



City of Racine

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

Meeting Minutes - Final

Planning Heritage and Design Commission

Monday, January 23, 2023

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:30 p.m.

PRESENT: 2 - Mason, Peete, Jones, Kohlman and Jung

EXCUSED: 1 - Hefel

Approval of the Minutes of the December 5, 2022 Meeting.

A motion was made by Commissioner Jung, seconded by Alder Peete, to approve the minutes of the December 5, 2022 meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

[0053-23](#)

Subject: Consideration of a request by Nicole Larson seeking a conditional use permit to operate a beauty salon at 911 Graham Street as allowed by Sec. 114-308 of the Municipal Code. (PHDC-23)

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

Michelle Cook, Associate Planner, explained the request. She stated that the request is to continue to operate the commercial property at 911 Graham Street as a beauty salon. She stated the property is zoned R3 General Residence and, per the assessor records, was built for commercial purposes in 1920 which predates the City's current zoning code and allows a commercial use to continue with the issuance of a conditional use permit. Cook showed the public hearing notification map, the zoning of the property and surrounding area, the land use designation for the site and surrounding area, an aerial photo of the site, and photos of the site and surrounding area. She stated there are no changes being requested to the site.

Cook reviewed the application and business summary and stated staff is recommending approval of the request, subject to conditions a. - f. Cook reviewed the required findings of fact for approval of conditional use permits along with the conditions of approval. Cook noted that there should be a change in condition e. limiting review to the Planning Heritage and Design Commission.

Mayor Mason opened the public hearing at 4:38 p.m.

Nicole Larson, the applicant, was present to speak and answer questions from the

Commission.

Mayor Mason closed the public hearing at 4:39 p.m.

A motion was made by Alder Jones, seconded by Commissioner Jung, to approve the conditional use permit, based on the findings of fact, for 911 Graham Street, subject to conditions a. – f. with the edit to condition e. limiting the final review to the Planning, Heritage and Design Commission. The motion PASSED by a Voice Vote.

[0054-23](#)

Subject: Consideration of a request by Eriberto Malacara, representing L-A Tires, LLC, for a conditional use permit to operate an auto mechanic, tire repair, and used tire sales at 1626 Douglas Avenue as allowed by Sec. 114-468 of the Municipal Code. (PHDC-23)

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

Steven Madsen, Associate Planner, presented the request. He stated the request is to operate the property at 1626 Douglas Avenue as an auto repair shop with used tire sales and repair. He displayed the public hearing notification map, the zoning for the property and surrounding area, land use designation, photos of the site and surrounding area. Madsen showed the site/floor plan for the project. He stated staff added a condition that there be screening added to the chain-link fencing so that the requirements of the zoning ordinance are met. Madsen reviewed the business and applicant summary and the required findings of fact for approval of conditional use permits. He stated staff is recommending approval of the request subject to conditions a. – g.

Alder Peete asked about the condition of the parking lot for the property.

In response, Madsen stated that the parking lot appeared to be in decent repair and any repairs to cars would have to be inside of the building.

Public Hearing opened at 4:44 p.m.

No one was present to speak.

Public Hearing closed at 4:46 p.m.

A motion was made by Alder Peete, seconded by Commissioner Kohlman, to approve the conditional use permit for 1626 Douglas Avenue subject to conditions a.-g. The motion PASSED by a Voice Vote.

[0055-23](#)

Subject: Consideration of a request by Chris Becker seeking a conditional use permit to operate a mixed use development at 1509 Rapids Drive as allowed by Sec. 114-588 of the Municipal Code. (PHDC-23)

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

Madsen presented the request. He stated the applicants are looking to utilize the building at 1509 Rapids Drive as a mixed-use facility. He displayed the public hearing notification map, the zoning for the property and surrounding area, land use designation, photos of the site and surrounding area. He stated the property itself is set up for industrial use with commercial and residential surrounding.

