



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

*Mayor John Dickert, Alderman Dennis Wiser,
Molly Hall, Vincent Esqueda, Tony Veranth,
Pastor Melvin Hargrove, Attorney Tom Durkin*

Wednesday, January 13, 2016

4:30 PM

City Hall, Room 205

Call To Order

Alderman Wiser called the January 13, 2016 Plan Commission meeting to order at 4:35 p.m.

PRESENT: 4 - Melvin Hargrove, Dennis Wiser, Tony Veranth and Tom Durkin

ABSENT: 2 - Vincent Esqueda and Molly Hall

EXCUSED: 1 - John Dickert

Others present:

*Matt Sadowski, Interim Director of City Development/Assistant Director
Jill Johanneck, Associate Planner*

Approval of Minutes for the December 9, 2015 Meeting

A motion was made by Commissioner Veranth, seconded by Commissioner Hargrove, to approve the minutes of the December 9, 2015 meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

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[0025-16](#)

Subject: (Direct Referral) A request by Yusuf Buckley representing Racine Budget Auto Sales, LLC for a conditional use permit to operate and automobile sales with limited repair facility at 1616 Durand Avenue. (PC-16) (Res No. 0024-16)

Recommendation of the City Plan Commission on 1-14-16: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1616 Durand Avenue](#)
[\(0025-16\) CU 1616 Durand Avenue](#)

Associate Planner Jill Johanneck provided an overview of the area and request. An analysis of the plans was presented, including site lay-out, addition of a small service garage, buffer requirements, lighting, parking, access and other specifics were provided. The site was formerly a gas station, and the underground tanks have been

removed. Two of the three curb cuts into the site, which is bordered on 3-sides by public streets, will be closed off to guide traffic to enter/exit from Hamilton Avenue to maintain safer ingress/egress.

As part of the review Staff recommended the gas canopy be removed due to its size, scale, and lighting intrusion into neighboring residential properties. The applicant is proposing to close off two of the three curb-cuts into the property, and make other improvements and modifications to the site and building.

Specific details related to building elevations, lighting, and trash remain to be worked out. Staff supports the project subject to conditions.

Public Hearing opened: 4:54 p.m.

1. Yusuf Buckley, applicant, 404 Mertens Avenue, talked about the business operations and his investment in the project to date. Advised would like to keep the canopy as it provides cover for auto sales in inclement weather.

2. Keith Weidner, 2905 Hamilton Avenue, spoke in opposition. Expressed lighting concerns, and inquired about the setbacks and screening.

3. David Braun, real estate agent. 18611 Two Mile Road, Franksville. Stated the property has been vacant for 8 years, and he has met with Staff to work on meeting project requirements. He requested the canopy be allowed to stay, and stated a plan will be presented to Staff for review reflecting their plans to reduce lighting and light spillage onto adjacent properties.

Public Hearing closed: 5:01 p.m.

A motion was made by Commissioner Durkin, seconded by Commissioner Hargrove, to recommend approval of the request subject to conditions as discussed. The motion PASSED by a Voice Vote.

[0026-16](#)

Subject: (Direct Referral) A request by Darren Hutcherson for a conditional use permit to operate a tattoo establishment at 406 Main Street. (PC-16) (Res No. 0023-16)

Recommendation of the City Plan Commission on 1-13-16: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 406 Main Street](#)
[\(0026-16\) CU 406 Main Street](#)

Ms. Johanneck advised "Black Hand Tattoo" had received a conditional use permit to locate at 232 Main Street in 2002, and now is locating to 406 Main Street. The business will operate as it did at the former location, with the applicant sub-leasing space within the operation to other tattoo artists. While there is some amount of foot traffic, most work is done by appointment only.

On-street parking is available, and trash is stored in the rear of the building. With the building occupying the entire lot, an enclosure is not recommended as there is not adequate room, and any type of corral for trash and recyclables could hinder maneuverability of trash and snow removal vehicles. Staff recommends approval

subject to conditions presented.

Public Hearing opened: 5:20 p.m.

1. Darren Hutcherson, applicant, 1515 Carlton Drive discussed his project for the Commission.

Public Hearing closed: 5:21 p.m.

A motion was made by Commissioner Hargrove, seconded by Commissioner Durkin, to recommend approval of the request subject to staff recommendations as amended. The motion PASSED by a Voice Vote.

Administrative Business

Adjournment

Alderman Wisner adjourned the meeting at 5:22 p.m.