



City of Racine

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

Meeting Agenda - Final City Plan Commission

Mayor Cory Mason
Mario Martinez
Christina Hefel
Marvin Austin
Alderman Jason Meekma
Trevor Jung
Sam Peete

Wednesday, September 12, 2018

5:00 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 5:00 p.m. Following the public hearings, the Plan Commission will resume action on postponed items.

Call To Order

Approval of Minutes for the July 25, 2018 Meeting

5:00 P.M. PUBLIC HEARINGS

[0940-18](#)

Subject: (Direct Referral) A request from Turner Morris of Filling the Void Childcare Center, seeking a conditional use permit to operate a group daycare center in an existing building at 3921 Olive Street. (PC-18)

Attachments:

[3921 Olive St. Review & Recommendations](#)

[3921 Olive St. Applicant Submittal](#)

[3921 Olive St. Public Hearing Notice](#)

Staff Summary:

Being zoned B-1 Neighborhood Convenience, a group daycare center is a permitted use at this location upon the granting by the Common Council of a conditional use permit [114-448(9)]. Subject to the satisfaction of certain conditions requiring site modification to address current deficiencies, the Plan Commission should consider recommending to the Common Council that the request be approved.

[0941-18](#)

Subject: (Direct Referral) A request from Michael's Signs Inc., authorized agent for the City of Racine, seeking a conditional use permit to place an electronic message sign at the southwest corner of the property at 501 Lake Avenue. (PC-18)

Attachments:

[501 Lake Ave. Review & Recommendations](#)

[501 Lake Ave. Applicant Submittal](#)

[501 Lake Ave. Public Hearing Notice](#)

Staff Summary:

Being zoned B-4 Central Business, an electronic message center is a permitted use at this location upon the granting by the Common Council of a conditional use permit (114-1033). Additionally, while the proposed sign is not located within a historic district, it is within the area where such projects are under the review of the Downtown Area Design Review Commission (114-828). Subject to the satisfaction of certain conditions requiring a reduction in the sign's square footage, the Plan Commission should consider recommending to the Common Council that the request be approved.

[0942-18](#)

Subject: (Direct Referral) A request from Michael's Signs Inc., authorized agent for All Saints Medical Center Inc., seeking a major amendment to an existing conditional use permit for a Planned Development at 1320 Wisconsin Avenue for changes to signage in style, design, and to continue the sizing to exceed the current maximum of signage for the property. (PC-18)

Attachments:[1320 Wisconsin Ave. Review & Recommendations](#)[1320 Wisconsin Ave. Applicant Submittal](#)[1320 Wisconsin Ave. Public Hearing Notice](#)*Staff Summary:*

Being zoned O/I Office-Institutional, the hospital campus at this location is treated as a conditional use permit [114-428(15)]. With such, facilities' signage is treated in a comprehensive manner to address certain exceptions to the ordinance that may be necessary given the overall size and scope of a campus setting. With the recent change in ownership to Ascension, a revised comprehensive sign plan is being sought. The applicant is seeking to continue to exceed the square footage of signage for an O/I property. Subject to the satisfaction of certain conditions, the Plan Commission should consider recommending to the Common Council that the request be approved.

[0943-18](#)

Subject: (Direct Referral) A request from Michael's Signs Inc., authorized agent for All Saints Medical Center Inc., seeking a major amendment to an existing conditional use permit for a Planned Development at 3801 Spring Street for changes to signage in style, design, and to continue the sizing to exceed the current maximum of signage for the property. (PC-18)

Attachments:[3801 Spring St. Review & Recommendations](#)[3801 Spring St. Applicant Submittals](#)[3801 Spring St. Public Hearing Notice](#)*Staff Summary:*

Being zoned O/I Office-Institutional, the hospital campus at this location is treated as a conditional use permit [114-428(15)]. With such, facilities' signage is treated in a comprehensive manner to address certain exceptions to the ordinance that may be necessary given the overall size and scope of a campus setting. With the recent change in ownership to Ascension, a revised comprehensive sign plan is being sought. The applicant is seeking to continue to exceed the square footage of signage for an O/I property. Subject to the satisfaction of certain conditions, the Plan Commission should consider recommending to the Common Council that the request be approved.

[0944-18](#)

Subject: (Direct Referral) A request from Samantha Bardales seeking a major amendment to an existing conditional use permit to add used automobile sales in conjunction with an existing automobile service

operation at 2042 Lathrop Avenue. (PC-18)

Attachments: [2042 Lathrop Ave. Review & Recommendations](#)
[2042 Lathrop Ave. Applicant Submittals](#)
[2042 Lathrop Ave. Public Hearing Notice](#)

Staff Summary:

Being zoned B-2 Community Shopping, the proposed used automobile sales at this location requires a conditional use permit [(114-468(17))]. To address site congestion, being a frequent concern with combined facilities of auto repair and auto sales, vehicles displayed for sales should not conflict with established customer parking areas. Subject to the satisfaction of certain conditions, the Plan Commission should consider recommending to the Common Council that the request be approved.

[0945-18](#)

Subject: (Direct Referral) A request from Luis Bautista of L-A Tires LLC seeking a major amendment to an existing conditional use permit to add used automobile sales in conjunction with the existing automobile service operation at 1304 Douglas Avenue. (PC-18)

Attachments: [1304 Douglas Ave. Review & Recommendations](#)
[1304 Douglas Ave. Applicant Submittal](#)
[1304 Douglas Ave. Public Hearing Notice](#)

Staff Summary:

Being zoned B-2 Community Shopping, the proposed used automobile sales at this location requires a conditional use permit [(114-468(17))]. To address site congestion, being a frequent concern with combined facilities of auto repair and auto sales, vehicles displayed for sales should be confined to a specific area on the property. Subject to the satisfaction of certain conditions, the Plan Commission should consider recommending to the Common Council that the request be approved.

[0946-18](#)

Subject: (Direct Referral) A request from Tara Sherry, agent for SC Johnson & Son, seeking a minor amendment to a conditional use permit for the campus commonly addressed as 1525 Howe Street for the demolition and reconstruction of two building sections addressed as 1104 - 16th Street. (PC-18)

Attachments: [1104 - 16th St. Review & Recommendations](#)
[1104 - 16th St. Applicant Submittal](#)

Staff Summary:

Being zoned both I-2 General Industrial and O/I Office/Institutional, facilities such as the campus of SC Johnson & Son are permitted as a conditional use permit. The proposed alterations to the campus are being treated as a minor amendment as the project does not change the concept or intent of the development [114-115(b)]. The building sections to be demolished will be replaced with structures having the same massing and foot print. The portions of rebuilt building sections, which are visible to the public, will present a modern appearance more consistent with newer architectural elements of the campus. Subject to the satisfaction of certain conditions, the Plan Commission should consider approving the request for the minor amendment.

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.