



City of Racine

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

Meeting Agenda - Final City Plan Commission

*Mayor Cory Mason
Mario Martinez
Christina Hefel
Marvin Austin
Alderman Jason Meekma
Trevor Jung
Sam Peete*

Wednesday, April 10, 2019

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 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 March 27, 2019 Meeting

4:30 P.M. PUBLIC HEARINGS

[0387-19](#)

Subject: (Direct Referral) Request by Habeeb Ali Hasan seeking a conditional use permit for a building addition to accommodate a carryout restaurant at 3024 Rapids Drive. (PC-19)

Attachments:

[applicant-submittal](#)
[review and recommendation](#)
[public-hearing-notice](#)

Staff Summary: Being zoned B-3 General Commercial District, carryout restaurants are permitted with a conditional use permit (114-488). The property in question contains an existing convenience store and a gas station, both of which will remain. The proposed carryout restaurant will be housed in a new 504 square feet addition to the building. Exterior materials proposed for the addition comply with design requirements (114-735.5 & 736). Improvements to site access and landscaping are also proposed. Subject to conditions, the Commission should consider recommending approval of this request to the Common Council.

[0388-19](#)

Subject: (Direct Referral) Request by Nathan Knutsen of Tooth Town Dentistry for Kids, seeking a conditional use permit to operate a dental office at 3801 Washington Avenue. (PC-19)

Attachments:

[applicant submittal](#)
[review and recommendation](#)
[public-hearing-notice](#)

Staff Summary: Being zoned R-4 General Residence District, commercial uses such as a dental office are permitted to continue with a conditional use permit if the commercial building and use existed prior to 1976 (114-328). The subject property was purposely built in 1959 as an office building and, as such, potential users can benefit from the ordinance provision. The intent is to operate another dental clinic in the building in what has been a dental clinic under the past tenant since 1992. No changes to the exterior or interior layout of the building are proposed, but new signage is proposed to be installed, and trash receptacle screening is required. Subject to conditions, the Commission should consider recommending approval of this request to the Common Council.

[0269-19](#)

Subject: (Direct Referral) Request by Eihab Atout of Bravo Realty seeking a major amendment to a conditional use permit for the comprehensive reconstruction of a building associated with a daycare facility at 1816 Sixteenth Street. (PC-19)

Attachments:

[applicant-submittal](#)
[review and recommendation](#)
[public hearing notice](#)

Staff Summary: As announced when last before the Commission on March 27, 2019, consideration of this item during the meeting of April 10, 2019 will be done through a continuance of the March 13, 2019 public hearing. The continuance was granted to afford Mr. Atout time to have plans prepared which illustrate the use of brick for areas within eight (8) feet of grade and consider other modifications to enhance the building's appearance. On August 15, 2017 the Common Council approved a conditional use permit for a daycare center at 1816 Sixteenth Street. Daycare facilities are allowed by conditional use permit in the B-2 Community Shopping District (114-468 & 114-448(9)). On May 10, 2018 a building permit was issued for modifications to the building's interior and exterior to accommodate the daycare. The project has proceeded in a manner inconsistent with approved plans. The applicant is seeking approval of the building's exterior in its current design. Staff has concerns with the potential for damage or deterioration of the cementitious panels used for the building's exterior due to their close proximity and/or contact with the ground surfaces. Subject to the presentation by the applicant of methods to fortify the building within eight feet of grade, enhancing the buildings appearance, and the establishment other suitable conditions, the Commission should consider recommending approval of this request to the Common Council.

END OF PUBLIC HEARINGS

[0390-19](#)

Subject: (Direct Referral) Request by Keith and Kathleen Meyer, seeking a minor amendment to a conditional use permit to install replacement signage for The Covenant at Murray Mansion at 2219 Washington Avenue. (PC-19)

Attachments:

[applicant-submittal](#)
[review and recommendation](#)

Staff Summary: The applicant wishes to replace existing monument/ground signs with updated designs more reflective of their brand and style. Being a property listed on the National Register of Historic Places and a Racine Landmark, the new signage needs to be sensitive to the historic character of the property. It is staff's opinion that the proposed signage meets this requirement. Subject to conditions, the Commission should consider approval of this request.

[ZOrd.0002-19](#)

Zoning Ordinance 0002-19 - Small Wireless Facility Aesthetics

Attachments:

[Zoning Ordinance 0002.docx](#)
[Agenda Briefing Memorandum 1336-18](#)

Staff Summary: During the Commission meeting of February 27, 2019 staff made a presentation regarding 5G technology and the supporting network of "small cell" wireless communication infrastructure. The commission provided input on locational and aesthetic concerns related to the appropriate installation of facilities when considering diverse settings throughout the City. Considering the Commission's input, as well as guidance from a model ordinance from the League of Wisconsin Municipalities, and FCC guidelines, a draft ordinance has been prepared and will be presented for the Commission's consideration. The anticipated Commission action is to recommend that ordinance ZOrd.0002-19 be adopted.

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.