



City of Racine

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

Meeting Minutes - Final

Planning Heritage and Design Commission

Wednesday, June 9, 2021

4:30 PM

Virtual

Call To Order

Mayor Mason called the meeting to order at 4:35 p.m.

PRESENT: 5 - Mason, Jones, Hefel, Peete and Jung

Approval of Minutes for the May 12, 2021 Meeting.

A motion was made by Alder Jung and seconded by Commissioner Hefel to approve the minutes of the previous meetings the motion **PASSED** by a Voice Vote.

Approval of Minutes for the May 20, 2021 Meeting.

A motion was made by Alder Jung and seconded by Commissioner Hefel to approve the minutes of the previous meetings the motion **PASSED** by a Voice Vote.

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)

Recommendation of the Planning, Heritage, and Design

Commission on 06-09-21: That based on the findings of fact, the request by AJ Musaitef of Elite Motors for consideration of a major amendment to an existing conditional use permit at 2504 Douglas Avenue for a dealership location which would allow for the addition of up to 15 vehicles for display in the northern lot and to conduct minor repairs on site in the existing garage be approved subject to conditions a. - k.

Fiscal Note: N/A

Attachments: [Review and Recommendation](#)
 [Public Hearing Notice](#)
 [Applicant Submittal](#)
 [#0467-21 Resolution](#)

Jeff Hintz, Associate Planner, introduced the request. He stated the property was acquired by the applicant who wishes to transition from an online auto dealership to in person. Hintz reviewed the location of the property, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive land use designation for the site, and photos of the site and surrounding area. He stated that the land use plan calls for a continued commercial development and explained that the property was previously a daycare that has since closed and been vacant ever since. Hintz showed the proposed site plan for the property and stated a privacy fence will be installed to preserve the landscaping.

Hintz explained the findings of fact as related to the request and described the conditions of approval. He stated staff is recommending approval of the request subject to conditions a. – k.

Mayor Mason opened the public hearing at 4:43 p.m.

Randy Musaitef, an owner of the property, stated the property has been vacant for some time and that they are looking to revive the property and get it back viable again. He stated they will occupy all three spaces on the lot and will make improvements to the property.

Mayor Mason closed the public hearing at 4:46 p.m.

A motion was Alder Jung, seconded by Commissioner Hefel, to recommend approval of the request subject to a. – k. The motion PASSED by a Voice Vote.

[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)

Recommendation of the Planning, Heritage, and Design

Commission on 06-09-21: That the request by Ben Nelson of the Corner House Restaurant for consideration of a major amendment to a planned unit development to allow for the addition of an outdoor kitchen at 207 Gaslight Drive, be deferred.

Recommendation of the Planning, Heritage, and Design

Commission on 06-09-21: That based on the findings of fact, the request by Ben Nelson of the Corner House Restaurant for consideration of a major amendment to a planned unit development to allow for the expansion of a patio area on the west side of the building at 207 Gaslight Drive be approved, subject to conditions a. - l.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
 [Applicant Submittal](#)
 [Comments Received 207 Gaslight Circle](#)
 [#0468-21 Resolution](#)

Michelle Cook, Associate Planner, introduced the request. She stated that the request being considered is only for the patio area on the west side of the building. She stated the addition of the outdoor kitchen is not to be considered with this request as staff needs additional information to complete their review. Cook reviewed the location of the property, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive land use designation for the site, and photos of the site and surrounding area. Cook explained the site plan for the proposed patio and stated that, per the applicant, the bar will no longer be a part of the patio area. Cook showed a sample of the fencing style that would be used for the request.

Cook reviewed the required findings of fact as they relate to the request. She stated that when operated according the conditions proposed by staff, the patio addition will meet the required findings. She explained that a natural gas line will be extended for the fire pits which would have to be worked through with the proper departments.

Cook explained that staff is recommending deferral of the outdoor kitchen structure and approval of the patio subject to conditions a. – l. Cook reviewed the conditions of approval for the patio.

Mayor Mason opened the public hearing at 5:00 p.m.

Cook read e-mails and comments received regarding the proposed request. Comments received will be attached to this agenda item.

35 Harborview Drive, spoke regarding the request. Stated that there is a patio already constructed against the music and finds it hard to believe that the will not be listening to music. Stated the design looks good, however, they are against the music being piped outside. Stated that it is impossible that the music will not be heard.

Joy Sampson, 4 Gaslight Drive, spoke regarding the request. She stated her window would be close to the area - 50 feet of the restaurant. She stated it seems like it would impact their side and is concerned that her condo was not shown in the photos. She wondered about the noise and why they would not expand to the south of the present day patio. She stated she could not understand where it would be located from the drawing.

Mayor Mason reminded the Commission and the public that the outdoor structure is being deferred.

Sampson stated that it is probably okay the way it is. She stated it shields the noise the way the building is.

