



City of Racine

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

Meeting Minutes - Draft

Planning Heritage and Design Commission

Monday, September 18, 2023

4:30 PM

City Hall, Room 205

Call To Order

The meeting was called to order at 4:31 p.m.

PRESENT: 4 - Mayor Mason, Jones, Alder Peete and Jung

EXCUSED: 2 - Hefel and Kohlman

Approval of Minutes for the August 14, 2023 Meeting.

A motion was made by Jung, seconded by Alder Peete, to approve the August 14th, 2023 minutes. The motion **PASSED** by a voice vote.

4:30 P.M. PUBLIC HEARINGS

[0916-23](#)

Subject: Consideration of a request by Veasley Custom Auto for a conditional use permit to operate an automobile repair shop at 1120 Douglas Avenue, as allowed by Sec. 114-448 of the Municipal Code.

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

Steven Madsen, Associate Planner, presented the item. He displayed the aerial image of the property, land use and zoning maps, and street view images of the property. He then reviewed the proposed floor plan and site plan. He then stated that the application contemplates having an auto repair garage that would operate Monday-Friday from 8:00 a.m.-5:30 p.m. They would have two employees working there. Madsen reviewed the findings of fact. Lastly, he stated that staff recommends approval subject to conditions a - l.

Madsen summarized two public comments one being opposing and one about operations.

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

There being no speakers, Mayor Mason closed the public hearing at 4:39 p.m.

A motion was made by Alder Peete, and seconded by Alder Jones, that the request for a conditional use permit to operate an auto repair shop at 1120 Douglas Avenue be approved subject to conditions a-l. The motion **PASSED** by a voice vote.

[0917-23](#)

Subject: Consideration of a request by Theodore Harris for a

conditional use permit to operate a restaurant and a smoke shop in a commercial building zoned R-3 Limited General Residence at 1615 Grove Avenue, as allowed by Sec. 114-308 of the Municipal Code.

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

Madsen presented the item. He then mentioned that it would be a commercial business in a commercial building in a residential area and that they can not sell alcohol in a residential area. Madsen then stated there is a side structure that is not permitted to be there. He then proposed that the floor plan will need to be updated with the accessory structure. He then presented that the application and business summary and required findings. He stated that the building is over 100 years old and lacks ingress and egress of the property. He also included that there is no off-site parking since it's in a residential area. Therefore, staff recommends approval subject to conditions a-k, including that the accessory structure will require a masonry exterior and that it will be a take-out only restaurant.

Madsen added an email from Alder Kelly in favor of the business. He also received a call about issues with the previous business operator.

Mayor Mason opened the public hearing at 4:50 p.m.

There being no speakers. Mayor Mason closed the public hearing at 4:51 p.m.

A motion was made by Jung, seconded by Alder Jones, that the request for a conditional use permit to operate a restaurant and a smoke shop at 1615 Grove Avenue be approved subject to conditions a-k. The motion PASSED by a voice vote.

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

[0918-23](#)

Subject: Consideration of a request by Ralph Schwarz, representing Main434 LLC, for a facade grant for the facade remodeling project at 434 Main Street.

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

Madsen presented the item starting with an existing photo of the building. He then presented the approved facade design. Therefore, staff recommends approval subject to conditions a-d.

A motion was made by Alder Jones, seconded by Alder Peete, that the request for the facade grant for the facade remodeling project at 434 Main Street be approved, subject to conditions A-D. The motion PASSED by a voice vote.

[0920-23](#)

Subject: Consideration of a request for J.K.R. Surveying Inc. for approval of a two-lot Certified Survey Map for the properties at 1107 Twelfth Street, 1103 Twelfth Street, and 1204 Highland Avenue.

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

Michelle Cook, Associate Planner, presented the item. She displayed an aerial photo of the property proposing a split of the property. She said that the two lots instead of three would be facing Highland. Therefore, staff recommends approval subject to conditions a-d.

A motion was made by Alder Peete, seconded by Jung, to approve the two lot Certified Survey Map for the properties at 1107 twelfth Street, 1103 Twelfth Street, and 1204 Highland Avenue, subject to conditions a-d. The motion PASSED by the following roll call vote:

AYES: 3 - Mayor Mason, Alder Peete and Jung

EXCUSED: 2 - Hefel and Kohlman

ABSTENTIONS: 1 - Jones

Adjournment

There being no further business, Mayor Mason adjourned the meeting at 4:58 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.