



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 3/16/2026

To: Mayor and Planning, Heritage, and Design Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Steven Madsen – (262) 636-9151 – steven.madsen@cityofracine.org

Case Manager: Michelle Cook

Location: 207 Gaslight Circle. The property is part of a planned unit development.

Applicant: Roy Peterson

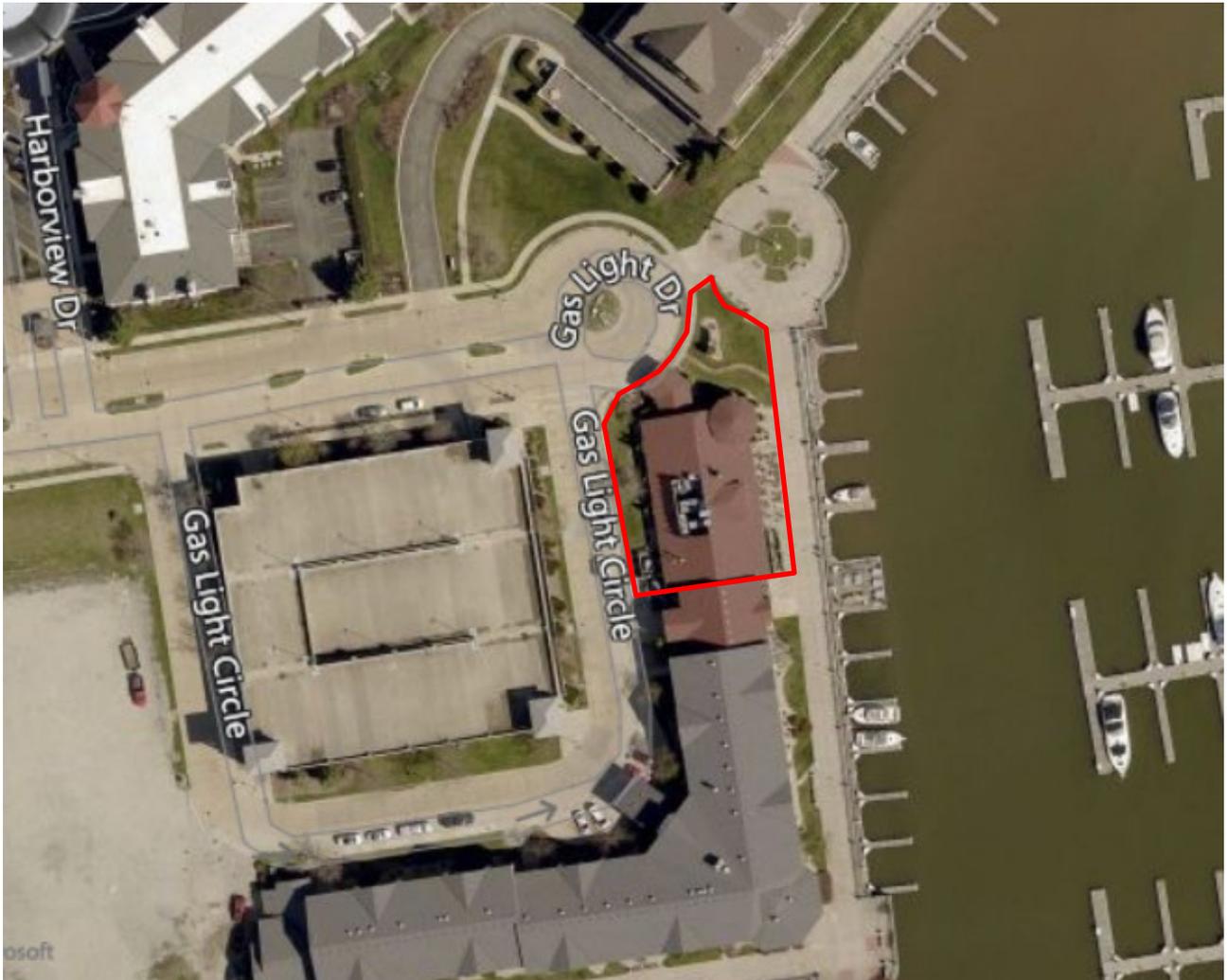
Property Owner: Milevi Holdings LLC

Request: Consideration of a minor amendment to the Gaslight Pointe Mixed Use Planned Development to allow for the extension of the roof structure to support a patio enclosure on the eastside at 207 Gaslight Circle, as allowed by Sec. 114-177 of the Municipal Code.

