11 West Racine Plan was to allow allocations to TID No. 18 Water Street and the purpose of the amendment to TID No. 13 is to allow allocations to TID No. 18 Water Street and TID No. 26 Monument Square.

Hintz stated that TID No. 11 was created in 2005 to provide for the redevelopment and enhancement of the West Racine area. He explained that TID No. 11 assisted in the redevelopment of 3113 Washington Avenue (DaVita Dialysis) in 2015 and is expected to close in 2031; the amendment would allow an estimated \$980,000 in excess revenue to be transferred to TID No. 18.

Hintz showed the boundaries of TID No. 11. TID No. 11 is bound by Lindermann to the North, West Boulevard to the East, Grove Avenue to the West and DaVita Dialysis is on the southern portion of the boundary.

Hintz showed the boundaries of TID No. 18, along Water Street and the Root River. He stated that the properties on the site are currently being remediated for brownfield contaminants. Hintz explained the recommendation for the PHDC and the SJRB action. He stated that the SJRB took no action today except for receiving and filing the item and the PHDC recommendation would be that the resolution amending the project plan to allow for allocations from TID No. 11 be approved.

Peete opened the public hearing at 4:38 p.m.

Alderman Sandy Weidner, 2210 Thor Avenue, asked a question regarding the process. She asked if the PHDC meeting was being televised and recorded – available for the public to see on Legistar.

Hintz explained that only standing committees are recorded; the PHDC is not a standing committee.

Peete closed the Public Hearing closed at 4:39 p.m.

A motion was made by Hefel, seconded by Chambers, to adopt the resolution to allow allocations from TID No. 11 to TID No. 18. The motion PASSED by a Voice Vote.

[0366-26](#)

Subject: Consideration of a resolution approving the project plan amendment for Tax Incremental District No. 13.

Attachments: [TID 13 Project Plan](#)
[Resolution](#)
[Staff Summary](#)

Hintz explained the TID No. 13 amendment request. He stated the TID was created in 2006 to provide for the redevelopment of the property at 141 Main Street as a multi-unit, mixed-use building in 2009 – the first floor is commercial, and the upper floors are apartments. The TID No. 13 plan contemplates closure in 2033, and the amendment would allow for an estimated \$3,320,000 in excess revenue to be transferred to both TID Nos. 18 and 26.

Hintz showed the boundary map for TID No. 13 which occupies the entirety of the mixed-use development at the northeast corner of State and Main Streets.

Hintz showed the TID No. 18 boundary and TID No. 26 boundary. TID No. 26 is bound by Water Street, Park Avenue, Sixth Street, Main Street, and Fourth Street.

Hintz explained that the SJRB received and filed the item and the recommendation for

the PHDC would be that the resolution allowing the allocations from TID No. 13 to TID Nos. 18 and 26 be approved.

Peete opened the public hearing at 4:41 p.m.

No one spoke during the public hearing.

Peete closed the public hearing at 4:42 p.m.

A motion was made by Chambers, seconded by Hefel, to approve the resolution to allow allocations from TID No. 13 to TID Nos. 18 and 26. The motion PASSED by a Voice Vote.

[0367-26](#)

Subject: Consideration of a resolution approving the project plan amendment for Tax Incremental District No. 22.

Attachments: [TID 22 Project Plan](#)
 [Resolution](#)
 [Staff Summary](#)

Hintz presented the following items jointly, with separate public hearings: 0367-26, 0368-26, 0369-26, and 0370-26. These items refer to amendments to a few of the City's Neighborhood TIDs.

Hintz explained the request for TID No. 22 Northside Neighborhood TID as an amendment to the plan to subtract territory, specify infrastructure projects, allow for projects within ½ mile of the district boundary, and allow allocations to TID No. 28; the request for an amendment to TID No. 23 Southside Neighborhood TID would be an amendment to specify infrastructure projects and allow for projects within ½ mile of the district's boundary; the request for the amendment of TID No. 28 Neighborhood Plan is to specify infrastructure projects and allow for projects within ½ mile of the district's boundary; and the request for an amendment to the TID No. 31 Neighborhood Plan would be to specify infrastructure projects and allow for projects within ½ mile of the district's boundary.

