



# City of Racine

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

## Meeting Minutes - Draft

### City Plan Commission

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Wednesday, October 9, 2019

4:00 PM

City Hall, Room 205

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#### Call To Order

*Mayor Mason called the meeting to order at 4:00 p.m.*

*PRESENT: 6 - Cory Mason, Samuel Peete, Jason Meekma, Trevor Jung, Christina Hefel, and Mario Martinez*

*EXCUSED: 1 - Marvin Austin*

#### Approval of Minutes for the September 25, 2019 Meeting

**A motion was made by Alder Jung, seconded by Commissioner Peete to approve the minutes of the September 25th meeting. The motion PASSED by a Voice Vote.**

#### Public Hearings

##### [1135-19](#)

**Subject:** (Direct Referral) Request from Todd Nelsen and Becky Veto seeking a conditional use permit for ground floor dwelling units in an existing building at 566 State Street (PC-19).

**Recommendation of the City Plan Commission on 10-09-2019:** That based on the findings of fact, the request from Todd Nelsen and Becky Veto seeking a conditional use permit for ground floor dwelling units in an existing building at 566 State Street, be approved subject to conditions a. - f.

**Fiscal Note:** N/A

**Attachments:** [Public Hearing Notice](#)  
[Review and Recommendation](#)  
[Applicant Submittal](#)  
[#1135-19 Resolution](#)

*Mayor Mason opened the public hearing at 4:02 p.m.*

*Associate Planner Jeff Hintz described the request and reviewed the location the request, the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive plan land use designation, and photos of the site and*

surrounding area. He stated the property is zoned B3 and the surrounding area consists of industrial and commercial zonings. He stated the land use map calls for the property to maintain commercial development. He stated the property was formally a furniture store.

Hintz stated the request is to create three residential units on the property. He showed the proposed floor plan and stated that ground floor residential units are conditional use permits in commercial areas.

Hintz explained the possible actions of the commission and the required findings of fact for approval of conditional use permits. He stated there will not be any exterior changes to the building; even though the proposal is for dwelling units it will still maintain the look of a commercial building.

Hintz explained each of the required findings in depth as they relate to the request.

Hintz stated staff is recommending approval subject to conditions. Hintz reviewed the conditions of approval for the request. He stated the applicant is here if there are any questions.

Alder Meekma asked for clarification regarding the entrances for the units and the front entrance on State Street.

Hintz stated all of the entrances for the units are on Erie Street.

The applicant, Becky Veto, stated there are two entrances to the units for safety reasons. She stated the main entrance is off of Erie Street, however, the units can also be accessed from State Street.

Veto stated their intent is to retire in downtown Racine. She stated the purchase is contingent on the approval of the conditional use permit. She stated it is an opportunity for them to make income as well as retire downtown.

Mayor Mason closed the public hearing at 4:11 p.m.

**A motion was made by Alder Meekma, seconded by Alder Jung, to recommend approval of the request subject to conditions. The motion PASSED by a Voice Vote.**

[1136-19](#)

**Subject:** (Direct Referral) Request from Aziz Abdul seeking a major amendment to conditional use permit for an addition to a convenience store and gas station to accommodate a takeout - carryout restaurant at 2500 Lathrop Avenue (PC-19).

**Recommendation of the City Plan Commission on 10-09-19:** That based on the findings of fact, the request from Aziz Abdul seeking a major amendment to a conditional use permit for an addition to a convenience store and gas station to accommodate a takeout-carryout restaurant at 2500 Lathrop Avenue be approved, subject to conditions a. -j.

**Fiscal Note:** N/A

**Attachments:**     [Public Hearing Notice](#)  
                          [Review and Recommendation](#)  
                          [Applicant Submittal](#)  
                          [#1136-19 Resolution](#)

*Hintz explained the request and reviewed the location the request, the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive plan land use designation, and photos of the site and surrounding area. He stated the request is for an addition to a current gas station to allow for a takeout-carryout restaurant. Hintz explained the proposed floor plan. He stated there will be a substantial addition that will accommodate a cooler, retail sales area, and takeout-carryout restaurant. Hintz showed the site plan, landscaping, and the proposed elevations.*

*Hintz explained the possible actions of the commission and the required findings fact for the approval of conditional use permits. He stated it is anticipated that the takeout-carryout restaurant will add an additional amenity to the neighborhood. He stated that staff is recommending an exception to number 5. of the required findings regarding egress and ingress to allow for 17 parking spaces instead of 20 given the walkability of the business to residential properties and the nature of the business.*

*Hintz reviewed the proposed conditions of approval. He stated staff is recommending approval of the request subject to conditions.*

*Mayor Mason opened the public hearing at 4:20 p.m.*

*Mayor Mason closed the public hearing at 4:21 p.m.*

**A motion was made by Commissioner Martinez, seconded by Commissioner Hefel, to recommend approval of the request subject to conditions. The motion PASSED by a Voice Vote.**

### [1137-19](#)

**Subject:** (Direct Referral) Request from Todd Mosher, agent for Halle Properties, LLC, seeking a conditional use permit for a Discount Tire Store at 5019 Washington Avenue (classified as a garage for repair and servicing of motor vehicles) (PC-19).

