



City of Racine

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

Meeting Minutes - Final

Planning Heritage and Design Commission

Monday, May 15, 2023

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:32 p.m.

PRESENT: 4 - Mayor Mason, Jones, Hefel and Alder Peete

EXCUSED: 2 - Kohlman and Jung

Approval of Minutes for the April 17, 2023 Meeting.

Hintz stated that more time was needed to finalize the minutes.

A motion was made by Hefel, seconded by Alder Peete, that the approval of the April 17, 2023 minutes be deferred to the next meeting. The motion PASSED by a voice vote.

4:30 P.M. PUBLIC HEARING

[0495-23](#)

Subject: Consideration of a request by Alejandro Amezcua Hernandez for a conditional use permit to operate an automobile repair facility at 1332 Rapids Drive as allowed by Sec. 114-468 of the Municipal Code. (PHDC-23)

Attachments: [Review & Recommendation](#)
 [Public Hearing Notice](#)
 [Applicant Submittal](#)

Michelle Cook, Associate Planner, presented the item. She stated that the property has been an automobile repair shop for the life of the building, that was built in the 1950's, but because it was closed for over a year a new conditional use permit needs to be put in place. She displayed an aerial view of the property and reviewed the zoning and land use of the property. Further, the property is zoned B-2 and designated as commercial land use. She then displayed street view images of the property and surrounding area. Cook displayed the site plan, which will not be changing. She stated that the applicant proposes to operate an automobile repair facility to include brake repair, transmission repair, and the sale of used and new tires. A total of three cars will be worked on at a time. Further, three employees will be employed at the facility and the hours of operation are proposed to be Monday thru Friday, 7:00 a.m. to 8:00 p.m.; Saturday from 8:00 a.m. to 3:00 p.m.; and closed on Sundays. Further, that staff recommends approval subject to conditions a. - i.

Mayor Mason opened the public hearing at 4:40 p.m.

There being no speakers, Mayor Mason closed the public hearing at 4:41 p.m.

A motion was made by Hefel, seconded by Jones, that the conditional use permit for an automobile repair facility at 1332 Rapids Drive be approved, subject to conditions a. - i. The motion PASSED by a voice vote.

END OF PUBLIC HEARING - Applicants may address the Commission only if called upon.

[0504-23](#)

Subject: Consideration of a request by Anthony Wooden for review and approval of signage at 302 Main Street, Only Real Estate Group. (PHDC-23)

Attachments: [Recommendation](#)
 [Design Review Checklist](#)
 [Applicant Submittal](#)

Cook presented the item. She stated that the facade grant was approved on April 17, 2023. She displayed the sign renderings and stated that the sign material will be the same metal lettering as Be Plush. Cook briefly went over the design guidelines and stated that staff recommends approval subject to conditions a. - c.

A motion was made by Hefel, seconded by Jones, that the signage at 302 Main Street be approved, subject to conditions a. - c. The motion PASSED by a voice vote.

Adjournment

There being no further business, Mayor Mason adjourned the meeting at 4:45 p.m.

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