This property is part of a planned unit development and as such, any minor changes to the development requires the approval of the Planning, Heritage, and Design Commission. The addition of a roof extension and enclosure over the rear patio area represents a minor change to the planned unit development, a conditional use.

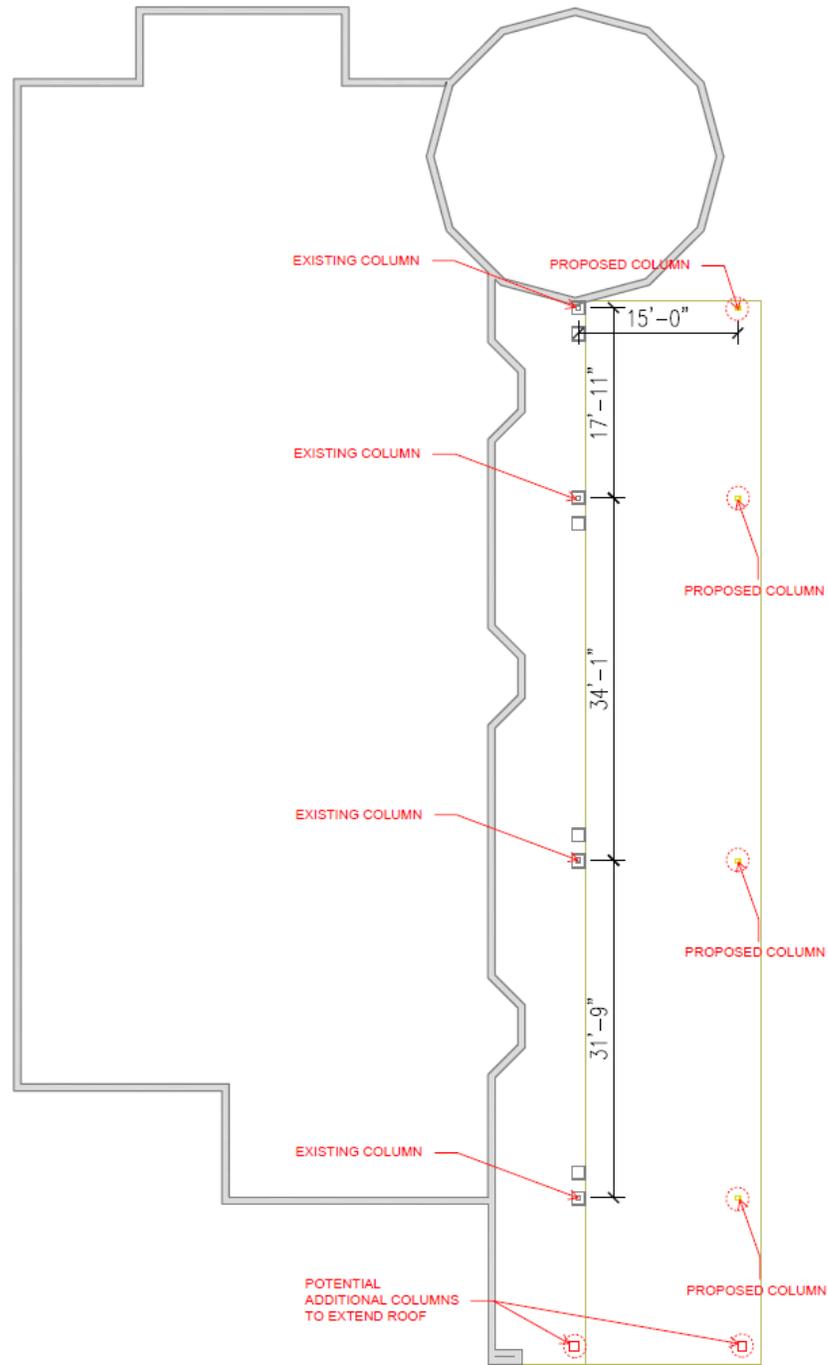
BACKGROUND AND SUMMARY: The property has historically operated as a restaurant and will continue as such. The eastside patio area would be served by the main restaurant.

