



City of Racine

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

Meeting Agenda - Final City Plan Commission

Wednesday, October 9, 2019

4:00 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 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 September 25, 2019 Meeting

Public Hearings

[1135-19](#)

Subject: (Direct Referral) Request from Todd Nelsen and Becky Veto seeking a conditional use permit for ground floor dwelling units in an existing building at 566 State Street (PC-19).

Attachments:

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

Staff Summary: Being zoned B-3 General Commercial District, the applicant seeks to convert the former commercial building into three ground floor dwelling units per Sec. 114-488. Proposed are two single level loft-style units fronting on State Street being 1,300 square feet, and to the rear of the building one tri-level unit being 1,900 square feet. No exterior modifications to the building are proposed. For occupant privacy, plantation style shutters will be installed on the interior of windows of the front units. Subject to conditions outlined in the staff report, the Plan Commission should consider recommending to the Common Council that the request be approved.

[1136-19](#)

Subject: (Direct Referral) Request from Aziz Abdul seeking a major amendment to conditional use permit for an addition to a convenience store and gas station to accommodate a takeout - carryout restaurant at 2500 Lathrop Avenue (PC-19).

Attachments:

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

Staff Summary: Being zoned B-2 Community Shopping District, gas stations and takeout-carryout restaurants are both permitted, upon the granting of a conditional use permit (114-448 (18) & 114-468 (2)). The applicant wishes to amend the existing conditional use permit for the gas station to construct a 2,900 square foot addition to accommodate an expanded convenience store as well as a takeout- carryout restaurant

servicing fried fish and chicken. The plans also include the updating of landscaping and building signage.

[1137-19](#)

Subject: (Direct Referral) Request from Todd Mosher, agent for Halle Properties, LLC, seeking a conditional use permit for a Discount Tire Store at 5019 Washington Avenue (classified as a garage for repair and servicing of motor vehicles) (PC-19).

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary: Being zoned B-2 Community Shopping District, garages for the repair and servicing of motor vehicles are permitted, upon the issuance of a conditional use permit (114-468(4)). The applicant proposes to construct an 8,192 square foot building for the sale and installation of motor vehicle tires and wheels. All tires are stored indoors, and delivery and removal of tires occurs 2-3 times weekly. Landscaping and signage approvals are also being requested. The business will employ 8-12 service technicians and 6-8 sales/management staff. Subject to conditions outlined in the staff report, the Plan Commission should consider recommending to the Common Council that the request be approved.

End of Public Hearings

[1139-19](#)

Subject: (Direct Referral) Request from Steve Rolfe of Midland Commercial Development Corp., seeking approval of a two lot certified survey map for the property at 5019 Washington Avenue (PC-19).

Attachments:

[Recommendation](#)

[Applicant Submittal](#)

Staff Summary: Related to agenda item 1137-19, the applicant proposes to create a two lot division of parcel totaling 3.43 acres. Lot 1 will contain the Discount Tire Store and totals 1.23 acres (53,501 square feet), while Lot 2 will remain vacant pending future development and totals 2.20 acres (96,061 square feet). Subject to conditions outlined in the staff report, the Plan Commission should consider recommending to the Common Council that the request be approved.

[1138-19](#)

Subject: (Direct Referral) Request from Misty Carder of Parkway C&A, LP seeking a minor amendment to a conditional use permit for building exterior changes to signage and façade colors for the Chuck E. Cheese restaurant at 5612 Durand Avenue (PC-19).

Attachments:

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary: Being zoned B-2 Community Shopping District, the Chuck E. Cheese restaurant is a conditional use as part of the Regency Mall Planned Development (114-155 & 114-448 (3)). The applicant proposes exterior modifications to the building including new signage, and façade painting. Subject to conditions outlined in the staff report, the Plan Commission should consider approving the request for minor amendments.

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.