



# 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*

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Wednesday, January 9, 2019

4:30 PM

City Hall, Room 205

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**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 December 12, 2018 Meeting

### 4:30 P.M. Public Hearings

[0021-19](#)

**Subject:** (Direct referral) Consideration of a conditional use permit request by Racine Revitalization Partnership for a Mini-Planned Development to construct three townhomes at the properties of 1107 - 12th Street and 1204 Highland Avenue, (PC-19).

**Attachments:**

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittals](#)

**Staff Summary:**

*Three dwelling units are being proposed on three individual lots, whereas three dwelling units would be permitted on one existing single lot, by the current R-3 General Residence District zoning (114-306 through 114-312). The Mini-Planned Development facilitates zero lot line style construction with shared walls to achieve a townhouse style development containing three side-by-side dwelling units (114-186) all within the boundary of the parent parcel. Such a development format is a privilege granted through the Planned Development process (114-171(d)) for which the Plan Commission and Common Council may require "design considerations" to promote proper development in the City; design enhancements are being proposed by the applicant. Subject to conditions, the Plan Commission should consider recommending to the Common Council the approval of this request.*

[0022-19](#)

**Subject:** (Direct referral) Consideration of a request by Michael's Signs, representing All Saints Medical Center Inc., for a major amendment to a conditional use permit for a planned development by adding a monument sign near the intersection of Spring Street and Osborne Boulevard (3801 Spring Street), (PC-19)

**Attachments:**[Public Hearing Notice](#)[Review and Recommendation](#)[Applicant Submittals](#)**Staff Summary:**

*The applicant proposes adding a monument sign on the property near the intersection of Spring Street and Osborne Boulevard under the amendment request procedures specified by 114-155 for such uses located in the O/I Office Institutional District. The sign would be comprised of approximately 72 square feet of advertising and match the style and design of the existing signage for the campus. This proposed signage would be in addition to the current of 254 square feet of advertising signage on campus, resulting in a total campus allotment of 326 square feet of advertising signage. Subject to conditions, the Plan Commission should consider recommending to the Common Council the approval of this request.*

[0023-19](#)

**Subject:** (Direct referral) Consideration of a request by Yudong Zheng seeking a conditional use permit for a first floor/street level dwelling unit at 612 - 6th Street, (PC-19)

**Attachments:**[Public Hearing Notice](#)[Review and Recommendation](#)[Applicant Submittals](#)**Staff Summary:**

*The proposed dwelling unit is expected to occupy approximately 500 square feet of floor space located in the very back of the building's 1,860 square feet first floor/street level. The remaining 1360 square feet of floor space fronting 6th Street will be available for usage as mercantile or retail space. Being zoned B-4 Central Business District first floor/street level dwelling units are permitted upon the granting of a conditional use permit (114-448). The intent of this requirement is to ensure that space for an active storefront is maintained within the business district. Subject to conditions, the Plan Commission should consider recommending to the Common Council the approval of this request.*

**End of Public Hearings**

[0996-18](#)

**Subject:** (Direct Referral) A request from Kelli Aiello of Fury II LLC, seeking a conditional use permit for mixed uses in an existing building addressed as 1800 Clark Street and 1825 Holborn Street. (PC-18)

**Attachments:**[Public Hearing Notice](#)[Review and Recommendation](#)[Applicant Submittals](#)**Staff Summary:**

*This request was deferred at the September 26, 2018 meeting to allow the applicant additional time to meet with City staff and explore options for compliance. Being zoned I-2 General Industrial, mixed use facilities are a permitted use at this location upon the granting of a conditional use permit [114-587(b)]. While each individual use may be permitted by right or by conditional use permit within the zoning district, their coalescence on a single property can pose operational, safety and aesthetics concerns that can be aggravated by the their common presence (e.g. auto repair and a construction contractor). Treated as a mixed use development these concerns can be addressed in a unified manner for the betterment of the entire site and surrounding area. Subject to the satisfaction of certain conditions related to operational standards of the facility, and site modification to address deficiencies in fencing, screening and landscaping, the Plan Commission should consider recommending to the Common Council that the request be approved.*

[0029-19](#)

**Subject:** Ordinance adopting an amendment to a document titled “A Comprehensive Plan for the City of Racine: 2035” (Comp Plan 2035) to incorporate the document titled “Racine Heritage Preservation Plan, Final Draft October, 23, 2018” (Heritage Plan).

**Attachments:**[Draft Heritage Preservation Plan](#)[Ord. 0019-18](#)**Staff Summary:**

*Having the project introduced to the Plan Commission on January 10, 2018 members continue their review of the draft of the Heritage Preservation Plan (the Plan) document as approved by the Landmarks Preservation Commission (LPC) and recommended for adoption as an amendment to the document “A Comprehensive Plan For the City of Racine: 2035”. The draft reflects input from the review of previous drafts as well as those accumulated from multiple community workshops, focus groups, stakeholder interviews, community organizations, on-line surveys and comments, and LPC members. The Plan Commission may consider recommending to the Common Council that the ordinance be adopted, formally including the Heritage Preservation Plan as an amendment to the document titled “A Comprehensive Plan for the City of Racine: 2035”.*

[1225-18](#)

**Subject:** (Direct Referral) Communication from the Assistant Commissioner of Public Works/City Engineer, on behalf of J. Jeffers & Co., requesting a vacation of the southerly part of Packard Avenue between 17th Street and Southside Industrial Park.

**Recommendation of the Public Works and Services Committee on 11-27-18:** Defer

**Recommendation of the Public Works and Services Committee on 12-11-18:** Defer

**Staff Recommendation to the Finance & Personnel Committee on 01-07-2019:**

**Fiscal Note:**

*Staff Summary:*

*The vacation of the southerly part of Packard Avenue will help facilitate the redevelopment of this historic property by allowing area for adequate off-street parking. The Plan Commission should consider finding that the vacation is consistent with City plans and programs. Further, the Plan Commission should recommend to the Common Council that a resolution be prepared and public hearing date set.*

[0024-19](#)

**Subject:** (Direct referral) Consideration of a request by James and Sarah Anspaugh of Meyers Racine Monument Works, seeking to expand a nonconforming use to construct an accessory garage at 3120 Kinzie Avenue (PC-19) (ZBA 0031-19)

**Attachments:**

[Applicant Submittals](#)

[Review and Recommendation](#)

*Staff Summary:*

*The current use is considered nonconforming as contractor shops and yards (the monument works) are allowed as a conditional use permit only in the I-2 Industrial District, and on a restrictive basis as a conditional use in the B-2 Community Shopping District. The subject/existing location has split zoning of R-2 Single Family Residence and B-1 Neighborhood Convenience Districts. The proposed garage is to be located in the R-2 zone of the location and will measures 24 feet by 30 feet (720 square feet), occupying an area at the western/rear portion of the location. Approval of the expansion request is sought as described by 114-216. Per 114-216(b)(2) a recommendation by the Plan Commission is required before the Zoning Board of Appeals can act on an appeal to expand an existing nonconforming use (Appeal No. 19-1). Subject to conditions, the Plan Commission should consider recommending to the Zoning Board of Appeals the approval of this request.*

## 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.**