The Zoning Ordinance classifies changes that do not alter the concept or intent of the development as a minor amendment to the planned development conditional use. Minor changes are allowed upon the issuance of a conditional use permit amendment. (Sec. 114-177)



Birdseye view of the property, indicated in red (image from City Pictometry).





Proposed roof extension plan, submitted by applicant.

GENERAL INFORMATION

Parcel Number: 00050148

Property Size: 14,767 square feet

Comprehensive Plan Map Designation: Downtown

Consistency with Adopted Plans:

The [Racine Comprehensive Plan](#) states that:

- The downtown should be developed in such a way that a variety of forms, uses, and intensities may be accommodated and support an active and vibrant street life.
- Development should occur to facilitate the development of fully functional mixed- use neighborhoods that are allowed to develop a distinctive character within certain districts and corridors.

Corridor or Special Design District?: Downtown Area Design Review District

Historic?: N/A

Current Zoning District: B-4 Central Business

Purpose of Zone District: The B-4 central business district is intended to accommodate those retail and office uses which are characteristic of the major shopping streets of the downtown area of the city, and discourage uses which detract from, or are incompatible with, pedestrian and shopping oriented traffic.

Proposed Zoning: No change proposed

Existing Land Use: Restaurant

Surrounding Zoning and Land Uses:

North	R-5 General Residence	Residential Condominiums
East	B-4 Central Business	Lake/Boat Slips
South	B-4 Central Business	Lake/Boat Slips
West	B-4 Central Business	Parking Garage/Apartments

Operations: The business operation on the site will remain unchanged.

ZONING ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)):

Standard	Required	Provided
Lot Area	No minimum	14,767 square feet
Lot Frontage	No minimum	122 feet
Floor Area Ratio	8.0 maximum	.47

Setbacks ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)):

Yard	Required	Provided
Front	0 feet	0 feet
Side (west)	0 feet	0 feet
Side (east)	0 feet	0 feet
Rear (south)	0 feet	0 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): There are no changes being proposed to the overall construction materials of the building. The roof will be extended to allow for a retractable screen to enclose the patio on the east side of the building.

Off-street parking and loading requirements (114- [Article XI](#)) : Parking is not required in the B-4 Central Business District Zone per Sec. 114-1187 of the Municipal Code. There is adequate parking available in the parking garage located to the west of the property.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): No additional landscaping is being proposed.

Sign Regulations (114-[Article X](#)): Signage will be reviewed per the Downtown Area Design Review guidelines. Any signage would need to follow the sizing requirements outlined in Sec. 114 Article X.

Outdoor lighting, signs ([114-Sec. 742](#)): The submitted plans do not include the addition of any outdoor lighting fixtures, however, the applicant has discussed the addition of string lighting to the to the building.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): No changes are being proposed to rubbish and trash storage. Storing trash in closed containers screened from view will meet the requirements of the ordinance.

Engineering, Utilities and Access:

Access ([114-1151](#)): The site plan submitted by the applicant does not contemplate any changes to access.

Surface drainage ([114-739](#) & Consult Engineering Dept.): The request is not expected to impact the overall drainage on the site, however, the applicant shall consult with the engineering department to ensure compliance with requirements.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): All utilities are available for this site and the applicant proposal is not expected to impact the ability to serve this area.

Exceptions to ordinance: N/A

REQUIRED FINDINGS OF FACT:

CONDITIONAL USE FINDINGS (Sec. 114-154. – Standards.)