**Recommendation of the City Plan Commission on 10-09-19:** That based on the findings of fact, the request from Todd Mosher, agent for Halle Properties LLC, seeking a conditional use permit for a Discount Tire Store at 5019 Washington Avenue (classified as a garage for repair and servicing of motor vehicles) be approved, subject to conditions a.-i.

**Fiscal Note:** N/A

**Attachments:**     [Public Hearing Notice](#)  
                          [Review and Recommendation](#)  
                          [Applicant Submittal](#)  
                          [#1137-19 Resolution](#)

*Hintz described the request and reviewed the location the request, the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive plan land use designation, and photos of the site and surrounding area. He stated there is a shared access easement across the front of the property. He stated the next item is certified survey map to split the lot into two separate sites.*

*Hintz stated that discount tires only does wheels and tires installations – strictly a tire shop. He showed the proposed floor plan and stated they will have 8-12 service technician and 6-8 managers – about 20 total employees. Hintz showed the proposed elevations.*

*Hintz described the possible actions of the commission and reviewed the required findings of fact for approval of conditional use permits.*

*Hintz discussed the landscaping for the property. He stated the plan is excellent, however, staff is recommending an addition of one tree on the north and one tree on the south ends of the parking area to the west of the building. On the eastern side of the building staff is recommending moving the planting strip between the building and sidewalk and adding vegetation which would fill gaps between the building columns on the east elevation (condition b. 3.).*

*Mayor Mason opened the public hearing at 4:33 p.m.*

*Alder Perez spoke regarding the request. He stated the proposal is in his district and the property has not been used at all. He recommended that a line be included in the application telling the applicant to contact the alderman in the area regarding their proposals, as a courtesy. Alder Perez also suggested adding the district where proposals are happening on the agenda. He stated he is excited about the prospects of a new business coming to his district. He stated he was happy to hear no unusual requirements and the proposal seems very reasonable, however, he does not agree with the addition of additional trees. He stated these are the types of things that throw off businesses.*

*Alder Perez asked if the bay doors have windows.*

*Sadowski stated the plans show they are solid doors.*

*Alder Perez asked if they were windows, would they have to not be covered by 50 percent.*

*Sadowski stated that is correct.*

*Alder Perez stated he has not received any comments from the community regarding the proposal. He stated they are looking forward to new business and that he is glad that it is coming to the twelfth district.*

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

**A motion was made by Alder Jung, seconded by Commissioner Peete, to recommend approval of the request subject to conditions. The motion PASSED by a Voice Vote.**

**End of Public Hearings**

[1139-19](#)

**Subject:** (Direct Referral) Request from Steve Rolfe of Midland Commercial Development Corp., seeking approval of a two lot certified survey map for the property at 5019 Washington Avenue (PC-19).

**Recommendation of the City Plan Commission on 10-09-19:** That the request from Steve Rolfe of Midland Commercial Development Corp., seeking approval of a two lot certified survey map for the property at 5019 Washington Avenue be approved, subject to conditions a.-d.

**Fiscal Note:** N/A

**Attachments:** [Recommendation](#)  
[Applicant Submittal](#)  
[#1139-19 Resolution](#)

*Hintz showed an aerial view of the site and the proposed split of the lots. He stated staff is recommending approval of the request subject to conditions. Hintz reviewed the proposed conditions of approval.*

*Alder Meekma asked about the access to lot two and if the only access would be off of Perry Avenue.*

*Hintz stated there is a cross access easement so there is access from Perry Avenue, but also Washington Avenue and 13th Street. He stated lot two has multiple access points.*

*Prior to the motion, Mayor Mason stated that the conditions of approval should list Matt Sadowski as the Plan Commission Secretary in the interim.*

**A motion was made by Commissioner Hefel, seconded by Alder Jung, to recommend approval of the request with a change to condition c. 1. to designate Matt Sadowski as the Secretary of the Plan Commission. The motion PASSED by a Voice Vote.**

[1138-19](#)

**Subject:** (Direct Referral) Request from Misty Carder of Parkway C&A, LP seeking a minor amendment to a conditional use permit for building exterior changes to signage and façade colors for the Chuck E. Cheese restaurant at 5612 Durand Avenue (PC-19).

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

*Hintz described the request and reviewed the location, the zoning of the subject and adjacent properties, surrounding land uses and businesses, the comprehensive plan land use designation, and photos of the site and surrounding area. Hintz reminded the commission that minor amendments do not go to the Common Council.*

*Hintz showed the existing façade and the proposed signage and building elevations. He stated the signage is 3 square feet smaller than what is there now. He stated since the request is not changing the intent of the development and explained the required findings of fact for approval. He stated, based on the findings of fact, staff is*

*recommending approval of the request subject to conditions. Hintz reviewed the conditions of approval.*

**A motion was made by Alder Meekma, seconded by Commissioner Martinez, to approve the request subject to conditions a. – e. The motion PASSED by a Voice Vote**

### **Adjournment**

*There being no further business, the meeting adjourned at 4:50 p.m.*

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