Hintz stated that for all of the plans the infrastructure language includes language for funding a clean sweep program, property acquisition, and redevelopment activities along with infrastructure and public facilities improvements. He explained that the plans add the City of Racine's Community Development Authority (CDA) as the entity implementing the programs in Section 5 of all of the plan documents. For TID No. 22, the plan contemplates subtraction of territory by removing properties east of Erie Street and allows for specific projects within ½ mile which would cover the properties that would be removed. It also allows for a projected \$7,000,000 in excess revenue in the TID to be transferred to TID No. 28.

Hintz explained the reasoning for the subtraction of territory. He stated that the State requires that no more than 12% of equalized value of the entire city be within TID boundaries. The boundary reduction in TID No. 22, along with the TID closures discussed later in the agenda, will put the city below this threshold.

Hintz showed the original boundary map for TID No. 22 and the proposed amended boundary. He stated that the western portion of the boundary would remain unchanged.

Hintz explained that the SJRB received and filed the item and staff's recommendation

for the PHDC is that the resolution amending the project plan for TID No. 22 be approved.

Hefel asked for clarification that even though the map was being modified, the area being removed would still be able to apply.

Hintz stated that was correct.

Peete opened the public hearing at 4:47 p.m.

No one spoke during the public hearing.

Peete closed the public hearing at 4:47 p.m.

A motion was made by Hefel, seconded by Chambers, to approve the resolution amending the project plan and boundary for TID No. 22. The motion PASSED by a Voice Vote.

[0368-26](#)

Subject: Consideration of a resolution approving the project plan amendment for Tax Incremental District No. 23.

Attachments: [TID 23 Project Plan](#)
 [Resolution](#)
 [Staff Summary](#)

Hintz explained the request for TID No. 23 Southside Neighborhood. He reminded the commission that he already spoke regarding the infrastructure language and that same clarity would be added to TID No. 23. The TID amendment would also add the City of Racine's CDA as the entity implementing programs in Section 5 of the plan.

Hintz showed the boundary of TID No. 23 and explained the recommendation of staff. He stated there are no changes to the boundary of TID No. 23 and that the SJRB received and filed the request at their previous meeting. Staff recommends to the PHDC that the resolution amending the project plan for TID No. 23 be approved.

Peete opened the public hearing at 4:48 p.m.

No one spoke during the public hearing.

Peete closed the public hearing at 4:49 p.m.

A motion was made by Hefel, seconded by Kohlmann, to approve the resolution amending the project plan for TID No. 23. The motion PASSED by a Voice Vote.

[0369-26](#)

Subject: Consideration of a resolution approving the project plan amendment for Tax Incremental District No. 28.

Attachments: [TID 28 Project Plan](#)
 [Resolution](#)
 [Staff Summary](#)

Hintz explained the amendment to TID No. 28. He stated that the plan amendment

adds the same clarity on the infrastructure language, allows for projects within ½ mile – which would allow some properties within the current TID No. 27 (being proposed for closure) to participate in the homeowner repair program, allows for the receipt of the \$7,000,000 in excess revenue to be transferred from TID No. 22, and adds the City of Racine’s CDA as the entity implementing programs in Section 5 of the plan.

Hintz showed the boundary map for TID No. 28 and explained that the boundary will remain unchanged. Staff’s recommendation is that the resolution amending the project plan for TID No. 28 be approved. The SJRB received and filed the item at its meeting earlier today.

Chambers asked if funds were being taken from the TID to apply to another and asked for clarity regarding the boundaries of TID No. 22. He explained that he lived in 22 and asked if the money and use in the district was being reduced.

Hintz explained that the amount being transferred is an excess amount (excess revenue) that would be transferred out of TID No. 22 into TID No. 28 to facilitate the running of what was once TID No. 27 within the ½ mile provision.

Peete opened the public hearing at 4:52 p.m.

Alderman Sandy Weidner, 2210 Thor Avenue, spoke regarding the request. She stated she was going to speak regarding all the TIDs. She explained that we are now generating the ½ mile rule which we have never used before on the TIDs; she thinks we are on a slippery slope. She explained that we are gerrymandering boundaries and allocations to allow from one district to another. She explained that the PHDC is part of the bigger picture and what will be approved is what she sees as gerrymandering the neighborhood TIDs – allocating funding that is nowhere near the original boundaries of the TIDs. She explained that the TIDs will never close and they will generate funding to be held by this administration to use as they choose.

Peete closed the public hearing at 4:55 p.m.

A motion was made by Kohlmann, seconded by Hefel, to approve the resolution amending the project plan for TID No. 28. The motion PASSED by a Voice Vote.