No Conditional Use shall be recommended by the Plan Commission unless it is found that:

- 1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.**

Staff Comments: The extension of the roof and enclosure to the east side patio is not expected to be detrimental to public safety and general welfare. Enclosing the patio will allow for year-round visitors in the space. This is not expected to cause a detriment to the area as the property is commercially developed and has been a neighborhood fixture for several years.

- 2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

Staff Comments: This amendment is not anticipated to be injurious to other properties in the general area. Extending the roof to add a patio enclosure will improve the usability of the east side patio, allowing patrons to enjoy the space year-round. The patio is consistent with the existing restaurant use and the ability to enclose the area should not affect the enjoyment or be injurious to the use to other properties in the area.

- 3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

Staff Comments: The patio has been a fixture on the restaurant since it was built in the early 1990's. Extending the roof and adding a patio enclosure is not expected to affect the normal and orderly development and improvement of surrounding property. Being able to enclose the patio will allow for year-round use and protect the structure against the elements. There are no changes proposed to the overall use of the property and its continued use as a restaurant will not hinder or negatively impact the surrounding area.

- 4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.**

Staff Comments: The application submitted by the applicant does not propose any changes to the utilities or drainage for the site. The use of this site is not expected to impact the provision of utilities for the property or general area.

- 5) Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.**

Staff Comments: The applicant is not contemplating any changes to the access to this site. Parking in this area is plentiful when factoring in the parking garage to the west of the property.

- 6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city.**

Staff Comments: The land use plan for this property calls for development with commercial emphasis and that emphasis will be continued with the extension of the roof and patio enclosure.

- 7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.**

Staff Comments: It is expected that this development will operate in accordance with the applicable regulations for this zone district.

POSSIBLE ACTIONS FOR THE PLANNING, HERITAGE AND DESIGN COMMISSION

1. Approve the request as submitted; or
2. Approve the request with conditions deemed necessary to mitigate any adverse impacts that could arise from the project; or

3. Deny the request; or
4. Defer.

STAFF RECOMMENDATION: THAT BASED ON THE FINDINGS OF FACT IN THIS REPORT, THE REQUEST FROM ROY PETERSON FOR CONSIDERATION OF A MINOR AMENDMENT TO A PLANNED UNIT DEVELOPMENT TO ALLOW FOR THE EXTENSION OF THE ROOF TO SUPPORT A RETRACTABLE SCREEN TO ENCLOSE THE PATIO AREA ON THE EAST SIDE OF THE PROPERTY AT 207 GASLIGHT CIRCLE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