Madsen reviewed the proposed site/floor plan for the building showing the site and the different divisions of the building for the different uses. He stated the applicant is proposing to formalize the different uses of the building. There is currently a conditional use permit on the property for a baseball academy so the mixed use will allow the use to remain as well as allow other uses on the site. The mixed uses will be set up with the conditions of the conditional use for the property.

Madsen reviewed the business and applicant summary and the required findings of fact for approval of conditional use permits. He stated staff is recommending approval of the request subject to conditions a. – e. and reviewed some of the uses staff is recommending for the site.

Public Hearing opened 4:51 p.m.

Patrick Vandenberg, the leasing agent for the property, spoke regarding the request. He stated he was a resource in case questions came up about the project.

Public Hearing closed 4:52 p.m.

A motion was made Commissioner Jung, seconded by Commissioner Kohlman, to approve the request subject to conditions a. – e. The motion PASSED by a Voice Vote.

[0059-23](#)

Subject: Communication sponsored by Mayor Mason for consideration of a request from J. Jeffers and Co. to adopt ZOrd.0001-23 rezoning the properties at 2242, 2234, 2102, 2230, 2222, and 2220 Northwestern Avenue, and 1450 and 1500 Summit Avenue to R-5/FD, General Residence District with a Flex Development, as allowed by Sec. 114-77 of the Municipal Code. (PHDC-23)

Recommendation of the Planning, Heritage and Design Commission on 01-23-23: That ZOrd.0001-23 rezoning the properties at 2242, 2234, 2102, 2230, 2222, and 2220 Northwestern Avenue, and 1450 and 1500 Summit Avenue to R-5/FD, General Residence District with a Flex Development be adopted.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)
[ZOrd.0001-23](#)
[Public Hearing Notice](#)
[Applicant Submittal](#)
[#ZOrdinance 0001-23 - Rezoning 2242, 2234, 2102, 2230, 2222, & 2220 Northwestern Ave. and 1450 & 1500 Summit Ave.](#)

Jeff Hintz, Planning Manager, presented the request. He stated the request is to rezone several properties at the Horlick Complex as shown by the aerial photograph and the cross hatch. The properties would be rezoned from I-2 General Industrial and R-5 General Residence to R-5/FD, General Residence with a Flex Development. Hintz showed the public hearing notification map, the zoning for the property and surrounding area, land use designation, photos of the site in its current condition and surrounding area.

Hintz described the possible actions of the request for rezoning and the required findings of fact. He stated staff is recommending adoption of ZOrd. 0001-23, approving the rezoning of the properties.

Public Hearing Opened

Andrew Robinson, representative from GNS Trucking was present to speak on the request. He expressed concern about operating adjacent to the property being rezoned and discussed the current conditional use on the company's property requires that semi-trucks to enter off of Northwestern Avenue and asked if rezoning would affect their conditional use permit.

Public Hearing Closed

In response to Alder Jones, Mayor Mason stated that the Commission cannot discuss GNS Trucking's conditional use permit without it being properly noticed on the agenda.

A motion was made by Alder Peete, seconded by Commissioner Kohlman, to adopt ZOrd.0001-23 and approving the rezoning of the properties. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARINGS. Applicants may address Commission if called upon.

[0060-23](#)

Subject: Consideration of a request from Design Construction Service LLC for design review for the removal of a non-historical mansard awning at 221 Sixth Street. (PHDC-23)

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

Hintz described the request and stated that the applicant is requesting that the non-historical mansard awning be removed and not replaced during the façade rehabilitation at 221 Sixth Street. Hintz showed a street view of what the awning looked like prior to being removed and a drawing from the applicant showing the proposed façade. He stated staff researched historical photos that did not display the awning and that the awning was removed due to rotting and deterioration. Hintz stated staff is recommending approval of the request subject to conditions a. – c.

In response to Alder Peete, Hintz stated that the historic society or neighbors had no concerns regarding the awning being removed.

A motion was made by Alder Jones, seconded by Commissioner Kohlman, to approved the request subject to conditions a. – c. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 5:18 p.m.