[0370-26](#)

Subject: Consideration of a resolution approving the project plan amendment for Tax Incremental District No. 31.

Attachments: [TID 31 Project Plan](#)
 [Resolution](#)
 [Staff Summary](#)

Hintz explained the amendment for TID No. 31. He stated that it adds the same clarity regarding the infrastructure language and projects within a ½ mile. He explained that there is a proposed project at 5120 Byrd Avenue that may be funded and that the plan amendment would add the City’s CDA as the entity implementing programs in Section 5 of the plan.

Hintz showed the boundary map and explained that the SJRB received and filed the item and that staff’s recommendation is that the resolution amending the project plan for TID No. 31 be approved.

Peete opened the public hearing at 4:57 p.m.

Kristina Campbell, 507 13th Avenue, spoke concerned about the closure of TID No. 16. She is the chair of the Uptown Business Improvement District and would like to work together with the City. She explained that she was attending the meeting to try and figure out what is going on and that she did not want the Uptown neighborhood to be forgotten about. She explained that the people who live and work in Uptown do not want that and she would like to know about changes ahead of time.

Alder Weidner, 2210 Thor Avenue, spoke regarding the request. She explained that a large part of the reason that you (the PHDC) are being to gerrymander the existing TIDs is because we are close to the 12%. She explained that the State Legislature is considering a workforce housing TID to allow for the increase of the 12% cap for residential housing/development. She explained that the commission should have all the information before recommending approval.

Danny, 1501 Branch Street, had a question regarding public hearings and asked how it was decided which items were open and which were closed for public comment.

Peete closed the public hearing at 5:04 p.m.

Hintz explained that public hearings were driven by statutory requirements. He explained closing TIDs do not require a public hearing by the PHDC. However; he will be able to explain the request during the presentation on the items.

A motion was made by Hefel, seconded by Kohlmann, that the resolution amending the project plan for TID No. 31 be approved. The motion PASSED by a Voice Vote.

[0371-26](#)

Subject: Consideration of a resolution approving the project plan and boundaries for the creation of Tax Incremental District No. 32.

Attachments: [TID 32 Project Plan](#)
[Resolution](#)
[Staff Summary](#)
[Public Hearing Notice](#)

Hintz explained the request. He explained notices were sent regarding the proposed TID creation and showed the proposed boundary for the TID. He stated that this is generally bounded by the Lincoln King project that is occurring – south to State Street, west to the Railroad tracks, north to Hamilton Street and east to Dr. MLK Jr. Drive with the exception of a couple of properties.

Hintz explained the reason for creating the TID. He stated as part of the State grants received, a lot of work to streets, replace water mains, etc. will need to occur. Half of the funds will be dedicated to infrastructure, and the other half will be dedicated to economic development projects, homeowner repair grants, etc. He stated the purpose of the TID creation is to fully realize the redevelopment plan adopted by the CDA for the Lincoln King Neighborhood back in 2021. He explained none of the funds are proposed to go to the Federally Qualified Health Clinic; the funds will go towards street surfacing, sidewalks, utilities, and other public amenities to upgrade the quality of the development on the private side of the right-of-way.

Hintz stated that the SJRB received and filed the request and explained staff's recommendation, that this is in conformance with the City's master plan and will result in orderly development and that the resolution establishing the boundaries and approving the project plan be approved.

Peete opened the public hearing at 5:08 p.m.

Alderman Weidner, 2210 Thor Avenue, spoke regarding the request. She asked about the estimated value for the proposed TID No. 32.

Todd Taves, Ehlers, stated that the estimate is roughly \$4,000,000.

Alderman Weidner asked about the projected annual increase.

Taves explained that this area is not a Neighborhood TID. He explained this assumes that \$10,500,000 in value will be added as a result of the current project and another \$15,000,000 in new value occurring in 2029-2031 (for planning purposes). Also, the assumption that property that is existing, as well as development, will increase in value by 1%.

In response to Weidner, Taves explained that he did not know off-hand the amount of increase for the other Neighborhood TIDs.

Alderman Weidner asked if the TID would eligible to pay for the \$17.5 Million that was bonded or any other debt accumulated for the Community/Health Center.

Taves stated no, the debt from the health center is not eligible.

Alderman Weidner asked for clarification regarding whether or not the TID would go into the general fund.

Peete closed the public hearing at 5:11 p.m.