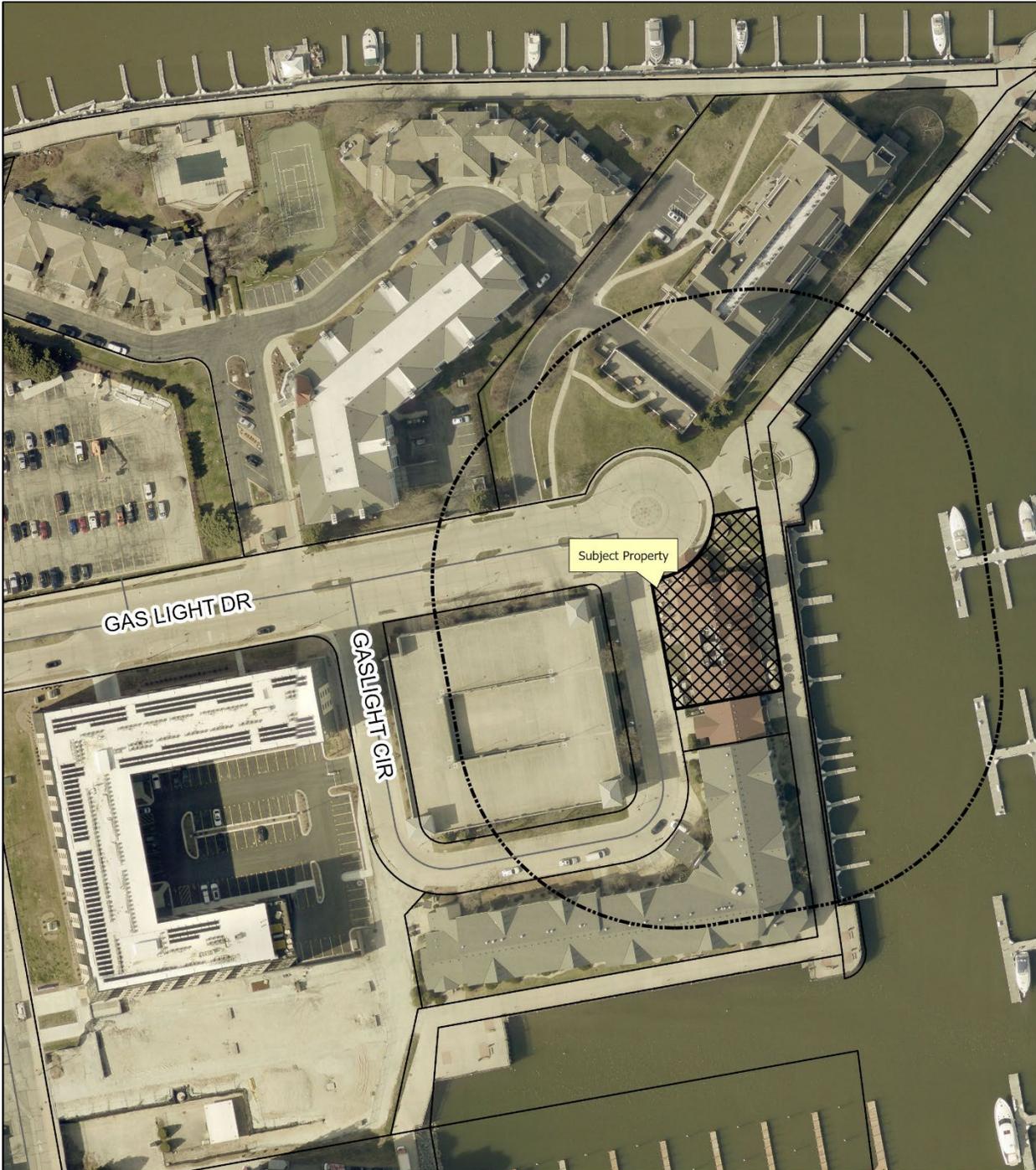
- a. That the plans presented to the Planning, Heritage, and Design Commission on March 16, 2026, be approved subject to the conditions contained herein.
- b. That the planned unit development is now amended to include a roof extension and a patio enclosure on the east side of the property at 207 Gaslight Circle.
- c. That the plans for the roof extension and patio enclosure be submitted for design review and approval by the Planning, Heritage and Design Commission prior to permitting.
- d. That all license requirements for the City of Racine and State of Wisconsin be complied with and kept current and all necessary permits for the serving of food and alcohol in the patio area be obtained prior to its occupation.
- e. That no LED or string lights be used as accent lighting.
- f. That all trash and recyclables be kept in closed containers and screened from view.
- g. That all other applicable codes and ordinances be complied with and required permits acquired.
- h. That no minor changes be made from the conditions of this permit without the approval of the Planning, Heritage, and Design Commission and no major conditions be made from the conditions of this permit without the approval of the Common Council.
- i. That this conditional use permit is subject to Planning, Heritage, and Design Commission review for compliance with the listed conditions.

ATTACHMENTS:

- 1) Aerial Photo indicating the subject property;
- 2) Zoning Map indicating the subject property;
- 3) Land Use Map from Comprehensive Plan, indicating the subject property;
- 4) Site photos of the property and general area; and
- 5) Submittal documents (view in legistar).

