



# City of Racine

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

## Meeting Minutes - Draft

### City Plan Commission

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

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Wednesday, October 11, 2017

4:30 PM

City Hall, Room 205

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#### Call To Order

*Mayor Dennis Wisner called the meeting to order at 4:39 p.m.*

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

**ABSENT:** 1 - Christina Hefel

#### Approval of Minutes for the September 13, 2017 Meeting

A motion was made by Commissioner Brodek, seconded by Commissioner Durkin, to approve the minutes from September 13th meeting. The motion PASSED by a Voice Vote.

#### 4:30 P.M. PUBLIC HEARING

##### [1006-17](#)

**Subject:** (Direct Referral) A request from Jan Roland, representing Habitat for Humanity, seeking a conditional use permit to allow a ground floor residence at 1716 Geneva Street. (PC-17) (Res. 0352-17)

**Recommendation of the City Plan Commission on 10-11-17:** That the request from Jan Roland, representing Habitat for Humanity, for a conditional use permit to allow a ground floor residence at 1716 Geneva Street be approved, subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [\(1006-17\) CU 1716 Geneva Street](#)  
[\(1006-17\) PH Notice - 1716 Geneva St.](#)  
[\(1006-17\) 1716 Geneva St. Staff Review](#)  
[\(1006-17\) 1716 Geneva St. Submittal](#)

*Assistant Director/Principal Planner Sadowski explained the request to allow for ground floor residence at 1716 Geneva Street. Mr. Sadowski showed the surrounding area for the request as well as the zoning. The property is zoned B2 – Community Shopping District and is surrounded by R3 – Limited General Residential. He stated the project*

is consistent with the development pattern along Geneva Street. Currently there is a small home on the property that would be demolished. To the north of the site is a multi family residence, the south is an old grocery store (currently a pool hall), to the east there are residential structures. Mr. Sadowski explained the site plan which showed street location, lot lines, the existing structure, and where the proposed structure would be built. He explained the floor plan and landscaping plan which includes maple trees and bushes. Mr. Sadowski showed a similar structure that was built on Mead Street. He stated the request is consistent with the comprehensive plan which designates the area as a mixed-use area. Mr. Sadowski explained the conditions of approval. The home is proposed to have vinyl siding, however, because it is in a commercial district, masonry material or smart board siding is being required.

Public Hearing opened at 4:47 p.m.

Jan Roland, Board President at Habitat for Humanity, spoke in favor of the request. He stated he does not have a problem with the recommendations except for the recommendation of smart siding. He stated that vinyl is perfectly acceptable and feels smart siding will increase the budget that could be used for the next house.

Public Hearing closed at 4:50 p.m.

Commissioner Durkin asked if smart siding as opposed to vinyl siding were in the city code.

Mr. Sadowski explained that design standards for commercial districts are outlined in Sec. 114-735.3-766 of the Municipal Code.

Commissioner Durkin asked if the wording is in the form shall, must, or a recommendation.

Mr. Sadowski stated for the principal structure there is discretion if there are acceptable combinations of materials.

He stated the zoning reflects back to 1976 with the anticipation of future business expansion

Commissioner Veranth asked if the house contained a poured concrete base.

Mr. Roland stated yes.

Commissioner Veranth doesn't feel that requiring smart siding is necessary for the project.

Ms. Brodek stated that she would approve the vinyl requested by the applicant since it is not a commercial building.

**A motion was made by Commissioner Durkin, seconded by Commissioner Martinez, to recommend approval of the request subject to the modification of condition c. to allow vinyl siding as an exception to Sec.114-735.3 through 766 with the use of a minimum 18" of exposed masonry.**

## END OF PUBLIC HEARING

### Adjournment

*There being no further business the meeting adjourned at 5:04 p.m.*