



# City of Racine

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

## Meeting Minutes - Final

### City Plan Commission

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Wednesday, August 14, 2019

4:30 PM

City Hall, Room 205

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#### Call To Order

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

*Present: 6 - Cory Mason, Jason Meekma, Trevor Jung, Samuel Peete, Christina Hefel, and Marvin Austin*

*Excused: 1 - Mario Martinez*

#### Approval of Minutes for the July 24, 2019 Meeting

**A motion was made by Alder Jung, seconded by Commissioner Peete, to approve the minutes of the July 24th meeting. The motion PASSED by a Voice Vote.**

#### Public Hearings

##### [0919-19](#)

**Subject:** Request by Sekao INC seeking a major amendment to a conditional use permit to construct a 640 square foot addition to a building at 6006 21st Street, which would serve as an office for an automobile vehicles sales lot at 6000 21st Street. (PC-19).

**Recommendation of the City Plan Commission on 08-14-19:** That, based on the required findings of fact, the request by Sekao Inc seeking a major amendment to a conditional use permit to construct a 640 square foot addition to a building at 6006 - 21 Street be approved subject to conditions a. - j.

**Fiscal Note:** N/A

**Attachments:** [Public Hearing Notice](#)  
[Review & Recommendation](#)  
[Applicant Submittal](#)  
[#0919-19 Resolution](#)

*Associate Planner Jeff Hintz described the request. He stated that the original project was approved in October. He stated there was going to be a standalone building at 6000 – 21st Street location, however, because of easements and other issues, the building will be located at 6006 – 21st Street. Hintz showed the site and surrounding area photos, the map that went out with the public hearing notice, and explained the*

zoning of the site and surrounding area. He stated that the property is zoned B2 Community Shopping District with Mount Pleasant to the north and some industrial zoning surrounding. Hintz stated the land use plans calls for the property to maintain its commercial zoning.

Hintz showed the location of the proposed addition and the proposed site and floor plans. He stated the application has been reviewed by the City's Joint Plan Review Team and that the City Forester had a change to the landscaping to incorporate different tree species to the site. Hintz thanked the applicant for working with staff to combine the driveway into one access point.

Hintz showed the proposed south elevation and explained the possible actions of the Commission. He stated that adding auto sales is an allowable and acceptable use with a service garage. He stated that staff has found that all of the findings of fact have been met and are recommending approval subject to conditions a. – j. Hintz stated that condition d. should read the hours of operation as Monday – Friday 8:00 a.m. – 6:00 p.m. and Saturday 8:00 a.m. – 4:00 p.m.

Mayor Mason opened the Public Hearing at 4:39 p.m.

Dan Oakes, the applicant, stated he was available to answer any questions. He stated that he can work with the city engineering in regards to the storm sewer.

Mayor Mason closed the Public Hearing at 4:40 p.m.

**A motion was made by Commissioner Hefel, seconded by Alder Jung, to recommend approval of the request subject to conditions a. – j and with an amendment to condition d. that the hours of operation be Monday – Friday 8:00 a.m. – 6:00 p.m. and Saturday 8:00 a.m. – 4:00 p.m. The motion PASSED by a Voice Vote.**

## End of Public Hearings

[ZOrd.0003-19](#) Zoning Ordinance 0003-19 - 520 Caron Butler Drive

**Recommendation of the City Plan Commission on 08-14-19:** That

the ordinance be adopted.

**Fiscal Note:** N/A

**Attachments:**     [Review and Recommendation](#)  
                              [#ZOrd. 0003-19 - 520 Caron Butler Drive](#)  
                              [#Zoning Ordinance 0003-19 - 520 Caron Butler Drive 2019-08-16](#)

Matt Sadowski, Planning Manager, stated that the request wraps up the proposal received for the Airbnb at the DeKoven Center. Sadowski reviewed the property location, public hearing notification map, and current and surrounding zoning of the property. He stated that the property is zoned OI Office Institutional with residential zoning to the west and north. He stated the zoning matches up with the land use configuration. Sadowski explained the units would be going into the southern portion

*building and another building on the southern portion of the complex directly facing Caron Butler Drive.*

*Sadowski explained the possible actions of the Commission and reviewed the required findings of fact for adoption of zoning ordinances. Sadowski explained each of the required findings in respect to the request.*

*Sadowski stated the requested use of an Airbnb is consistent with what the DeKoven Center has been doing all along at the site, however, it is just classified as an Airbnb. He stated the request is that the site not be owner occupied as required and the flex development zoning will help them accomplish what is being requested.*

*Mayor Mason stated that when the Airbnb ordinance was created, Airbnb reached out to the city to proactively pay the taxes directly to the city when someone uses an Airbnb within the city. He stated the current ordinance limits Airbnb's to owner occupied residences to prevent having desirable areas crowded out and driving up the cost of housing. He stated the flex is unique because the DeKoven Center has already rented out space to do retreats, events, etc. He stated that the DeKoven Center provides a unique set of circumstances that others may not be able to provide. He stated that we need to be mindful how Airbnb's could affect the housing market without limitations.*

*Commissioner Peete asked the difference between this request and if someone were to come in and say that it was allowed for this property.*

*Mayor Mason explained that legacy of the DeKoven Center already provides it as an established use and it would not be a deviation from what the DeKoven Center was historically used for. He stated if someone purchased a new building, it would not have been used as such.*

*In response to Commissioner Peete, Sadowski stated the use supplement defines it further. Sadowski explained the flex development provided for the request.*

**A motion was made by Alder Jung, seconded by Commissioner Hefel, to recommend adoption of ZOrd.0003-19. The motion PASSED by a Voice Vote.**

## **Adjournment**

*There being no further business, the meeting adjourned at 4:53 p.m.*