



City of Racine

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

Meeting Minutes - Draft

Planning Heritage and Design Commission

Wednesday, June 10, 2020

4:30 PM

Virtually

Call To Order

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

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

EXCUSED: 2 - Martinez and Austin

Approval of Minutes for the May 5, 2020 Meeting.

A motion was made by Alder Jung, seconded by Commissioner Hefel, to approve the minutes of the May 5, 2020 Meeting. The motion **PASSED** by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

[0219-20](#)

Subject: A public hearing regarding a conditional use permit issued to Bradley and Michelle Hardy of Grandma's Home Away from Home Daycare at 2925 Rapids Drive. (PHDC-20)

Recommendation from the Planning, Heritage, and Design

Commission on 6-10-2020: That the conditional use permit issued to Bradley and Michelle Hardy of Grandma's Home Away from Home Daycare at 2925 Rapids Drive be approved, subject to conditions a. - h.

Fiscal Note: N/A

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

Associate Planner Jeff Hintz introduced the request and reviewed 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 land use designation for the site, and photos of the site and surrounding area. He stated the property is zoned B2 Community Shopping District and the request would be to use the property for a daycare. Hintz described the site plan, the play area, and showed the proposed floor plan for the request. He stated the site would be occupied by 20 children under the age of seven and operation would be from 6:00 a.m. – 6:00 p.m.

Hintz described the possible actions of the Commission. He stated deferral would require the consent of the applicant given how long the application has been held. Hintz reviewed the required findings of fact for approval of conditional use permits. He stated the hours are limited and are not expected to be injurious to the residences in the area – he stated the use is intended and expected to be complementary to the surrounding area. Hintz explained the improvements that the applicants are willing to do to the property and stated staff is recommending approval subject to conditions a. – h. Hintz reviewed the conditions of approval.

Mayor Mason opened the public hearing at 4:44 p.m.

Mayor Mason introduced the applicant for the request.

Michelle Hardy, the applicant, spoke regarding the request. She stated they wanted to open a small daycare and that they used to do home daycare so they are very familiar with daycare. She stated they have no problem complying with all of the rules.

Hintz read an email received from a neighboring property to the request. The email stated “I am writing for concern regarding the request to open Grandma’s Home Away from Home Daycare. The adjacent property ‘Nick’s Garage’ has had multiple instances where the police have been there. The man who runs Nick’s Garage is also a registered sex offender. I have great concern for the safety of the children that would be at this daycare.”

Alder Jung asked if there were another process that would need to go into review if that were the case (regarding the owner of the garage being a registered sex offender).

Matthew Sadowski, Manager of Planning and Redevelopment, stated that staff did speak to the City Attorney’s office and the counsel was that what was being considered today is just a land use issue. He stated there is a city review regarding residence, not the place of employment.

Alder Jones asked if he only works at the location and goes home at the end of the day; he does not live next door, and the daycare is totally in control of the children.

Sadowski stated the play area is separated from the business by the parking lot.

Alder Jung stated with the understanding that it is only the employment, he feels comfortable supporting the application.

Mason closed the public hearing at 4:51 p.m.

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

[0220-20](#)

Subject: A public hearing regarding a conditional use permit issued to Wesley Rosenberg of Building Waters Inc. to operate a building materials sales and storage facility at 3811 21st Street for a HVAC business. (PHDC-20)

Recommendation of the Planning, Heritage, and Design

Commission on 6-10-2020: That the conditional use permit issued to

Wesley Rosenberg of Building Waters Inc. to operate a building materials sales and storage facility at 3811 21st Street for a HVAC business be approved, subject to conditions a. - g.

Fiscal Note: N/A

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

Hintz introduced the request and reviewed 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 land use designation for the site, and photos of the site and surrounding area. The property is zoned I1-Restricted Industrial. He stated the applicant applied in March and that the proposed is a good use for the property. Hintz stated the site plan shows some offices, tool room, and a garage for storage of trucks and HVAC materials for the business. He explained that the site is not open for public access, however, the business does offer 24-hour service calls. Hintz reviewed the required findings of fact for approval of conditional use permits in relation to the request and stated staff is recommending approval subject to the conditions presented.

Mayor Mason opened the public hearing at 4:58 p.m.

Wesley Rosenberg, the applicant, spoke in support. He described his request and explained what he would be doing at the location.

Mayor Mason closed the public hearing at 5:00 p.m.

A motion was made by Alder Jung, seconded by Commissioner Hefel, to recommend approval of the request subject to conditions a.-g. the motion PASSED by a Voice Vote.

[0327-20](#)

Subject: Request by Erika Bozinovski, representing Sweatshop Movement, Inc. for a conditional use permit for a recreation building at 2723 Carlisle Avenue. (PHDC-20)

Recommendation of the Planning, Heritage, and Design

Commission on 6-10-2020: That the request by Erika Bozinovski, representing Sweatshop Movement, Inc. for a conditional use permit for a recreation building at 2723 Carlisle Avenue be approved, subject to conditions a.-f.

Fiscal Note: N/A

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

Hintz introduced the request and reviewed 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 land use designation for the site, and photos of the site and surrounding area. He stated the property is zoned I2 – General Industrial and showed where the dance studio will be located on the site. Hintz described the business summary and the hours of operation for the proposed dance studio. Hintz reviewed the required findings of fact for approval of conditional use permits. He stated staff recommends approval subject to conditions presented.

Mayor Mason opened the public hearing at 5:05 p.m.

Erika Bozinovski, the applicant, stated she did not have anything to add.

Mayor Mason closed the public hearing at 5:06 p.m.

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

END OF PUBLIC HEARINGS

[0329-20](#)

Subject: Request from Pastor Tony Visor of New Covenant Church seeking approval for a sign at 801 College Avenue. (PHDC-20)

Attachments: [Applicant Submittal](#)
[Design Review](#)
[Staff Approval](#)

Hintz explained that this is a design review for signage located downtown. He stated given the COVID-19 pandemic, the sign was already approved by staff – staff only administers approvals when the sign conforms to all of the regulations and guidelines.

Hintz showed photos of the current sign and stated the site is consistent with downtown area design guidelines. Hintz reviewed the guidelines and staff recommendations. Commissioners agreed the sign looked nice.

A motion was made by Commissioner Hefel, seconded by Alder Jones, to approve the sign as installed. The motion PASSED by a Voice Vote.

[0330-20](#)

Subject: Request from Ed Miller seeking approval of a certified survey map for a mini-planned development at 1107 - 12th Street and 1204 Highland Avenue. (PHDC-20)

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

Sadowski explained that the actual development was already approved by the Common Council. He showed the proposed certified survey map (CSM) and stated the applicants are proposing a 3-lot CSM for a 3-unit townhome development.

Sadowski reviewed the recommended conditions of approval. He stated staff is currently working through the attorney's office to find out who should sign as the secretary of the Planning, Heritage, and Design Commission. He stated normally it is the Director of City Development, however, currently that position is vacant.

A motion was made by Commissioner Hefel, seconded by Alder Jung, to

recommend approval of the request subject to conditions a.-e. The motion
PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 5:14 p.m.