



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
Alderman Dennis Wisner
Christina Hefel
Mayor Cory Mason

Wednesday, January 10, 2018

4:30 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 December 13, 2017 Meeting

4:30 P.M. - 5:00 P.M. HERITAGE PRESERVATION PLAN INPUT SESSION

The specific focus of the City Plan Commission's Preservation Plan forum is to gather input from City Plan Commission members; however, the community at large is welcome to attend and participate. Please note that while there may be a quorum of members from various City of Racine councils, committees, commissions, and boards; no formal action will be taken by the members of said bodies, other than City Plan Commission.

[0017-18](#)

Subject: (Direct Referral) Heritage Preservation Plan, Plan Commission briefing, presentations, and input session to be conducted by the Lakota Group. (LPC-18)

Staff Summary: The fabric of our community has changed considerably since the first preservation plan was completed in 1979. In response, the Landmarks Preservation Commission (LPC) is developing a new heritage preservation plan for the City of Racine. This new plan will provide a roadmap for a comprehensive inventory of Racine's historically significant cultural, architectural, municipal, industrial, and natural heritage sites and events.

The LPC selected the preservation and planning firm The Lakota Group to prepare the plan. The Lakota Group will conduct a brief stakeholder input

session during a regularly scheduled City Plan Commission meeting on January 10, 2018 (4:30 - 5:00 p.m.) in City Hall Room 205. This session will help ensure that the new preservation plan reflects the present day priorities of commissioners and the community at-large. The Lakota Group has created a web page where interested persons can be kept up to date on the plan's preparation at the link <http://www.thelakotagroup.com/projects/racine-heritage-preservation/>.

Attachments: [Lakota Scope - Phase 1](#)
 [Lakota Scope - Phase 2](#)

5:00 P.M. PUBLIC HEARINGS

[0018-18](#) **Subject:** (Direct Referral) A request from Emily Marquis and Charles Kirchner of Body 360 seeking a Conditional Use Permit to operate a body piercing facility at 4003 Durand Avenue, Suite 8. (LPC-18)

Staff Summary: Consider recommending to the Common Council the approval of a conditional use permit for a body piercing establishment. The proposed establishment is named Body 360 and is relocating from Regency Mall. The zoning ordinance classifies body piercing establishments as permissible in the B2 Community Shopping District upon issuance of a conditional use permit (114-468 (25)). Body 360 is currently operating at 4003 Durand Avenue in compliance with a Memorandum of Understanding that allows early temporary occupancy, subject to completion of the Conditional Use process, and compliance with all conditions of approval. Staff finds that the use is consistent with zoning ordinance requirements.

Attachments: [\(0018-18\) 4003 Durand Avenue Recommendations](#)
 [\(0018-18\) 4003 Durand Avenue Submittals](#)
 [\(0018-18\) PH notice 4003 Durand Avenue](#)

[0019-18](#) **Subject:** (Direct Referral) A request from Justin and Angela Martin seeking a conditional use permit for a carry out restaurant at 3841-3843 Douglas Avenue. (LPC-18)

Staff Summary: Consider recommending to the Common Council the approval of a conditional use permit for a carryout restaurant. The proposed restaurant would be a Topper's Pizza and would be the second one they have opened in the area. The zoning ordinance classifies carry out restaurants as permissible in the B2 Community Shopping District upon issuance of a conditional use permit (114-448 (18)). A carryout restaurant is defined under the ordinance as "*Takeout (carryout) Restaurant* means an establishment where the areas devoted to food preparation, related activities, and other areas not accessible to the public (walk-in coolers, food lockers, etc.), totals over 50 percent of patron visits

involves the ability of patrons to order and *carry* away prepared foods for off premise consumption (114-1(b))." Staff finds that the use is consistent with the zoning ordinance definition and zoning ordinance requirements.

Attachments: [\(0019-18\) 3841-3843 Douglas Avenue Recommendations](#)
[\(0019-18\) 3841-3843 Douglas Avenue Submittals](#)
[\(0019-18\) PH notice 3843 Douglas Avenue](#)

0020-18 **Subject:** (Direct Referral) A request from Kristen Peterson of Innovative Signs, representing Victory Lane Car Wash, seeking a conditional use permit for an electronic message center at 5310 Washington Avenue. (LPC-18)

Staff Summary: Consider recommending to the Common Council the approval of a conditional use permit for a 32 square foot electronic message center. The zoning ordinance classifies electronic message centers as permissible in the B2 Community Shopping District upon issuance of a conditional use permit (114-1033 (b)).

This proposal will result in a decrease in overall pole sign square footage from 93.75 sq. ft. to 75 sq. ft., a decrease in the pole height from 30 feet to 15 feet, and enhancements to landscaping and parking areas. Staff finds that the use is consistent with zoning ordinance requirements.

Attachments: [\(0020-18\) 5310 Washington Avenue Recommendations](#)
[\(0020-18\) 5310 Washington Avenue Submittals](#)
[\(0020-18\) PH notice 5310 Washington Ave.](#)

END OF PUBLIC HEARINGS

0021-18 **Subject:** (Direct Referral) A request from Town Bank, seeking minor amendments to a conditional use permit for changes to the signage plan at 5101 Washington Avenue. (LPC-18)

Staff Summary: Consider approval of a minor amendment to a conditional use permit for changes to the approved signage plan. The zoning ordinance empowers the Commission to approve minor amendments for signage. Minor changes are those which "do not change the concept or intent of the development" (114-155(b)). The revised signage plan adds one East facing wall sign, enlarges the North and West facing wall signs, incorporates the non-illuminated, individual letter, tag line "A Wintrust Community Bank" to all wall signs, and adds a foot to the height and width of the monument sign. The wall sign illumination method changes from "halo-lit" (aka "backlit") signs to white, internally illuminated channel letters with translucent push-through lettering. Total square footage is within ordinance allowances for the site (300 sq. ft. maximum, 200 sq. ft. proposed). Staff finds that the signs are within zoning ordinance allowance.

Attachments: [\(0021-18\) 5101 Washington Avenue Recommendation](#)
 [\(0021-18\) 5101 Washington Avenue Submittals](#)

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact City Development at (262) 636-9151 at least 48 hours prior to this meeting.