



City of Racine

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

Meeting Agenda - Final City Plan Commission

Wednesday, May 22, 2019

4:30 PM

City Hall, Room 205

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 May 8, 2019 Meeting

Public Hearings

[0603-19](#)

Subject: (Direct Referral) Request by Reynaldo Trujillo Jr. of Uncle Rey's Candy Store and More seeking a conditional use permit to operate a takeout -carryout restaurant at 501 High Street (PC-19).

Attachments:

[Public Hearing Notice](#)

[Review & Recommendation](#)

[Applicant Submittal](#)

Staff Summary: Being zoned B-2 Community Shopping District, carryout restaurants are permitted with a conditional use permit (114-468). The property in question is proposed to have a convenience store with a carryout restaurant. The proposed carryout restaurant will be housed in a 200 square foot area in the rear of the building. The outdoor patio would not be used in conjunction with any business on the lot. Subject to conditions, the Commission should consider recommending approval of this request to the Common Council.

End of Public Hearings

[0604-19](#)

Subject: (Direct Referral) Request by Chad Solon of Onyx Creative seeking consideration of a minor amendment to a conditional use permit for an exterior renovation and signage changes at 2433 South Green Bay Road (PC-19).

Attachments:

[Applicant Submittal](#)

[Review & Recommendation](#)

Staff Summary: The Highridge Center is developed as a commercial planned development. Under Racine's Municipal Code (114-171 thru 114-181), Planned Developments (PD) are treated as conditional use permits. The Highridge Center PD establishes development standards within its boundaries to which the main mall building and all adjacent properties are required to be developed and maintain in accordance with.

Through the PD standards, locational aspects such as building design, colors, signage, site access, parking, uses, and storm water management are all regulated to insure a uniform level of quality and appearance in the PD area (114-176). The proposed amendments from Burlington do not rise to a level of what would be considered a major amendment requiring a public hearing (typically new structures and additions or full scale exterior renovations), but the proposed changes do represent minor changes/amendments to the originally approved and amended Burlington plans which warrant Plan Commission review as the character and appearance of the site will be modified as a result of the proposed changes (114-177). Subject to conditions, the Commission should consider approval of this request.

[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:

[Summary & Recommendation](#)

[Resolution 0996-18](#)

[Building Notice BG18-104](#)

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

[Staff report from May 8, 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. While it is contrary to Staff's original course of assistance to Mr. Nelson and not seen to be in his best interest in the perspective of the City, it is in compliance with Mr. Nelson's strongly stated wishes the permit be rescinded. Staff recommends the Plan Commission recommend to the Common Council that the conditional use permit be rescinded.

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.