



City of Racine

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

Meeting Minutes - Final

City Plan Commission

Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez
Mayor Dennis Wiser
Christina Hefel

Wednesday, July 26, 2017

4:30 PM

City Hall, Room 205

Call To Order

Interim Mayor Dennis Wiser called the July 26, 2017 Plan Commission to order at 4:34 p.m.

PRESENT: 5 - Tom Durkin, Tony Veranth, Ann Brodek, Mario Martinez and Dennis Wiser

EXCUSED: 1 - Christina Hefel

Approval of Minutes for the June 28, 2017 Meeting

A motion was made by Commissioner Durkin, seconded by Commissioner Martinez, to approve the minutes of the June 28, 2017 meeting. The motion PASSED by a Voice Vote.

4:30 PUBLIC HEARINGS

[718-17](#)

Subject: (Direct Referral) A request from Racine Riverside Marine, Inc. for a major amendment to a conditional use permit to operate a showroom for small boats, inflatables, and boating accessories at 1028 Douglas Avenue. (PC-17) (Res. No. 0268-17)

Recommendation of the City Plan Commission on 7-26-17: That the request from Racine Riverside Marine, Inc. for a major amendment to a conditional use permit to operate a showroom be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [\(718-17\) PH Notice - 1028 Douglas Ave.](#)
[\(718-17\) 1028 Douglas Ave. Staff Review](#)
[\(718-17\) 1028 Douglas Ave. Submittals](#)

Intern Associate Planner Steven Madsen introduced the topic and described the need for a major amendment stating that the original Conditional Use Permit only identified storage as a use for the property and now they are planning on having a showroom. He went on to describe the property and where the new garage door that will be installed would be. Public Hearing started at 4:38 p.m. Kevin Coey of 2319 W. High

Street discussed concerns with traffic. He talked about there being a no parking zone on Prospect Street where the new door would go to facilitate space for trucks to turn. He questioned how this door would impact the traffic. Scott Monroe representing Racine Riverside Marine Inc. from Erie Street Properties LLC of 950 Erie Street discussed the planned use of the door. He discussed that the door would be used to move merchandise in and out and would not be in use very often so it should not have a significant impact on the traffic going through the street. Public Hearing Closed at 4:40 p.m. Assistant Director Matthew Sadowski added that in consideration with the practice of keeping drives at least 50 ft. away from intersections that this new door and drive would not be used like a typically driveway so was not held to that standard.

A motion was made by Commissioner Brodek, seconded by Commissioner Durkin, to recommend approval subject to conditions a.-j. The motion PASSED by a Voice Vote.

[719-17](#)

Subject: (Direct Referral) A request from Benjamin Nelson for a conditional use permit to operate an automobile sales and light service shop at 2100 Rapids Drive. (PC-17) (Res. No. 0269-17)

Recommendation of the City Plan Commission on 7-26-17: That the request from Benjamin Nelson for a conditional use permit to operate an automobile sales and service shop at 2100 Rapids Drive be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [\(719-17\) PH Notice - 2100 Rapids Dr.](#)
[\(719-17\) 2100 Rapids Dr. Staff Review](#)
[\(719-17\) 2100 Rapids Dr. Submittal](#)

Intern Associate Planner Steven Madsen introduced the topic and described the business. He commented on the parcel's unique situation being mostly surrounded by the parcel that is a part of Rapids Plaza. Public Hearing opened at 4:45 p.m. Benjamin J. Nelson the applicant of 5815 Hummingbird Court Caledonia spoke about his business. He described his plans and the work he had already completed in the building. Public Hearing Closed at 4:47 p.m. Commissioner Durkin asked about the amount of cars to which Mr. Nelson replied that he would have about a dozen. Mr. Durkin then asked about the paving and possible lighting. Mr. Nelson stated that he had done the pavement work, because tanks had to be removed and that it was gravel and mentioned that lights existed power by Wisconsin Power.

A motion was made by Commissioner Durkin, seconded by Commissioner Veranth, to recommend approval subject to conditions a.-i. The motion PASSED by a Voice Vote.

[720-17](#)

Subject: (Direct Referral) A request from Robert Gleason for a conditional use permit to operate an automobile storage warehouse at 2220 Northwestern Avenue. (PC-17) (Res. No. 0270-17)

Recommendation of the City Plan Commission on 7-26-17: That the request from Robert Gleason for a conditional use permit to operate an automobile storage warehouse at 2220 Northwestern

Avenue be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [\(720-17\) PH Notice - 2220 Northwestern Ave.](#)
[\(720-17\) 2220 Northwestern Ave. Staff Review](#)
[\(720-17\) 2200 Northwestern Ave. Submittals](#)

Intern Associate Planner Steven Madsen introduced the topic and discussed the property. He showed the three different buildings and identified the piece that was going to be used for this specific conditional use. He went on to discuss the basics of the business, talked about the addition of garage doors to facilitate access and mentioned the current planned layout would accommodate 33 cars which may change in the future as the layout may change. Public Hearing opened and closed at 4:50 as there were no speakers. Commissioner Durkin asked about the kinds of cars that would be stored, the applicant Robert Gleason who was at the meeting responded that it would be classic/collector cars. Commissioner Brodek asked about the possible replacing or repainting of the siding. Mr. Gleason responded that he would replace the siding in the future.

A motion was made by Commissioner Veranth, seconded by Commissioner Durkin, to recommend approval subject to conditions a.-m. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARINGS

Adjournment

Interim Mayor Wiser adjourned the meeting at 4:55 p.m.