A motion was made by Chambers, seconded by Kohlmann, that the resolution establishing the boundaries and the project plan creating Tax Incremental District No. 32 be approved. The motion PASSED by a Voice Vote.

[0372-26](#)

Subject: Consideration of a resolution approving the project plan and boundaries for the creation of Tax Incremental District No. 33.

Attachments: [TID 33 Project Plan](#)
 [Resolution](#)
 [Staff Summary](#)
 [Public Hearing Notice](#)

Hintz explained the request and showed the boundary for proposed TID No. 33. He explained this is a one property TID, with associated right-of-way. The map shows the property at 725 Lake Avenue where the former YMCA was demolished. He stated that TID No. 33 is proposed for creation to aid in the redevelopment of the site. He explained that the TID would help with public assistance to achieve the highest and best use for redevelopment of the site; staff is expecting that the location of the property along the lakefront with the bluff will present both public and private challenges to the site.

Hintz explained that the SJRB received and filed the request at its meeting and the staff recommendation to the PHDC is that the resolution establishing the boundaries and approving the project plan creating TID No. 33 be approved.

Peete opened the public hearing at 5:14 p.m.

Alderman Weidner, 2210 Thor Avenue, spoke against the item. She explained we have several open TIDs (Machinery Row, Jacobsen) that were created for the same purpose – for a development that is not proposed to happen. She suggested that the committee not move forward with creating the TID until we have a solid plan from a developer.

Peete closed the public hearing at 5:15 p.m.

A motion was made by Chambers, seconded by Hefel, that the resolution establishing the boundaries and approving the project plan creating TID No. 33 be approved. The motion PASSED by a Voice Vote.

[0373-26](#)

Subject: Consideration of a request from Aura Senior Living LLC, represented by Parit Patel, for a conditional use permit to operate an assisted living facility at 4020 Durand Avenue, zoned B2 Community Shopping District, as allowed by Section 114-468 of the Municipal Code.

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

Steven Madsen, Planning Manager, explained the request. He reviewed an aerial map of the area, and zoning, and land use designation for the site and surrounding area. The property is zoned B2 Community Shopping District and is surrounded by R2 Single Family Residence District and R3 Limited General Residence District.

Madsen reviewed photos of the site and surrounding area and explained the application summary for the request. He stated that the applicant seeks to add an assisted living facility at 4020 Durand Avenue and that the property was previously the social security office building. He stated the facility would provide 24-hour care for up to 22 residents and the applicant expects to have 25 employees to provide that care.

Madsen explained the possible actions of the commission and reviewed the required findings of fact for the request. He explained that the passive use of the building for the Durand Avenue corridor would be injurious because it would not bring the same amount of traffic compared to other commercial uses in the area. The request is more residential in nature and would potentially impede the orderly development of the properties surrounding. He explained that based on the findings of fact, especially 2. and 3., staff is recommending denial of the request.

Chambers asked staff to review 2. of the findings of fact.

Madsen explained that in B2 this use is more passive, especially being along the Durand Avenue corridor, and that is what may be injurious to the area.

Peete opened the public hearing at 5:22 p.m.

Parit Patel, 2148 Kearney Avenue, spoke in support of the request. He explained they would like to turn this into the facility to be able to help the community. There will not be a lot of traffic, and he asked the committee for permission to convert the property into a CBRF.

Peete closed the public hearing at 5:24 p.m.

Kohlmann made a motion to approve the request.

Chambers asked for staff's concern about approval.

Madsen explained about the passivity of the use in a commercial district that would potentially impact the area's development and enjoyment.

Kohlmann explained that there is housing all around it and it seems like a good use to add to the area. He does not see a downside to the request.

In response to Chambers, Madsen stated there is residential in the neighborhood, however; along Durand Avenue are commercial uses and a commercial corridor. He stated that adding passive uses along Durand Avenue may lead to additional vacancies along the corridor.

Discussion ensued regarding the proposal and action of the commission.

Hintz explained that if the commission did decide to go with approval that some conditions be added to the request. In response to Chambers, Hintz stated that once you approve a conditional use permit, there is not a way to claw it back. There is a year provision for conditional use permits to obtain permits and begin operations.

Kohlmann stated he understands the commercial corridor; however, this would be on the western edge of it.

Chambers questioned how much different the previous use as a social security office would be compared to the proposed use.

Discussion after the motion:

Hintz asked the commission if they wanted to add conditions to the approval.

