



# City of Racine

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

## Meeting Agenda - Final City Plan Commission

*Mayor Cory Mason*  
*Mario Martinez*  
*Christina Hefel*  
*Marvin Austin*  
*Alderman Jason Meekma*  
*Trevor Jung*  
*Sam Peete*

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Wednesday, April 24, 2019

4:30 PM

City Hall, Room 205

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**PROCEDURAL NOTE:** While action on items typically proceeds in the order in which they appear on the agenda, certain items may be postponed to allow the start of public hearings at the published time of 4:30 p.m. Following the public hearings, the Plan Commission will resume action on postponed items.

### Call To Order

### Approval of Minutes for the March 27, 2019 Meeting

### Approval of Minutes for the April 10, 2019 Meeting

### Public Hearings

[0388-19](#)

**Subject:** (Direct Referral) Request by Nathan Knutsen of Tooth Town Dentistry for Kids, seeking a conditional use permit to operate a dental office at 3801 Washington Avenue. (PC-19)

**Attachments:**

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

*Staff Summary:* As announced when last before the Commission on April 10, 2019, consideration of this item during the meeting of April 24, 2019 will be done through a continuance of the April 10, 2019 public hearing. The continuance was granted to allow the applicant time to submit revised signage drawings which comply with ordinance requirements and design considerations for the area. Being zoned R-4 General Residence District, commercial uses such as a dental office are permitted to continue with a conditional use permit if the commercial building and use existed prior to 1976 (114-328). The subject property was built in 1959 as an office building and as such, potential users can benefit from the ordinance provision. The intent is to operate another dental clinic in the building in what has been a dental clinic under the previous tenant since 1992. No changes to the exterior or interior layout of the building are proposed, but new signage is proposed to be installed, and trash receptacle screening is required. Subject to conditions, the Commission should consider recommending approval of this

*request to the Common Council.*

[0453-19](#)

**Subject:** (Direct Referral) Request by Audreyanna Simpson seeking a conditional use permit to operate an Esthetics Establishment and Spa, classified as a Beauty Shop at 1124 High Street (PC-19)

**Attachments:**

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

*Staff Summary: Being zoned R-3 Limited General Residence District, commercial uses such as a Beauty Shop are permitted to continue with a conditional use permit if the commercial building and use existed prior to 1976 (114-328). The subject property was built in 1941 as a commercial building and as such, potential users can benefit from the ordinance provision. The intent is to operate a beauty shop with services offered to include hair removal, skin therapy, facial treatments, laser tattoo removal, eyelash extensions and IEP skin tightening. No changes to the exterior or interior layout of the building are proposed. Subject to conditions, the Commission should consider recommending approval of this request to the Common Council.*

[0454-19](#)

**Subject:** (Direct Referral) Request by Dan Scholz of DDJC LLC seeking a conditional use permit to operate a mixed use development in a building of over 5,000 square feet at 1705 Douglas Avenue (PC-19)

**Attachments:**

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

*Staff Summary: Being zoned B-2 Community Shopping District, mixing commercial uses such as a recording studio and a vehicle storage garage are permitted with a conditional use permit (114-468). The recording studio has a sound booth and mixing room totaling 141 square feet, and overall footprint of roughly 1,800 square feet, occupying the front portion of the building fronting on Douglas Avenue. The vehicle storage garage would occupy the rear portion of the building fronting onto Geneva Street; vehicles are bought at auction and stored until sale, no repairs or outdoor storage are proposed to occur. Subject to conditions, the Commission should consider recommending approval of this request to the Common Council.*

## End of Public Hearings

## Adjournment

**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.**