



City of Racine

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

Meeting Agenda - Final City Plan Commission

Mayor Cory Mason
Alderman Dennis Wiser
Tom Durkin
Tony Veranth
Mario Martinez
Christina Hefel
Marvin Austin

Wednesday, February 28, 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 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 February 14, 2018 Meeting

4:30 P.M. PUBLIC HEARINGS

[0195-18](#)

Subject: (Direct Referral) A request from David Yandel, representing Harbor Park CrossFit, seeking a conditional use permit to operate a recreational facility (CrossFit and group training gym) at 3801 Blue River Avenue. (PC-18)

Attachments:

[3801 Blue River Ave. Review & Recommendations](#)

[3801 Blue River Ave. Submittal](#)

[3801 Blue River Ave. Public Hearing Notice](#)

Staff Summary:

Consider recommending to the Common Council that the request be approved. With the property being zoned I-1 Restricted Industrial District, recreational facilities and fitness are a permissible with a conditional use permit [114-568(21)]. The facility would occupy approximately 6,500 square feet in a 12185 square feet building and have two full time employees and eight part time employees. This business is relocating from their current facility at 1344 Lathrop Avenue.

[0196-18](#)

Subject: (Direct Referral) A request from Leonel Montoya of Montoya's Mexican American Carry-out seeking a conditional use permit to operate a takeout/carryout restaurant in an existing building at 1949 State Street. (PC-18)

Attachments: [1949 State Review & Recommendations](#)
[1949 State St. Submittal](#)
[1949 State St. Public Hearing Notice](#)

Staff Summary:

Consider recommending to the Common Council that the request be approved. With the property being zoned B-2 Community Shopping District, carryout restaurants are permissible with a conditional use permit [114-468(9)]. They will occupy the existing 550 square feet building and have three full time employees.

[0197-18](#)

Subject: (Direct Referral) A request from Anthony Paiano of Alliance Architects, agent for National Church Residences, seeking a major amendment to a conditional use permit for proposed site improvements and exterior building improvements, and building addition at 2250 Layard Avenue. (PC-18)

Attachments: [2250 Layard Ave. Review & Recommendations](#)
[2250 Layard Ave. Submittal](#)
[2250 Layard Ave. Public Hearing Notice](#)

Staff Summary:

Consider recommending to the Common Council that the request be approved. Being zoned O/I Office/Institutional District, the existing apartment complex is considered a conditional use permit [114-428(1)]. The proposed exterior improvements, in total, are considered a major amendment to the existing conditional use permit and include upgrades to parking lots, lighting, landscaping, fencing, the building, and a 715 square feet building addition. Improvements to the building's interior are also planned but not a subject of this review. Total cost of interior and exterior renovations will be approximately \$4.5 million.

[0198-18](#)

Subject: (Direct Referral) A request from Mark Flynn, agent for Littleport Brewing Company, seeking a conditional use permit to operate a brewery with a tasting room in the existing building at 214 Third Street. (PC-18)

Attachments: [214 Third St. Review & Recommendations](#)
[214 Third St. Review](#)
[214 Third St. Submittal](#)
[214 Third St. Public Hearing Notice](#)

Staff Summary:

Consider recommending to the Common Council that the request be approved. Being zoned B-4 Central Business District, the proposed brewery is allowable with a conditional use permit [114-468(11)] at a capacity of up to 1,000 barrels per year. The applicant proposes to have the ability to increase production from 500 to 5,000 barrels per year as demand rises. Such an increase over 1,000 barrels would require the granting by the Common Council of an exception as part of the conditional use permit. Within the 4,000 square feet first floor there will be a brewing area, offices, storage, bathrooms and a bar. Future expansions may include use of the 4,000 square feet second level, and an outdoor seating area along Wisconsin Avenue. Shipping and receiving will be directed to the overhead door facing Third Street, or to the dual doors in the alley. Some deliveries will continue to be received at 234 Wisconsin Avenue.

END OF PUBLIC HEARINGS[1038-17](#)

Subject: (Direct Referral) A request from Sam and Lori Azarian seeking a major amendment to a conditional use permit for the construction yard component of a multi-tenant property at 1535 High Street. (PC-17)

Attachments:[\(1038-17\) 1535 High St. Review & Recommendations](#)[\(1038-17\) 1535 High St. Submittal](#)[\(1038-17\) 1535 High Street Revised Trailer Plans](#)[\(1038-17\) 1535 High St. Public Hearing Notice](#)***Staff Summary:***

Deferred from the December 13, 2017 meeting during which Plan Commission members requested clarification from staff regarding the ordinances masonry construction requirements [114-735.5,(b)(1) & (2)], clarification from staff of a primary and accessory structure, and applicant was asked to provide a colorized architectural perspective rendering of the building and illegal office trailer and proposed modifications thereto. It is strongly recommended by staff that the Plan Commission recommend denial of the illegal office trailer finding it to be a substandard form of building, and require the trailer to be removed from the property. In the matter of the requested site and signage modifications, the Commission should consider recommending approval subject to staff's recommended conditions.

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.