In response to Hefel, Madsen stated that this would be essentially a residential use and staff would be on hand.

Kohlmann explained that the State has regulations (for assisted living facilities).

A motion was made by Kohlmann, seconded by Chambers, to approve the request. The motion PASSED by a Voice Vote with Hefel voting "no".

[0374-26](#)

Subject: Consideration of a request from Keystone Heating and AC Co. Inc., represented by Jason Frank of Rudie/Frank Architecture, for a conditional use permit to operate a contractor office/yard at 2627 Lathrop Avenue, zoned I-1 Restricted Industrial District, as allowed by Section 114-568 of the Municipal Code.

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

A recess was taken at 5:40 p.m. The meeting resumed at 5:43 p.m.

Madsen explained the request showing the aerial photo, zoning of the property and surrounding area, land use designation of the site and surrounding area, and photos of the site and surrounding area. The request is for a contractor office/yard at the property; the site is zoned I-1 Restricted Industrial District.

Madsen reviewed the application summary and stated that the proposal includes using the existing building as a warehouse for staging materials and a small workshop to assemble materials and load them onto vehicles. The hours of operation will be from 7:00 a.m. – 5:00 p.m., Monday through Friday and will also include 24/7 emergency service.

Madsen explained the possible actions of the commission and the required findings of fact for approval of conditional use permits. He stated staff is recommending approval subject to conditions a. – e.

Peete opened the public hearing at 5:48 p.m.

No one spoke during the public hearing.

Peete closed the public hearing at 5:49 p.m.

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

[0375-26](#)

Subject: Consideration of a request from Aristotle Duberstein for a conditional use permit to operate a tattoo establishment at 242 Main Street, zoned B4 Central Business District, as allowed by Section 114-508 of the Municipal Code.

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

Michelle Cook, Associate Planner, explained the request. She stated that the applicant is seeking to open a tattoo shop at 242 Main Street. Cook reviewed the aerial photo/public hearing notification map, zoning, land use designation, and photos of the site and surrounding area. She explained that the tattoo parlor will be on the second floor of the building. Cook explained the application summary stating that the establishment would be open seven days a week from 10:00 a.m. – 10:00 p.m.

Cook reviewed the possible actions of the commission along with the required findings of fact for approval of conditional use permits. Cook stated that, based on the required findings of fact, staff is recommending approval subject to conditions a. – g.

In response to Chambers, Madsen stated that the ordinance at a previous meeting was related to where tobacco would be sold, not related to tattoo parlors.

Peete opened the public hearing at 5:54 p.m.

Aristotle Duberstein, the applicant, spoke regarding the request. He stated that he is hoping to have two-three local tattoo artists and apprenticeships working at the location.

Peete closed the public hearing at 5:56 p.m.

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

[0376-26](#)

Subject: Consideration of a request from Veterans Outreach of Wisconsin, represented by Kerry Milkie, for a major amendment to a conditional use permit to allow for the construction of nine housing units to the residential community at 1624 Yout Street, zoned I2/FD General Industrial District with a Flex Development, as allowed by Section 114-588 of the Municipal Code.

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

Cook explained the request for the addition of housing units at the site at 1624 Yout Steet. She reviewed the aerial photo, zoning and land use designation maps, and photos of the property and surrounding area. She explained that in 2016, a certified survey map (CSM) was approved to combine the site into one and later in the conditions of approval, staff is recommending that the CSM be recorded.

Cook stated that the property was rezoned to allow for the housing units and the request is to add nine additional units to the site. Cook showed a site plan for the site and the location of the additional units and the expansion of the bathroom. The total number of units at the site would be 24.

Cook reviewed the possible actions of the commission and the required findings of fact for approval of conditional use permits. Cook stated that based on the findings of fact staff is recommending approval subject to conditions a. – g.

In response to Chambers, Cook stated that the property is surrounded by fencing so you would not be able to see the structures from the street.

Peete opened the public hearing at 6:04 p.m.

Kerry Milkie, applicant and Deputy Director, spoke regarding the request. She stated that the expansion will be the last to maintain the green space for the residents.

Peete closed the public hearing at 6:06 p.m.

A motion was made by Kohlmann, seconded by Chambers, to approve the request subject to conditions a. – g. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARINGS

[0377-26](#)

Subject: Communication discussing the closure of Tax Incremental District Nos. 10, 16, and 27.

