



City of Racine

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

Meeting Minutes - Final

Planning Heritage and Design Commission

Wednesday, March 23, 2022

4:30 PM

Virtual

Call To Order

PRESENT: 5 - Mason, Jones, Hefel, Peete and Jung

EXCUSED: 1 - Kohlman

Approval of Minutes for the February 23, 2022 Meeting.

A motion was made by Jung, seconded by Hefel, to approve the February 23, 2022 minutes. The motion PASSED by a Voice Vote.

Approval of Minutes for the March 9, 2022 Meeting.

A motion was made by Jones, seconded by Peete, to approve the March 9, 2022 minutes. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

[0184-22](#)

Subject: Communication sponsored by Mayor Mason, for consideration of a request by Joel Venn, representing First Call Heating & Cooling, Inc. seeking a conditional use permit to operate a contractors facility in an existing building at 2040 Grove Avenue as allowed by Sec. 114-568 of the Municipal Code. (PHDC-22)

Recommendation of the Planning, Heritage, and Design Commission on 03-23-22: That based on the findings of fact, the request for a conditional use permit to operate a contractors facility in an existing building at 2040 Grove Avenue, be approved subject to conditions a. - i.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)
[Applicant Submittal](#)
[Public Hearing Notice](#)
[#0184-22 Resolution](#)

Steven Madsen, Associate Planner, presented the item. He displayed the Bird's Eye View of the property, zoning and land use designation maps and current images of the property. Madsen explained that the property is zoned I-1 'Restricted Industrial District' and is mostly surrounded by residential, with a land use of high density residential. He

then showed the proposed floor plan and went over the application and business summary. The applicant proposed to operate a contractor's office at 2040 Grove Avenue – The building will mainly be used as storage and as a training facility. They stated two employees will operate from the site consistently with more coming for periodic meetings or to use the training facility. The existing woodworking shop would be maintained as is to attract a tenant for that space. The office hours are 7 a.m. - 5 p.m. Monday - Friday, but they do offer 24/7 services via dispatchers. Madsen reviewed the possible actions and the findings of fact. He stated that this is a similar operation of what it has been at this location for several years. Based on the findings of fact, staff recommends approval subject to conditions a. - i.

Jeff Hintz, Planning Manager, added that this is a new Conditional Use Permit (CUP) instead of several amendments to the current CUP.

Peete expressed concern about increased noise and traffic flow. Mayor Mason stated that would be a good question for the applicant.

The public hearing opened at 4:45 p.m.

The applicant, Joel Venn, President of First Call Heating & Cooling Inc., 3738 Tenth Ave, stated that the problem with their current location, 4603 Durand Ave., is there is no storage for A/C units and there is no room to expand. He added that this new location will be used to store products and to conduct training about twice a month. Venn stated that there could be one delivery per day but they plan to have them go to the Durand Ave location and then transported by staff to the Grove Ave location. Lastly, he stated that they will try for six months to get a tenant in the woodwork shop; if they do not find someone in that time frame they will liquidate it.

Hintz added that 12 parking spots are required by ordinance but the stripes will exceed 12 on the lot and street parking will also be available. Peete stated that his concerns were addressed.

Mason asked the applicant to talk about the business. Venn stated that the business started in 1995 in a garage and now has 20 employees and they need to train many people, quickly.

The public hearing closed at 4:56 p.m.

A motion was made by Hefel, seconded by Peete, to recommend approval of the conditional use permit to operate a contractors facility in an existing building at 2040 Grove Avenue, subject to conditions a. - i. The motion PASSED by Voice Vote.

END OF PUBLIC HEARINGS - ONLY APPLICANTS MAY ADDRESS COMMISSION

[0185-22](#)

Subject: Consideration of a request by Patrick K. Prabhu, representing Riverbank Property LLC, for a minor amendment to a conditional use permit to allow for a building addition for a swimming pool at 3700 Northwestern Avenue. (PHDC-22)

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

Michelle Cook, Associate Planner, presented the item. First, she stated that the item is to consider a building addition for a pool and hot tub at 3700 Northwestern Ave. She explained that the addition will go where the old pool was previously. Then, she displayed the Bird's Eye View of the property, zoning and land use designation maps and current images of the property. Cook also displayed grade scale images of what the enclosure for the pool and hot tub will look like. She explained that the building will be autumn red and gray; and it will be connected to the existing hotel. The enclosure will have indoor and outdoor access along with showers and restrooms. The pool will be open daily from 7 a.m - 11 p.m. Cook then went over the possible actions and the required findings of fact. The location has been a hotel for over 50 years and no changes will be made to access. Therefore, based on the findings of fact, staff recommends approval subject to conditions a. - h.

There being no questions or comments from commission, a motion was made.

After the motion:

Mason thanked staff for their work with the applicant to create a great presentation.

A motion was made by Jung, seconded by Jones, to approve the minor amendment to a conditional use permit to allow for a building addition for a swimming pool at 3700 Northwestern Avenue, subject to conditions a. - h. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, Mayor Mason adjourned the meeting at 5:09 p.m.

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Due to the COVID-19 Pandemic, this meeting will be held virtually. You may access the meeting via the following: <https://cityofracine-org.zoom.us/j/83151628140?pwd=cGQ1aGZBSWV2bziIWRkNRN1FYQVZJZz09>

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