Allan Hansen, 4 Gaslight Drive Unit 204, spoke regarding the request. He stated that he is not a full-time resident and is on the north side of the building. He spoke in favor

of the request and stated so far the restaurant has not produced any excessive noise that he is aware of. He stated it is good to have the property further developed and draw more people downtown.

Mayor Mason closed the public hearing at 5:12 p.m.

In response to Commissioner Hefel, Cook stated that live music was not proposed, however, the Commission can add a condition stating that there be no live music/entertainment.

Alder Jung thanked staff for working with the applicant regarding the fencing.

A motion was made by Commissioner Hefel, seconded by Alder Peete, to defer the outdoor kitchen until further information is received. The motion PASSED by a Voice Vote.

A motion was made by Alder Jung, seconded, by Alder Jones, to recommend approval of the request of the patio expansion subject to conditions a. – i. with the addition that there be no live entertainment. The motion PASSED by a Voice Vote.

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](#)

Cook explained the request. She stated the applicant is seeking to turn 403 Main Street into a condominium and is seeking approval of a 7-unit condominium plat for the property. Cook showed the layout of the property and stated staff is recommending approval of the request subject to conditions a. – f. Cook reviewed the conditions of approval.

A motion was made by Commissioner Hefel, seconded by Alder Peete, to approve the request subject to conditions a. – f. The motion PASSED by a Voice Vote.

[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](#)

Hintz described the request and the location for the proposed addition. He stated that the green portion being shown to the north will be demolished and showed the proposed site plan for the development. He stated that the property was also reviewed by the Community Development Authority and showed the potential expansion of the business, the building rendering, and surrounding views. He stated the existing building will be modified.

Hintz spoke about the enclosure of porches stated the industrial will happen towards the rear of the property and the office building will be relatively quiet. Hintz described the application and business summary. Hintz described the possible actions of the Commission regarding the 10-foot yard setback. He stated what the applicant is asking to do is consistent with residentially zoned property.

Hintz reviewed the conditions of approval and stated that staff is recommending approval of the 10-foot yard setback subject to conditions a. – k.

Mayor Mason commented that it will be a nice addition to what we will see on DeKoven Avenue.

A motion was made by Alder Jung, seconded by Commissioner Hefel, to approve the request subject to conditions a. - k. The motion PASSED by a Voice Vote.

[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)

Recommendation from the Planning, Heritage, and Design Commission on 06-09-21: To uphold the staff determination for the proposal at 2234 Northwestern Avenue denying the request for a self-storage facility based on its inconsistency with adopted City plans.

Fiscal Note: N/A

Attachments: [Appeal Application](#)
 [Applicant Comments](#)
 [Property Owner Comments](#)
 [Staff Review and Determination](#)
 [Applicant Submittal](#)

Matthew Sadowski, Planning Manager, reviewed the item. He stated the request is an appeal of a staff determination for a proposal of a self-storage facility near the Horlick site. Sadowski showed a photo of the building as it exists and a photo of the building as proposed for renovation. He stated that being in an access corridor, it was determined that the use was not in line with the development in the area. Sadowski explained the appeals process.

Sadowski showed the Horlick complex and where the self-storage warehousing was proposing to be located, the floor plan, how each of the storage facilities were proposed to be divided, and the elevation drawings. He explained how staff conducted its review for the request. He stated there is a history for the area starting with the Horlick Malted Milk Company Planning Study that was prepared in 2005. He showed the redevelopment options that were proposed for the site that showed the use as light industrial, Racine Unified School District, and commercial uses. Sadowski showed another use as demonstrated in the plan for office, Racine Unified School District (the building in question), and residential, and a series of slides that illustrated a number of different scenarios for the site that were provided in adopted plans that encouraged office and residential uses for the property.

Sadowski stated based on the plans developed for the Redevelopment Authority and the adopted Comprehensive Plan 2035, mixed-use, commercial, and residential uses were shown to be the emphasis of the property. Sadowski stated that a Tax Incremental District (No. 25) was adopted in 2020 and showed the land use plan that was adopted – he stated that the TID was created to encourage commercial, mixed-use, and residential for the property. Sadowski explained the Horlick District Master Plan and showed the overall view and birds eye view of the property and area. Sadowski explained the reasons for denial of the access corridor administrative review and stated that based on that, the applicant filed an appeal. Sadowski reviewed the applicant's appeal and the comments from the owners of the property.

Sadowski explained the possible actions of the Commission, which are to:

- 1. Concur with the administrative denial and recommend to the Common Council that the administrative denial be upheld.*
- 2. Concur with the applicant and recommend to the Common Council that the appeal of Elmdale Partners be approved, and direct staff to develop conditions of approval.*
- 3. Defer for additional information.*

A motion was made by Alder Jung, seconded by Alder Peete, to affirm the staff recommendation and deny the requested use. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 5:50 p.m.