



# City of Racine

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

## Meeting Agenda - Final City Plan Commission

*Tom Durkin  
Tony Veranth  
Ann Brodek  
Mario Martinez  
Mayor Dennis Wiser  
Christina Hefel*

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Wednesday, August 30, 2017

4:30 PM

City Hall, Room 205

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**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 August 9, 2017 Meeting

### 4:30 P.M. PUBLIC HEARINGS

[846-17](#)

**Subject:** (Direct Referral) A request from Christopher Mack of Lost Soul Studio seeking a conditional use permit to operate a tattoo studio at 611 Sixth Street. (PC-17)

**Attachments:**

[\(846-17\) PH Notice - 611 Sixth St.](#)

[\(846-17\) 611 Sixth Street Staff Review](#)

[\(846-17\) 611 Sixth St. Submittal](#)

*Staff Summary:*

*Consider recommending that the Common Council approve a conditional use permit for a tattoo establishment at 611 Sixth Street. Being zoned B-4 Central Business District, tattoo establishments are permitted by conditional use permit subject to standard conditions, and certain additional conditions which may be pertinent to the specific operational characteristics or location.*

[847-17](#)

**Subject:** (Direct Referral) A request from Todd Weik of CBC Engineers, representing Racine Lutheran High School, seeking a rezoning from R-3 General Residence District with a Floodplain Overlay District to R-3 General Residence District for adjustment/correction to the 100-year floodplain boundary for a portion of the property at 251 Luedtke Avenue. (PC-17)

**Attachments:**

[\(847-17\) PH Notice - 251 Luedtke Ave.](#)

[\(847-17\) 251 Luedtke Ave. Staff Review](#)

[\(847-17\) 251 Luedtke Ave. Submittal](#)

*Staff Summary:*

Consider recommending that the Common Council approve a rezoning from R-3 General Residence District with a Floodplain Overlay District to R-3 General Residence District for an adjustment/correction to the 100 year floodplain boundary for a portion of the property at 251 Luedtke Avenue. Since being first delineated, new, more accurate information is now available that indicates that an area currently considered to be in the 100 year floodplain of the Root River may actually be outside of the floodplain.

Concurrence by the Wisconsin Department of Natural Resource, the Army Corps of Engineers and the Federal Emergency Management Administration is necessary to finalize this request. It is the desire of Racine Lutheran High School to complete the rezoning and proceed with the development of an addition to the school building.

[848-17](#)

**Subject:** (Direct Referral) A request from James Wasley and Pamela Schermer seeking a Conditional Use Permit for a ground floor residence and artist's work space at 613 Sixth Street. (PC-17)

**Attachments:**

[\(848-17\) PH Notice - 613 Sixth St.](#)

[\(848-17\) 613 Sixth St. Staff Review](#)

[\(848-17\) 613 Sixth St. Submittal](#)

*Staff Summary:*

Consider recommending that the Common Council approve a conditional use permit for a residence and artist work space at 613 Sixth Street. The plan is to, at first, use the first floor as an artist work space and gallery and the second floor as a residence and architectural office. Eventually the plan is to have two livable spaces on the second floor and a residence on the first floor with the work spaces and gallery. Being zoned B-4 Central Business District, first floor/street level live-work spaces are permitted by conditional use permit subject to the living space being in the rear portion of the live-work space.

**END OF PUBLIC HEARINGS**[849-17](#)

**Subject:** (Direct Referral) A request from Tina Fedele of Crown Castle, representing Sigfox, seeking a minor amendment to a conditional use permit to allow the installation of antennae for an additional carrier at 1828 DeKoven Avenue. (PC-17)

**Attachments:**

[\(849-17\) 1828 DeKoven Ave. Submittal](#)

[\(849-17\) 1828 DeKoven Ave. Staff Review](#)

*Staff Summary:*

Consider recommending that the Plan Commission approve a request for a minor amendment to an existing conditional use permit to allow the addition of antennae for a low frequency communications network at a location owned by the Redevelopment Authority (RDA). This request is considered a "co-location" as it will be placed at an existing facility; a configuration that the City's cellular communication location policy encourages wherever possible in an effort to eliminate the need for an additional cellular communication towers in a vicinity. The current lease agreement with the parent tower owner does allow such sub-leases. Because of the limited impact (size and visual) and no need for additional land area outside of the RDA lease space, this installation is being processed as a minor amendment to the overriding conditional use permit for cellular facilities at 1828 DeKoven Avenue.

[850-17](#)

**Subject:** (Direct Referral) A request from Marshall McDougal seeking to have transferred to him a conditional use permit for a candy and ice

cream store at 1132 S. Memorial Drive. (PC-17)

**Attachments:** [\(850-17\) 1132 S. Memorial Dr. Staff Review](#)  
[\(850-17\) 1132 S. Memorial Dr. Submittal](#)

*Staff Summary:*

*Consider recommending that the Plan Commission approve a request from Marshall McDougal seeking to have transferred to him a conditional use permit for a candy and ice cream store at 1132 S. Memorial Dr. As the property is zoned R- 3 Limited General Residence conditional use permits are not automatically transferable. In this instance, the previous operator of the candy store conducted the business within the conditions of approval, and Mr. McDougal seeks to operate the business under the same authority, with certain modifications to accommodate current site conditions, and the addition of tobacco products.*

## 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.**