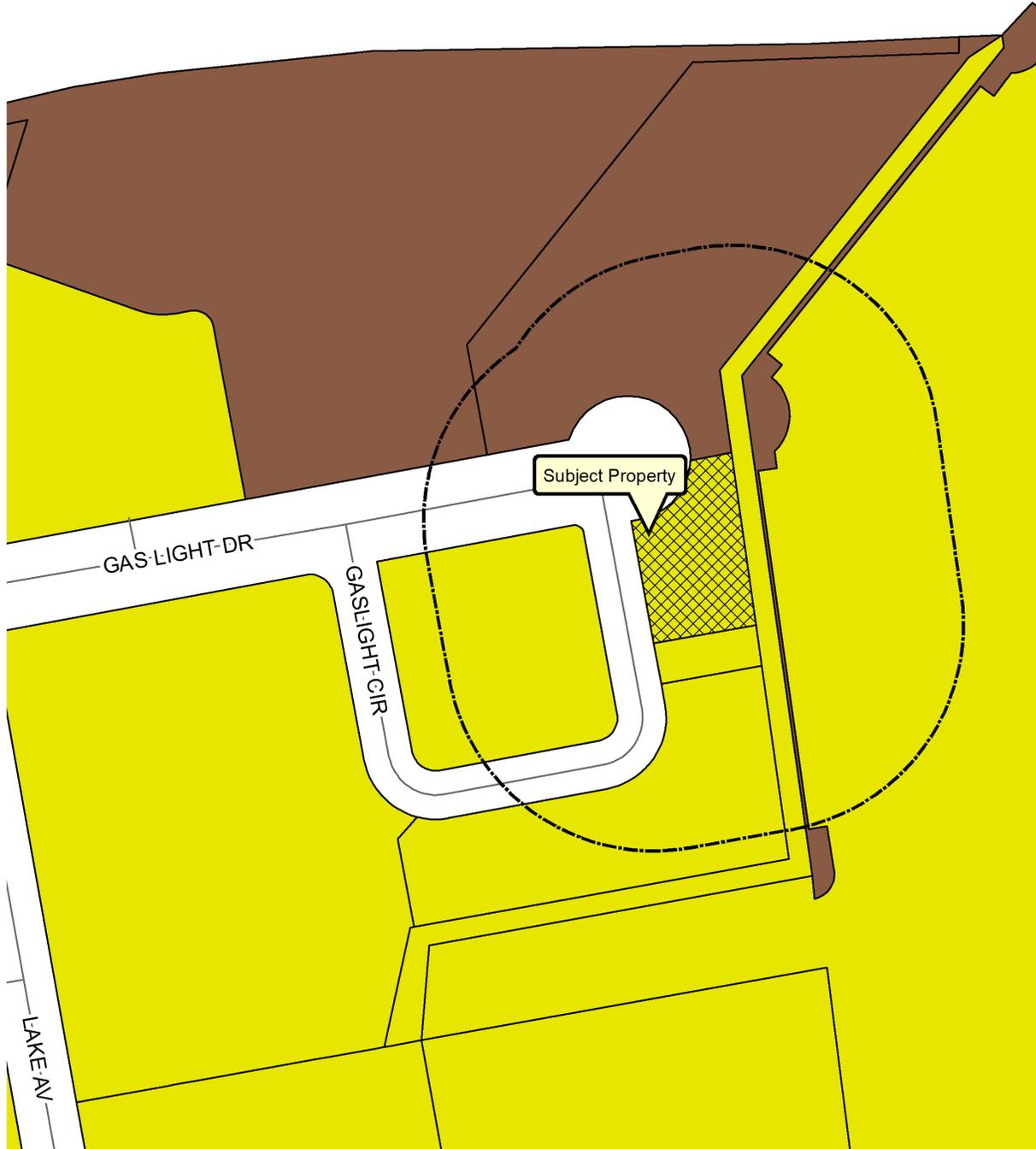


Conditional Use Amendment - 207 Gaslight Circle





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Zoning Designation

B-4 R-5





Conditional Use Amendment - 207 Gaslight Circle



Land Use Designation
Downtown
Surface Water

Tax Parcel Boundary
Street Centerlines
Subject Property
Notification Area
0 87.5 175 350 Feet



Site Photos



Looking northwest at subject property



Looking west at property – proposed patio area



Looking southwest at patio area



Looking south along Gaslight Pointe Walkway



Looking east towards Lake Michigan