



City of Racine

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

Meeting Minutes - Draft

Planning Heritage and Design Commission

Wednesday, March 9, 2022

4:30 PM

Virtual

Call To Order

Mayor Mason called the meeting to order at 4:34 p.m.

PRESENT: 6 - Mason, Jones, Hefel, Peete, Jung and Kohlman

Welcome and Introduction of New PHDC Member(s).

Approval of Minutes for the February 23, 2022 Meeting.

The approval of the meeting minutes was deferred per staff's recommendation.

4:30 P.M. PUBLIC HEARINGS

[0160-22](#)

Subject: Consideration of a request by Shelly Janke seeking a conditional use permit to operate a medical spa at 3131 Taylor Avenue, Building #2 as allowed by Sec. 114-428 of the Municipal Code. (PHDC-22)

Recommendation of the Planning, Heritage and Design Commission on 03-09-22: That based on the findings of fact, the request from Shelly Janke seeking a conditional use permit to operate a medical spa at 3131 Taylor Avenue, Building #2 as allowed by Sec. 114-428 of the Municipal Code, be approved subject to conditions a. - f.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)
[Public Hearing Notice](#)
[Applicant Submittal](#)
[#0160-22 Resolution](#)

Steven Madsen, Associate Planner, presented the request and reviewed the aerial photo, images, the zoning and the land use designation for the property and surrounding area. He stated the property is zoned O/I – Office Institutional and is surrounded by City's R-2 Single Family Residence District and R-1 Elmwood Park's R-1 District.

Madsen described the proposed floor plan for the business and explained the waiting and treatment areas. He stated that the proposal is to provide a stack of medical

treatments including sun damage repair, laser hair removal, and other body treatments, by appointment Monday - Saturday.

Madsen described the possible actions of the Commission and reviewed the findings of fact for approval of Conditional use permits. He stated staff is recommending approval subject to conditions a. – f.

Mayor Mason asked regarding the use and the land being tax exempt; the property is owned by the Village of Elmwood Park.

Jeff Hintz, Planning Manager, explained that after speaking with the City Assessor, there is not a provision to charge individual tenants if a government entity were to lease a piece of their property and the ownership was not changed. He stated activities would be limited to what the property was zoned. He explained, however, that all the equipment in the facility would be taxable due to the personal property tax.

Alder Peete asked about entrance and exit on the property. He stated Taylor Avenue was congested when there was a school present on the site.

Madsen stated that the building to the Northeast has its own parking lot and the other four buildings share a parking lot. He explained that the school is no longer at this location and there are other uses that are less intensive. He stated the only large use on the site is the building that the village rents out for events. He stated he is unsure about the capacity of the events, however, that would be the only time the traffic may overflow.

Mayor Mason opened the public hearing at 4:45 p.m.

Keith Kohlman arrived prior to the public hearing

Shelly Janke, 5525 Spring Street, Mount Pleasant, the applicant, stated she was available for questions. Ms. Janke explained there would be one person with one technician, on site at a time and stated that she chose the location for its mellow, peaceful, quiet and park-like setting. She stated there would not be any traffic issues because they will operate by appointment and there can only be one person with one technician at a time.

Mayor Mason thanked the applicant for being there today.

David Walton Sr., 3170 Taylor Avenue, spoke regarding the request. He stated he lives directly across the street from the proposal and has many concerns. He referenced page 10 of the report regarding traffic. He stated he has been living in his home for 14 years and that the traffic is hectic in terms of speeders, off-street parking. He stated there is no respect for the neighbors and wants the traffic problem to be addressed first. Mr. Walton Sr. stated he welcomes the applicant with open arms, but his house is located right by the entrance to the property and everything flows from there. He stated there are people who turn left from the property and end up on his property. He asked about the parking on site and if they are operating by appointment only, how many people at a time would be there. He stated there are 15 cars in the parking lot before her business opens and that he is concerned with off street parking for the residents. Mr. Walton Sr. also asked about the deliveries to the proposed business; if deliveries would be ongoing on stagnant.

Mr. Walton Sr. again expressed concern over the traffic. He stated the school that was on the site did not care and did the opposite of what they said they were going to do. He stated he would like to suggest a three-way stop to alleviate Taylor Avenue being used as a thoroughfare.

Mayor Mason thanked Mr. Walton Sr. for his concerns.

Madsen explained that the entire site has 59 parking spots and they are required to have six spaces for the proposed medical spa. He stated they should not be using more than six parking spaces at a time because there are only three treatment rooms. He stated the only issue that may arrive is if there is a large scale event in their event space, but staff is not aware of how often that may happen.

Not sure how could Taylor the site to address the traffic issues down Taylor Avenue.

Hintz stated that we can share the suggestion of a stop sign with our Department of Public Works and the traffic engineer; however, the Commission has no authority regarding stop signs. He stated staff can also refer the speed issue to the Police Department.

Ms. Janke addressed the concerns from Mr. Walton Sr. regarding deliveries. She stated they are minimum (e.g. Amazon deliveries) so that should not be a concern. She stated they normally do not have deliveries.

She also explained that the Village of Elmwood are proposing to expand and change the way of entry to the parking lot, according to a meeting by the Village Hall, because of the daycare on the property. She stated that Mr. Walton Sr. might want to contact the village. Ms. Janke also welcomed Mr. Walton Sr. to come over and visit her business since he is her neighbor. She stated there are three treatment rooms and scattered appointments. There will be scattered appointments and only four people can be with four technicians; most treatments are not longer than an hour.

Mr. Walton Sr. stated that a three-way stop by the entrance of the property where Taylor meets Great Elms would fix the problem. He thanked the Commission for giving him another opportunity to speak.

Public hearing closed at 5:03 p.m.

Mayor Mason asked if it would be appropriate to ask for a study of the traffic flow prior to considering the item.

Hintz stated yes, however, the change in the parking mentioned would be considered a changed to the approved Planned Unit Development on the site. He stated the Commission would review the parking changes as an amendment to the PUD. He stated the Commission could defer the request, but reminded the Commission of the amount of people proposed to be on the site at once.

Alder Jones stated Alder Peete can ask for a speed trailer from the Police Department until the traffic issues are worked out. She stated that may help with the excessive speeding down Taylor Avenue.

Mayor Mason stated he would like to have more details regarding the parking on the site.

Jung explained that the concerns regarding the traffic flow of the site are a different matter than the conditional use permit. He stated the applicant explained they would have one practitioner with one two or three clients and does not see it adding to the traffic concerns. Jung stated he thinks the resident is rightfully concerned and being a school on the site previously has created tension around the building's uses regarding traffic.

Alder Jones asked if delaying the project would impact the business or start date.

Hintz stated that it would and she is looking for grant funding with the State of Wisconsin. He stated deferral will impact the ability for the business to open.

In response to Mayor Mason, Matt Rejc, Assistant Director, stated the grant funds are available until June on a first come, first serve basis. He stated once the funds are exhausted, they are exhausted.

Discussion after the motion:

Alder Peete stated that six additional cars would not add to the issue and can work with the Police Department regarding speeding. He stated he is very well aware of the traffic issues on Taylor Avenue, but this will not add to it.

A motion was made by Alder Peete, 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 HEARINGS

Discussion on the City of Racine's Comprehensive Plan Update.

City Staff and the Commission discussed the results for the Comprehensive Plan Update online survey. The discussion also included ways to further engage the community.

Adjournment

There being no further business, the meeting adjourned at 6:36 p.m.