



City of Racine

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

Meeting Agenda - Final Planning Heritage and Design Commission

Wednesday, August 26, 2020

4:30 PM

Virtually

Call To Order

Approval of Minutes for the July 22, 2020 Meeting.

Start of Public Hearings

[0557-20](#)

Subject: Request by Jerquasia Tye seeking a conditional use permit to operate a barbershop at 1919 Mead Street. (PHDC-20)

Attachments:

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

Staff Summary:

Being Zoned R-3 Limited General Residence Zone District, a commercial use (barbershop) is classified as a conditional use permit per Sec. 114-308 of the Municipal Code. Being zoned residential, a conditional use permit is not allowed to be transferred to another entity, even if it will be for the same usage of the property. To be eligible for consideration as a commercial business in a residential zone district, the building must be designed for a commercial purpose and constructed and used for commercial purposes prior to 1976. The barbershop is proposed to be open from 8:00 AM – 8:00 PM daily. Four chairs for haircuts would occupy the 880 square foot space on the first floor along with a waiting area and necessary sanitation facilities for equipment and a restroom. Subject to the findings and conditions outlined in the staff report, the Commission should consider recommending to the Common Council that the request be approved.

[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](#)

Staff Summary:

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.

End of Public Hearings

[0559-20](#)

Subject: Request by Halle Properties LLC seeking an extension of an approval of a conditional use permit to establish a Discount Tire Store (classified as a garage for repair and services of motor vehicles) at 5019 Washington Avenue. (PHDC-20)

Attachments: [Applicant Submittal](#)
[Recommendation](#)

Staff Summary:

Having been previously approved for a Conditional Use Permit for a Garage for the servicing of motor vehicles (tire store for Discount Tire) the applicant seeks an 18-month extension to complete the project. Being Zoned B-2 Community Shopping Zone District, tire stores are conditional use permits and valid for one year. Due to unforeseen circumstances related to Covid-19 and availability of work crews, the extension is sought. Subject to the conditions outlined in the resolution, the Commission should consider approving the request for extension for a period of 12 months with the option to extend that period another 6 months if evidence of progress is made.

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: 132 972 4237

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 August 26, 2020 and will be read during the public hearing.