



# City of Racine

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

## Meeting Agenda - Final City Plan Commission

*Tom Durkin*  
*Tony Veranth*  
*Ann Brodek*  
*Mario Martinez*  
*Alderman Dennis Wisner*  
*Christina Hefel*  
*Mayor Cory Mason*

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Wednesday, December 13, 2017

4:30 PM

City Hall, Room 205

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**PROCEDURAL NOTE:** While action on items typically proceeds in the order in which they appear on the agenda, certain items may be postponed to allow the start of public hearings at the published time of 4:30 p.m. Following the public hearings, the Plan Commission will resume action on postponed items.

### Call To Order

### Approval of Minutes for the November 29, 2017 Plan Commission Meeting

### 4:30 PM PUBLIC HEARINGS

[1229-17](#)

**Subject:** (Direct Referral) A request by Damon Hassell of Miller Compressing seeking a major amendment to a conditional use permit at 1339 - 17th Street to allow the storage of vehicle awaiting recycling. (PC-17)

**Attachments:**

[\(1229-17\) PH notice 1339 17th Street \(Major Amendment\)](#)

[\(1229-17\) 1339 17th Street Staff Review](#)

[\(1229-17\) 1339 17th Street Submittals](#)

*Staff Summary:*

*Consider recommending to the Common Council that auto storage be permitted at 1339 - 17th Street. The property being zoned I-2 General Industrial District, auto storage and junkyards are permitted by conditional use permit [114-588(6)] in the limited nature as described in the applicant's submittal: no more than 20 vehicles stored at any one time awaiting transport to Milwaukee; remove batteries, refrigerants, mercury switches, possibly other fluids; store vehicles in the southwest portion of the property.*

[1038-17](#)

**Subject:** (Direct Referral) A request from Sam and Lori Azarian seeking a major amendment to a conditional use permit for the construction yard component of a multi-tenant property at 1535 High Street. (PC-17)

**Attachments:**      [\(1038-17\) PH Notice - 1535 High St.](#)  
[\(1038-17\) 1535 High Street Staff Review 2](#)  
[\(1038-17\) 1535 High St. Submittal](#)  
[\(1038-17\) 1535 High Street Revised Trailer Plans](#)

*Staff Summary:*

*Deferred from the October 25, 2017 agenda, revised plans have been submitted illustrating enhancements to the office trailer so it may better comply with the City's minimum design standards regarding masonry construction [114-735.5, (b)(1) & (2)]. Consider recommending that the Common Council approve a proposed major amendment to a conditional use permit to allow the placement and use of a 12ft. X 60ft. office trailer, the installation of a textured concrete screening wall for an expanded outside storage area, and the installation of wall signage. Being zoned I-2 General Industrial District, multi-tenant facilities and construction yards are allowed by a conditional use permit.*

**END OF PUBLIC HEARINGS**

**Adjournment**

**If you are disabled and have accessibility needs or need information interpreted for you, please contact City Development at (262) 636-9151 at least 48 hours prior to this meeting.**