



City of Racine

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

Meeting Agenda - Final Planning Heritage and Design Commission

Wednesday, September 23, 2020

4:30 PM

Virtually

Call To Order

Approval of Minutes for the August 26, 2020 Meeting.

4:30 P.M. 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)

Attachments:

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

Staff Summary:

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.

[0636-20](#)

Subject: Request by Jodie Ruffalo of Woof Gang Rescue Inc. for consideration of a conditional use permit to operate a dog rescue intake facility at 1906 Melvin Avenue. (PHDC-20)

Attachments:

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned I-2 General Industrial District, a dog rescue intake facility is permissible upon approval of a conditional use permit per Sec 114-588 of the Municipal Code. The PHDC and Common Council would need to find that the proposed usage is similar to other manufacturing, processing, or storage used permitted in the district. Dogs are brought to the facility for intake and placed into foster homes until they can be adopted permanently. Only dogs with a medical issue or timing issue related to adoption would be housed in the facility. The proposed hours are from 10:00 AM – 4:00 PM Monday-Friday and closed on weekends unless an animal is scheduled for adoption or there is an adoption event from 11:00 AM – 2:00 PM. Subject to findings and conditions outlined in

the staff report, the Commission should consider recommending to the Common Council that the request be approved.

[0637-20](#)

Subject: Request by Kate Nor and Brooke Hesse of The Complete Experience for consideration of a conditional use permit to operate a mixed use building, adding a salon and personal care business, at 3801 Blue River Avenue. (PHDC-20)

Attachments:

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned I-1 Restricted Industrial District, a mixed use building is permissible upon approval of a conditional use permit per Sec 114-568 of the Municipal Code. The tenant space in the northernmost portion of the building of approximately 4,700 square feet would have five (5) chairs for hairdressing, yoga studio, massage therapy and chiropractic services. The business would be open Monday-Saturday from 10:00 AM – 7:00 PM and have 12 employees who provide these services to customers. There is currently a gym which operates in the majority of the space within this building, which is a separate entity from this proposed salon. Subject to findings and conditions outlined in the staff report, the Commission should consider recommending to the Common Council that the request be approved.

[0653-20](#)

Subject: Request by Ronald and Charlotte Wheatley of My Father's House Property Management LLC for consideration of a conditional use permit to operate a dwelling unit below the second floor at 1358 Washington Avenue. (PHDC-20)

Attachments:

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned B-2 Community Shopping District, operating a dwelling unit below the second floor is permissible upon approval of a conditional use permit per Sec 114-468 of the Municipal Code. The front portion of the first floor (closest to the street) would be used for a tea shop (commercial usage) and is approximately 1,100 square feet. The proposed dwelling unit would be located behind the commercial usage, not visible from the street. The dwelling unit would be approximately 720 square feet. Subject to findings and conditions outlined in the staff report, the Commission should consider recommending to the Common Council that the request be approved.

END OF PUBLIC HEARINGS

[0647-20](#)

Subject: Request by Jamey Reid of Ayres Associates for approval of a certified survey map for the properties currently addressed as 1989, 2200, and 2301 Oakes Road. (PDHC-20)

Attachments:

[Recommendation](#)

[Applicant Submittal](#)

Staff Summary:

A Certified Survey Map (CSM) is used to create four (4) or less lots of record to divide land into parcels. The property subject to this CSM is zoned I-2 General Industrial District and contains uses permitted within that district. The CSM is prepared per Chapter 86, Article V of the Municipal Code and section 236.34 of Wisconsin State Statutes. Subject to the conditions outlined in the resolution, the Commission should consider approval of the proposed CSM.

[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)

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

[Additional Received Comments](#)

Staff Summary:

The Public Hearing was held at the August 26, 2020 meeting and was closed. The item was deferred to give staff time to research questions from the Commission. 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 is sought by the applicant as this location is 230 feet from a signalized intersection. Subject to findings and conditions outlined in the staff report, the Commission should consider recommending to the Common Council that the request be approved.

[0645-20](#)

Subject: Request by Rosie Olle of Michael's Signs for review and approval of signage at 216 - 6th Street, State Farm. (PHDC-20)

Attachments:

[Recommendation](#)

[Design Review Checklist](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned B-4 Central Business, the property at 216 6th Street falls within the Downtown Area Design Review district and is subject to the Downtown Area Design Guidelines. The proposed signage is 5.25 square feet and would project over the sidewalk. Subject to the conditions outlined in the resolution, the Commission should consider approval of the proposed signage.

[0649-20](#)

Subject: Request by Fastsigns of Racine for review and approval of signage at 240 Main Street, TeajaVu's on Main. (PHDC-20)

Attachments:

[Recommendation](#)

[Design Review Checklist](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned B-4 Central Business, the property at 240 Main Street falls within the Downtown Area Design Review district and is subject to the Downtown Area Design Guidelines. The proposed signage is 25.67 square feet and is a wall sign. Subject to the conditions outlined in the resolution, the Commission should consider approval of the proposed signage.

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: 132 064 3275

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 September 23, 2020 and will be read during the public hearing.