



City of Racine

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

Meeting Agenda - Final Planning Heritage and Design Commission

Wednesday, June 9, 2021

4:30 PM

Virtual

Call To Order

Approval of Minutes for the May 12, 2021 Meeting.

Approval of Minutes for the May 20, 2021 Meeting.

4:30 PM Public Hearings

[0467-21](#)

Subject: Request by AJ MUSAITEF of Elite Motors for Consideration of a major amendment to an existing conditional use permit at 2504 Douglas Avenue which allows for a garage for the storage and sales of motor vehicles and sales by appointment only as allowed by Sec. 114-155 of the Municipal Code. The major amendment contemplates turning the northernmost tenant space into a dealership location, adding up to 15 vehicles for display in the northern lot, and conducting minor repairs on site in the existing garage. (PHDC-21)

Attachments:

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned B-2 Community Shopping District and I-1 Restricted Industrial District, the proposed changes to the auto sales operation constitute a major amendment to the existing conditional use permit for auto sales (Sec. 114-155). The major amendment contemplates turning the northernmost tenant space into a dealership location, adding up to 15 vehicles for display in the northern lot, and conducting minor repairs on site in the existing garage. Subject to conditions outlined in the staff report, the Commission should consider recommending approval of this request to the Common Council.

[0468-21](#)

Subject: Request by Ben Nelson of Corner House Restaurant for Consideration of a major amendment to a planned unit development to allow for the addition of an outdoor kitchen and the expansion of the patio area at 207 Gaslight Circle as allowed by Sec. 114-177 of the Municipal Code. (PHDC-21)

Attachments:

[Public Hearing Notice](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned B-4 Central Business District and part of a Planned Development, the proposed changes to the restaurant constitute a major amendment to the existing conditional use permit authorizing the Planned Development (Sec. 114-177). The major amendment contemplates adding an outdoor kitchen and an expanded dining area to the property. Further information is requested from the applicant to fully review and understand the request. Staff recommendation is to defer until the information can be provided.

End of Public Hearings

[0473-21](#)

Subject: Request by Nielsen Madsen & Barber, SC authorized agent for Dan Siudak seeking approval of a 7-unit condominium plat for the property at 403 Main Street. (PHDC-21)

Attachments:

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary:

A condominium plat is used to create ownership stake on parcels of land into parcels. The property subject to this request is 403 Main Street and is zoned B-4 Central Business District and contains uses permitted within that district. The condominium plat is prepared per Chapter 86, Article V of the Municipal Code and Section 236.34 of Wisconsin State Statutes. Subject to the conditions outlined in the resolution, the Commission should consider approval of the proposed condominium plat.

[0466-21](#)

Subject: Request by Mayer Helminiak Architectural Design, authorized agent for Jacquet Midwest seeking determination of a yard for an industrially zoned property across the street from a residential district, as required by Sec. 114-570(2) of the Municipal Code and consideration of a design review of the proposed materials and façade treatments as allowed for by Sec. 114-735.5(b)(3) of the Municipal Code for proposed building remodeling and addition at 1908 De Koven Avenue and 1730 Phillips Avenue. (PHDC-21)

Attachments:

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned I-2 General Industrial District and across the street from a residential district, the PHDC is required to determine a front yard, no greater than 25 feet (Sec. 114-570(2)). The proposed materials and façade treatments as allowed for by Sec. 114-735.5(b)(3) are also subject to design review. Subject to conditions outlined in the staff report, the Commission should consider recommending approval of this request.

[0474-21](#)

Subject: A request by James Sayegh of Elmdale Ventures LLC appealing a staff determination for a proposal at 2234 Northwestern Avenue. The appeal is of Sec. 114-Article VI. - Overlay Districts, Division 1. - Access Overlay District, specifically an application for review of a redevelopment in the Horlick Overlay District. (PHDC-21)

Attachments:

[Appeal Application](#)

[Applicant Comments](#)

[Property Owner Comments](#)

[Staff Review and Determination](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned I-2 General Industrial District and within the Horlick Overlay District, the proposed changes to the property are subject to review via the process and procedures of Sec. 114-Article VI. - Overlay Districts, Division 1. - Access Overlay District. The applicant wishes to appeal the decision of the Department of City Development and be allowed to utilize the 2234 Northwestern Avenue site as self-storage warehousing business. Staff recommends the Commission recommend to the Common Council that the decision of the Department of City Development be upheld.

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the City Development Office at (262) 636-9151 at least 48 hours prior to this meeting.

Prior to the meeting and public hearing, your questions can be submitted, or plans can be requested by contacting the Department of City Development at (262) 636-9151, by facsimile (fax) at (262) 635-5347, or via email at citydevelopment@cityofracine.org. Written comments regarding public hearing items may be submitted until 4:00 p.m. on Wednesday June 9, 2021 and will be read during the respective 4:30 p.m. public hearing.

Due to the COVID-19 Pandemic, this meeting will be virtually and can be accessed the following ways:

Please click the link below to join the webinar:
[https://cityofracine-org.zoom.us/j/95320588903?](https://cityofracine-org.zoom.us/j/95320588903?pwd=cIRwaVRxOXNVQTIoNTVUaWIYQ0JRdz09)
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