



City of Racine

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

Meeting Minutes - Draft

Planning Heritage and Design Commission

Wednesday, July 28, 2021

4:30 PM

City Hall, Room 205

Call To Order

Alder Jung called the meeting to order at 4:30 p.m.

PRESENT: 4 - Jones, Hefel, Peete and Jung

EXCUSED: 1 - Mason

Approval of Minutes for the July 14, 2021 Meeting.

A motion was made by Alder Peete, seconded by Alder Jones, to approve the July 14, 2021 minutes. The motion **PASSED** by a Voice Vote.

4:30 PM Public Hearing

[0608-21](#)

Subject: Request by Andrew Rosenberg, representing Dennis Trzcinski, for consideration of a conditional use permit to operate a dog training, boarding and daycare facility at 2122 Douglas Avenue, the use being classified as an animal kennel as allowed by Sec. 114-488 of the Municipal Code. (PHDC-21)

Recommendation of the Planning, Heritage, and Design Commission on 07-28-21: That the request by Andrew Rosenberg, representing Dennis Trzcinski, for consideration of a conditional use permit to operate a dog training, boarding and daycare facility at 2122 Douglas Avenue, the use being classified as an animal kennel as allowed by Sec. 114-488 of the Municipal Code, be approved subject to conditions A. - F.

Fiscal Note: N/A

Attachments: [review-recommendation](#)
[applicant-submittal](#)
[public-hearing-notice](#)
[#0608-21 Resolution](#)

Michelle Cook, Associate Planner, presented the request and reviewed the proposed business operations, location of the property, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, and photos of the site and surrounding area. She stated the request was for the business, Canine Coach and Wellness, to operate as a dog daycare, training, and boarding

facility at 2122 Douglas Ave in Suite B. Suite A is occupied by Little Caesar's.

She explained that the operation will conduct business entirely indoors from 6:30 a.m. to 7 p.m. Monday through Friday, and Saturday and Sunday by appointment only. There will be a capacity of 20 to 75 dogs for the daycare, depending upon staff and size of the daycare area. Further, that the boarding (in individual, secure kennels) would be limited to 10 dogs, and potentially expanded to 20 dogs in the future. Lastly, that the operations will include one-on-one dog training, including service animals.

Cook described the surrounding area is occupied by an auto repair facility to the north, Douglas Park to the east, a gas station to the south, and a railroad to the west. She stated that the property is in the Douglas Avenue corridor and is zoned B-3, General Commercial District. Further, it is surrounded by other business-zoned properties, along with industrial and residential properties.

Cook explained the proposed floor plan of the building that included two fenced-in dog daycare areas, for large and small dogs, and up to three isolated training rooms. She stated the findings of fact, including that the proposed use is not expected to be detrimental to the surrounding properties; therefore, the staff recommends approval subject to conditions A.-F.

Alder Jung opened the public hearing at 4:38 p.m.

The applicant's agent, Andrew Rosenberg, 500 College Ave., stated that he believes the business will be a great asset to the community since many people adopted pets amid the pandemic. He added that the applicant, Dennis Trzcinski, has been training dogs for over 25 years, including service dogs. Further, that he was previously a Milwaukee police sergeant and operated the business, Pet U.

Alderman Peete asked how the dogs will be kept separate. Rosenberg responded and stated that fencing will be used and that there will be one handler per ten dogs to prevent any altercations. Rosenberg added that each dog's behavior will be analyzed prior to being allowed near other dogs. Further, dogs will be leashed when being transferred to other area's in the building.

Alderman Peete also asked Rosenberg about parking. Rosenberg stated that he believes the parking will be sufficient as there are about 20 spots and most of the businesses traffic will be drop-offs.

Alder Jung closed the public hearing at 4:45 p.m.

A motion was made by Commissioner Hefel, seconded by Alder Jones, to recommend approval of the request subject to conditions A. – F. The motion PASSED by a Voice Vote.

End of Public Hearing

[0590-21](#)

Subject: Request by Metrolite Signs, representing EXP Realty, for review and approval of signage at 209 Sixth Street (PHDC-21).

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

Hintz explained that the item was deferred at the July 14, 2021 meeting. He stated that the applicant has agreed to move the window sign down one foot, but no further due to the neighboring floral shop's delivery van frequently parking in front of the building. He added that the applicant cannot make the background of the logo clear because it is a corporate logo.

Commissioner Hefel verified that the top graphics on the canopy were not approved.

Commissioner Peete asked if moving the signage meets historical standards. Hintz stated that it does meet current historical standards.

A motion was made by Commissioner Hefel, seconded by Alder Peete, to approve the window signage subject to conditions A.–D. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting was adjourned at 4:52 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.