



# City of Racine

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

## Meeting Agenda - Final City Plan Commission

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Wednesday, May 8, 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 April 10, 2019 Meeting

### Approval of Minutes for the April 24, 2019 Meeting

### Public Hearings

[0535-19](#)

**Subject:** (Direct Referral) Request by Brenda Johnson of Urban Fitness Studio LLC seeking a conditional use permit to operate a recreation building at 3402 Douglas Avenue (PC-19).

**Attachments:**

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

*Staff Summary: Being zoned B-2 Community Shopping District, recreation buildings are permitted with a conditional use permit (114-468). The property in question contains an existing building which contains a wedding shop and this proposed recreation building. The proposed recreation space contains roughly 1,730 square feet and offers classes through a monthly membership to participate, a flat fee to drop in, or a set amount of classes for a fee. Subject to conditions, the Commission should consider recommending approval of this request to the Common Council.*

[0269-19](#)

**Subject:** (Direct Referral) Request by Eihab Atout of Bravo Realty seeking a major amendment to a conditional use permit for the comprehensive reconstruction of a building associated with a daycare facility at 1816 Sixteenth Street. (PC-19)

**Attachments:**

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Revised Applicant Submittal](#)

*Staff Summary: As announced when last before the Commission on April 10, 2019, consideration of this item during the meeting of May 8, 2019 will be done through a*

continuance of the March 13, 2019 public hearing. The continuance was granted to afford Mr. Atout time to have plans prepared which illustrate the use of brick for areas within eight (8) feet of grade and consider other modification(s) to enhance the building's appearance. On August 15, 2017, the Common Council approved a conditional use permit for a daycare center at 1816 Sixteenth Street. Daycare facilities are allowed by conditional use permit in the B-2 Community Shopping District (114-468 & 114-448(9)). On May 10, 2018, a building permit was issued for modifications to the building's interior and exterior to accommodate the daycare. The project has proceeded in a manner inconsistent with approved plans. The applicant is seeking approval of the building's exterior in its current design. Staff has concerns with the potential for damage or deterioration of the cementitious panels used for the building's exterior due to their close proximity and/or contact with the ground surfaces. Subject to the presentation by the applicant of methods to fortify the building within eight feet of grade, enhancing the building's appearance, and the establishment other suitable conditions, the Commission should consider recommending approval of this request to the Common Council.

## End of Public Hearings

[0437-19](#)

**Subject:** Communication from Alder Jones requesting that the action of the Common Council of January 15, 2019, granting a conditional use permit to Fury II, LLC, to allow mixed use in an existing building, at 1800 Clark Street and 1825 Holborn Street, be rescinded, and that Resolution 0996-18, dated January 15, 2019, be rescinded.

**Attachments:**

[Review and Recommendation](#)

[Resolution 0996-18](#)

[Building Notice BG18-104](#)

[Staff report from January 9, 2019 CPC meeting](#)

*Staff Summary: Having previously been approved for a conditional use permit which would allow a mixed use development at the property, the applicant wishes to have the approval rescinded. The building and site will be subject to meeting zoning, building and other applicable development standards. Staff recommends the Plan Commission recommend to the Common Council keeping the conditional use permit in place in order to allow the business owner time to comply with zoning, building and other applicable development standards and granting an extension to allow all remaining tenants to obtain occupancy be extended to June 7, 2019. This extension can be granted administratively by the Director of City Development.*

## 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.**