



City of Racine

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

Meeting Agenda - Final Planning Heritage and Design Commission

Wednesday, October 28, 2020

4:30 PM

Virtually

Call To Order

Approval of Minutes for the September 23, 2020 Meeting.

4:30 P.M. PUBLIC HEARINGS

[0715-20](#)

Subject: Request by Courtney Connor of Growing Tree Child Development Center, LLC, for consideration of a conditional use permit to operate a group daycare center at 3333 Douglas Avenue. (PHDC-20)

Attachments:

[Public Hearing Notice](#)
[Review and Recommendation](#)
[Applicant Submittal](#)

Staff Summary:

Being zoned B-2 Community Shopping District, daycare centers are permissible upon approval of a conditional use permit per Sec 114-468 of the Municipal Code. The building would be renovated for use as a childcare facility which would be occupied by up to 50 children, with ages ranging from 4 weeks to 12 years. Daycare would be open from 6:00 AM – 6:00 PM Monday through Friday. A play and exercise area for the children at the facility would be located behind the building and fenced in. The business would employ one cook, 6-8 full time teaching staff, 2-4-part time teaching staff, and a full time director. Subject to findings and conditions outlined in the staff report, the Commission should consider recommending to the Common Council that the request be approved.

[0716-20](#)

Subject: Request by John Apple for consideration of the nomination of the property at 3015-3021 Washington Avenue as a Racine (Local) Landmark as prescribed by Sec. 58-61 & 62 of the Racine Municipal Code: Historic Preservation. (PHDC-20)

Attachments:

[Public Hearing Notice](#)
[SHPO Eligibility Form](#)
[Property Photos](#)
[Application](#)

Staff Summary:

The PHDC is required to hold a public hearing in accordance with 58-62(b) of the Municipal Code and based on the testimony and evidence, make a determination as to whether or not the property meets the requirements of 58-61 of the Municipal Code.

Within 30 days of the Public Hearing being closed, the PHDC may recommend to the Common Council the designation of the property as either a landmark or landmark site.

In doing so, the PHDC may petition the Common Council to rezone the property as H, historic properties district. If recommended for Historic zoning by the Common Council, the PHDC and Common Council would then consider the rezoning through separate action after appropriate hearings have been held.

END OF PUBLIC HEARINGS

[0635-20](#)

Subject: Request by Rosie Olle of Michael's Signs, agent for Heating and Cooling Solutions, for consideration of a conditional use permit to operate an electronic message sign at 2430 Lathrop Avenue. (PHDC-20)

Recommendation of the Planning, Heritage, and Design

Commission on 9-23-2020: That the request by Rosie Olle of Michael's Signs, agent for Heating and Cooling Solutions, for consideration of a conditional use permit to operate an electronic message sign at 2430 Lathrop Avenue be deferred so staff can review underlying issues with the current conditional use permit.

Fiscal Note: N/A

Attachments:

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

[Site Visit Report](#)

Staff Summary:

The public hearing was held on September 23, 2020 and was closed. The item was recommended for deferral so compliance with the existing conditional use permit related to the business could be investigated. The report is attached to this item with findings from the investigation and site visit.

Being zoned B-2 Community Shopping District, electronic message signs are permissible upon approval of a conditional use permit per Sec 114-1033 of the Municipal Code. The proposed signage is a monument style sign and would be located approximately 35 feet from the north property line, and 3 feet 6 inches from the sidewalk. The signage is approximately 66 square feet in total size, with approximately 16 square feet being an LED electronic display. The sign is proposed to be placed perpendicular to Lathrop Avenue (facing north-south). Subject to findings and conditions outlined in the staff report, the Commission should consider recommending to the Common Council that the request be approved.

[0558-20](#)

Subject: Request by Dariel Taylor, representing Roots Residential AFH, LLC, seeking a conditional use permit to operate a daycare center at 1020 Washington Avenue. (PHDC-20)

Recommendation of the Planning, Heritage, and Design

Commission on 9-23-2020: That the request by Dariel Taylor, representing Roots Residential AFH, LLC, seeking a conditional use permit to operate a daycare center at 1020 Washington Avenue be denied.

Fiscal Note: N/A

Attachments:

[Revised Plans](#)
[Letter in opposition](#)
[Review and Recommendation](#)
[Public Hearing Notice](#)
[Applicant Submittal](#)
[Additional Received Comments](#)

Staff Summary:

This item is a reconsideration of an item which was recommended by the PHDC for denial at the September 23, 2020 meeting. The applicant has revised the site plan based on the considerations made during the PHDC hearing on the matter. The revised site plan relocates the playground area, closes a driveway, restricts traffic flow onto Washington Avenue to right turns only with no entrance, and changes the main entrance onto Pearl Street. All traffic is one way, entering on Pearl Street and exiting via right turn only, onto Washington Avenue.