Attachments: [Staff Memo](#)

Hintz explained the request and stated that with the closures, the City will be below the 12% threshold required by the State.

Hintz reviewed the boundaries of the TIDs proposed to be closed. He explained that TID Nos. 16 and 19 are overlaid in Uptown. He stated TID No. 19 will remain and has more territory. TID No. 27 is a Neighborhood TID, however, funds will be available for this year and next year based on the timing of the closure. TID No. 10 is the Southside Industrial Park TID that was created for demolition of the building and remediation of the site that was completed. He stated that staff is recommending that the items be referred to Common Council for consideration.

A motion was made by Hefel, seconded by Kohlmann, to refer the request to the Common Council for consideration. The motion PASSED by a Voice Vote.

[0378-26](#)

Subject: Consideration of a request from Dontay White, represented by Jason Roetz of Fastsigns of Racine, for design review and approval of signage at 515 Sixth Street.

Attachments: [Design Review](#)
[Recommendation](#)
[Plans](#)

Cook explained the request for signage for the site and described the materials to be used – black aluminum composite with gold vinyl acrylic. Cook stated staff is recommending approval subject to conditions and reviewed the conditions of approval.

In response to Hefel, Cook stated that the sign is not proposed to be illuminated.

A motion was made Chambers, seconded by Kohlmann, to approve the request subject to conditions a. – f. The motion PASSED by a Voice Vote.

[0379-26](#)

Subject: Consideration of a request from Ambitious Vibes Candle Bar, represented by Fastsigns of Racine, for design review and approval of signage at 232 Main Street.

Attachments: [Design Review](#)
[Recommendation](#)
[Plans](#)

Madsen explained the request for signage for the site and described the materials to be used – black aluminum composite with gold aluminum. Madsen explained that staff is recommending approval subject to conditions and reviewed the conditions of approval.

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

[0226-26](#)

Subject: Consideration of a request from Roy Peterson, representing

RM Hospitality Group, LLC, dba Harborspot, for design review and approval of exterior modifications and signage at 207 Gaslight Circle.

Attachments: [Recommendation](#)
 [Plans](#)

Hintz introduced the request and explained the requirements of the Downtown Design review. He stated that the guidelines do not allow monotone colors and the request presented to the commission will not be for that. He stated that staff does not tend to alter brand colors and added that the intent is that the copper roofing for the property will add a contrast to the site – the intent is to have the branding as a darker color so that the copper roofing will pop on the building.

Hintz showed the proposed design and color scheme for the covered patio and building. He explained that the area is not in a historic district and that the color presented to the commission today is as light as the applicants are willing to go.

Hefel explained that she and staff met with the applicant and explained to the commission that the window trim will add another contrast to the building. She stated that the colors will work well with the hotel next door.

The commission suspended the rules to allow comments and questions to be answered from the applicant.

In response to commission members, Roy Peterson, the applicant, explained that there will be heat and, over time, the patio will be enclosed.

Kohlmann explained his concern with computerized (AI) drawings.

Discussion ensued regarding the balance of cost and producing renderings.

A motion was made by Hefel, seconded by Chambers, to approve the request subject to conditions a – e. The motion PASSED by a Voice Vote, with Kohlmann abstaining.

[0227-26](#)

Subject: Consideration of a request from Brewer Contracting Inc. for design review and approval of a walkout deck on the east side of the property at 223 Gaslight Circle.

Attachments: [Recommendation](#)
 [Plans](#)

Madsen showed the updated rendering that was received for the deck project showing the deck with the ramp. He explained that the applicant is recommending relocating the benches and the garbage can to the north of their current location. The benches and garbage cans belong to the Parks Department, so the applicant will have to coordinate their relocation with Parks.

Madsen stated he spoke to the Building Division about the fire connection that is on the wall and they explained that that will be reviewed at the time of permitting with the Fire Department. Whether or not that means the furniture would have to be laid out a certain way or if the deck would have to be shortened would be handled at the time of the building permit. He explained this is more of an architectural plan of the deck and where the benches would go. Madsen stated that staff is recommending approval of

the request subject to conditions a. – d. and reviewed the conditions of approval.

Brief discussion ensued by commission members regarding the proposed deck design.

A motion was made by Chambers, seconded by Kohlmann, to approve the request subject to conditions a. – e. with the condition that a skirt board be added. The motion PASSED by the Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 6:47 p.m.