



# City of Racine

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

## Meeting Agenda - Final Planning Heritage and Design Committee

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Wednesday, January 8, 2020

4:30 PM

City Hall, Room 205

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### Call To Order

Approval of the Minutes of the December 11, 2019 City Plan Commission meeting

Review of the Minutes of the December 9, 2019 Landmarks Preservation Commission

Review of the Minutes of the October 1, 2019 Downtown Area Design Review Commission

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

[0008-20](#)

**Subject:** Request from AJ Musiatef of AJ's Car Sales seeking a conditional use permit to store and sell used automobiles from the western-most building at 2504 Douglas Avenue (PHDC-20).

**Attachments:**

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

*Staff Summary:*

*Being zoned B-2 Community Shopping and I-2 Restricted Industrial districts, the applicant seeks to utilize the garage at the rear of the property for automobile sales via the internet. The building code limits the garage to eight (8) vehicles and the office for the operation would be housed in the main commercial building fronting Douglas Avenue. No repairs would be made to vehicles on the site and would occur elsewhere prior to sale. Showing of the vehicles would be setup by appointment only between 11:00 AM and 6:00 PM Monday through Saturday. Subject to conditions outlined in the staff report, the Plan Commission should consider recommending to the Common Council that the request be approved.*

[0009-20](#)

**Subject:** Request from Ahmed Mostafa seeking a conditional use permit to operate a non-mechanical hand car wash in the rear/ western two bays of an existing garage structure at 3430 Douglas Avenue (PHDC-20).

**Attachments:**

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

*Staff Summary:*

*Being zoned B-2 Community Shopping District, the applicant seeks to utilize the two westernmost bays in the existing garage as a hand car wash. The operation includes a waiting area for 20 people in the lobby of the existing building and would employ 8 car*

washers, a cashier, and manager to run the facility. The hand car wash is proposed to be open from 8:00 AM and 6:00 PM Monday through Saturday. Subject to conditions outlined in the staff report, the Plan Commission should consider recommending to the Common Council that the request be approved.

[1356-19](#)

**Subject:** Request from Zignego Company seeking a conditional use permit for a contractor yard and shop, to operate a concrete and gravel recycling site with yard and concrete plant at 1917 S. Memorial Drive (PC-19).

**Attachments:**

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

[Addendum to Submittal](#)

**Staff Summary:**

The public hearing for this item was continued at the December 11, 2019 meeting for the applicant to submit additional information, including a revised site plan indicating drainage, environmental report, and to conduct additional outreach. The additional information is included in the attachments for this item.

Being zoned I-2 General Industrial Zone district, the applicant seeks to reintroduce a use on the lot which was once used by another operator for substantially the same purpose. The yard and property would be active on a project specific basis generally tied to paving projects the Zignego Company would be awarded, and inactive at other times. The site would have anywhere from 1-4 employees at a time. The application includes using a tracking pad to control debris on roadways, crushing machines with integral water lines for dust suppression, and a water truck. Subject to conditions outlined in the staff report, the Plan Commission should consider recommending to the Common Council that the request be approved.

## END OF PUBLIC HEARINGS

[1357-19](#)

**Subject:** Request from Michael Bannon and Nicholas Verhaalen, seeking approval of a two lot certified survey map for the property at 1917 S. Memorial Drive (PC-19).

**Recommendation of the City Plan Commission on 12-11-19:** That the request from Michael Bannon and Nicholas Verhaalen, seeking approval of a two lot certified survey map for the property at 1917 S. Memorial Drive be approved subject to conditions a.-d.

**Fiscal Note:** N/A

**Attachments:**

[Recommendation](#)

[Applicant Submittal](#)

[#1357-19 Resolution](#)

[1344-19](#)

**Subject:** Review of a facade grant request for a facade update project at 316 Fifth Street (PHDC-20).

Attachments:     [Applicant Submittal](#)

[0010-20](#)

**Subject:** Review of a façade grant request for a façade update project at 230 Main Street (PHDC-20).

Attachments:     [Applicant Submittal](#)

## Administrative Business

Historic Preservation Ordinance

*(Municipal Code Chapter 58)*

*[https://library.municode.com/wi/racine/codes/code\\_of\\_ordinances?  
nodeId=PTIIMUCO\\_CH58HIPR](https://library.municode.com/wi/racine/codes/code_of_ordinances?nodeId=PTIIMUCO_CH58HIPR)*

Downtown Area Design Review District

*(Municipal Code Chapter 114, Sections 822 through 829)*

*[https://library.municode.com/wi/racine/codes/code\\_of\\_ordinances?  
nodeId=PTIIMUCO\\_CH114ZO\\_ARTVIISUDIRE\\_DIV12DOARDEGU](https://library.municode.com/wi/racine/codes/code_of_ordinances?nodeId=PTIIMUCO_CH114ZO_ARTVIISUDIRE_DIV12DOARDEGU)*

Buildings being razed

## 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 prior to this meeting.**