Being zoned B-3 General Commercial District, daycare centers are permissible upon approval of a conditional use permit per Sec 114-488 of the Municipal Code. The building would be renovated for use as a childcare facility which would be occupied by children aged 6 weeks to 12 years of age. Daycare would be offered for three shifts (24-hour operation) with up to 100 children on the first and second shift and 50 on the third shift. The facility will be licensed by the State of Wisconsin and be staffed with 25 caretakers on the first and second shift and 10 caretakers on third shift. A play and exercise area for the children at the facility would be located to the west of the parking area. An exception to the requirements that a daycare facility be 250 feet from a signalized intersection and 1,000 feet from another daycare facility are requested. Subject to findings and conditions outlined in the staff report, the Commission should consider recommending to the Common Council that the request be approved.

[0718-20](#)

Subject: Request by Jada Pfarr of Longshot Vinyl for review and approval of signage at 316 - 6th Street. (PHDC-20)

Attachments:

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

Staff Summary:

Being zoned B-4 Central Business, the property at 316 6th Street falls within the Downtown Area Design Review district and is subject to the Downtown Area Design Guidelines. The proposed signage scheme is comprised of window graphics. Subject to the conditions outlined in the resolution, the Planning, Heritage, and Design Commission should consider approval of the proposed signage.

[0717-20](#)

Subject: Request by Tracy Stacy of Absolute Construction Enterprises, agent for Vero LLC, for review and approval of facade changes at 211 - 6th Street. (PHDC-20)

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

Staff Summary:
Being zoned B-4 Central Business, the property at 211 6th Street falls within the Downtown Area Design Review district and is subject to the Downtown Area Design Guidelines. The proposal seeks to bring the building to the sidewalk and enclose the outdoor seating area on the property. Subject to the conditions outlined in the resolution, the Planning, Heritage, and Design Commission should consider approval of the proposed changes.

[0720-20](#) **Subject:** Request by Fastsigns of Racine, agent for Envy Fits and Fashion, for review and approval of signage at 232 Main Street. (PHDC-20)

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

Staff Summary:
Being zoned B-4 Central Business, the property at 232 Main Street falls within the Downtown Area Design Review district and is subject to the Downtown Area Design Guidelines. The proposed signage is 20 square feet and is a wall sign. Subject to the conditions outlined in the resolution, the Planning, Heritage, and Design Commission should consider approval of the proposed signage.

[0719-20](#) **Subject:** Request by Tesa Santoro of JT Eats LLC for review and approval of signage and facade changes at 501 - 6th Street, Taste of Soul.

Attachments: [Recommendation](#)
[Design Review Checklist](#)
[Facade Grant Application](#)
[Applicant Submittal - Revised Signage](#)

Staff Summary:
Being zoned B-4 Central Business, the property at 501 6th Street falls within the Downtown Area Design Review district and is subject to the Downtown Area Design Guidelines. The project includes signage, window replacement, painting and awning fabric replacement. Subject to the conditions outlined in the resolution, the Planning, Heritage, and Design Commission should consider approval of the proposed project.

[0722-20](#) **Subject:** Subject: Request by Tesa Santoro of JT Eats LLC for review and approval of a facade grant at 501 - 6th Street.

Staff Summary:
Being zoned B-4 Central Business, the property at 501 6th Street falls within the eligibility area and criteria for the facade grant program. The project includes signage, window replacement, painting and awning fabric replacement. Subject to the conditions outlined in the resolution, the Planning, Heritage, and Design Commission should consider approval of the grant. (Please see previous item for attachments)

[0697-20](#)

Subject: Communication sponsored by Mayor Mason requesting adoption of Ordinance 0009-20- Razing of Properties as attached.

Recommendation of the Public Works and Services Committee on 10-13-20: That Ordinance 0009-20 - Razing of Properties, be adopted.

Fiscal Note: N/A

Attachments: [Ordinance XX-20- Razing of properties \(NA 9.22.20\)](#)

Staff Summary:

The amendment to Sec. 58-64(e) and Sec. 58.65(c) of the Municipal Code related to the razing of properties would allow a demolition ordered by the chief building inspector to commence regardless of application for historic designation. The Planning, Heritage, and Design Commission should consider recommending approval of the proposed ordinance.

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.

Given the Covid-19 Pandemic, a virtual meeting and public hearing through the internet has been scheduled by the Planning, Heritage, and Design Commission. You may access the meeting by phone via the following:

Phone Number: 1 (844) 992-4726 Access Code: 132 099 5010

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, October 28, 2020 and will be read during the public hearing.