



City of Racine

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

Meeting Agenda - Final Planning Heritage and Design Commission

Wednesday, January 22, 2020

4:30 PM

City Hall, Room 205

Call To Order

Approval of Minutes for the January 8, 2020 Meeting

4:30 PM Public Hearings

[1371-19](#)

Subject: Consideration of an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035", to incorporate the document titled "Downtown Racine Pedestrians, Plaza and Parking Plan" (PHDC-20).

Attachments:

[Notice of Hearing Downtown Square & Parking](#)

[Downtown Public Realm and Parking Plan](#)

Staff Summary:

Immediately prior to a Public Hearing, the Plan Commission will receive a presentation from Toole Design regarding the scope and impact of the proposed modification to Monument Square, traffic and pedestrian circulation, and street scape design for certain areas of the Downtown. Toole Design is the consulting firm that assembled the plan following extensive public input in the Summer of 2019. During the hearing, the public will have an opportunity to comment on the plan. Following the hearing, the Planning, Heritage, and Design Commission should consider recommending to the Common Council that the plan be adopted as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035".

End of Public Hearings

[0047-20](#)

Subject: Subject: Request from Michael Bannon and Nicholas Verhaalen, seeking approval of a three lot certified survey map for the property at 1917 S. Memorial Drive (PHD-20).

Attachments:

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary:

Being Zoned I-2 General Industrial, there is no minimum or maximum lot size required for land divisions at this location. The applicant proposes to create a three lot division by reconfiguring what is currently two separate parcels; one being 10.42 acres and the other being 2.404 acres. On the proposed certified survey map identified as Lot 1, this land is being set aside as an area for future development and totals 4.255 acres (185,346 square feet). Labeled Lot 2, this area contains the Pioneer Products operations and totals 7.826 acres (340,906 square feet). Lot 3 contains an existing building utilized by Pioneer Products and totals 0.665 acres (28,987 square feet). Subject to conditions

outlined in the staff report, the Planning, Heritage, and Design Commission should consider recommending to the Common Council that the request be approved.

[0048-20](#)

Subject: Request from Travis Kuehner, representing Advocate Aurora Health, seeking a minor amendment to a conditional use permit for façade and signage changes to the building at 2621 S. Green Bay Road (PHDC-20).

Attachments:

[Review and Recommendations](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned B-2 Community Shopping District and part of the Regency Mall Commercial Planned Development, all Regency Mall outlet developments are approved as conditional use permits regardless if they are permitted uses by right or conditional use by the underlying B-2 zoning. Aurora is proposing what is considered under the zoning ordinance as a minor amendment to the existing conditional use permit. Specifically, Aurora is proposing façade and landscaping updates, and a signage change-over. All proposed changes are consistent with zoning ordinance and Regency Mall design standards. Subject to conditions outlined in the staff report, the Planning, Heritage, and Design Commission should consider approving the minor amendments.

Administrative Business

Historic Preservation Work Session

Buildings being razed

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.