



# City of Racine

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

## Meeting Agenda - Revised City Plan Commission

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

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Wednesday, March 13, 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 February 27, 2019 Meeting

### Beginning of Public Hearings

[0098-19](#)

**Subject:** (Direct Referral) Request by Mildred Zamorano-Perry seeking a conditional use permit to operate a Spanish Immersion Montessori School in an existing building at 1407 S. Memorial Drive (PC-19).

**Attachments:**

[Public Hearing Notice](#)

[Review and recommendation](#)

[Applicant Submittal](#)

*Staff Summary: The subject property is zoned B-2 Community Shopping District. Qualifying as a Class 1 non-commercial type use in a commercial district, the proposed immersion school is permitted in a B-2 zoning district with a conditional use permit (114-448(17)). The school is intended to serve students in Racine County aged 3 to 6 years, and the school would be open from 8:30 AM to 12:30 PM Monday through Friday. Depending on enrollment, an afternoon session is planned for 12:45 PM to 3:45 PM to offer classes. Action on this item was deferred at the January 23, 2019 meeting pending the receipt of a traffic study; a study was prepared by a traffic engineer and submitted on February 19, 2019. Subject to conditions, the Commission should consider recommending approval of this request.*

[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:**[Public Hearing Notice](#)[Review and recommendation](#)[Applicant Submittal](#)

*Staff Summary: 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, and the establishment other suitable conditions, the Commission should consider recommending approval of this request to the Common Council.*

[0270-19](#)

**Subject:** (Direct Referral) Request by Samantha Kupper of Hope Safe House Animal Shelter seeking a conditional use permit to operate an enclosed animal kennel in tenant space 1234 Lathrop Avenue of the strip center at 1220 Lathrop Avenue (PC-19)

**Attachments:**[Public Hearing Notice](#)[Review and recommendation](#)[Applicant Submittal](#)

*Staff Summary: Being zoned B-2 Community Shopping District, enclosed animal kennels are allowed in the district with a conditional use permit (114-468(1)). The applicant proposes to have office facilities and also be able to board indoors overnight up to five rescued cats. No dogs would be kenneled or left overnight at the facility and all animals would be leashed and have staff supervision when outdoors. Subject to suitable conditions, the Commission should consider recommending approval of this request to the Common Council.*

[0271-19](#)

**Subject:** (Direct Referral) Request by Kevin Newell of Racine Harborside, LLC and Royal Capital Group seeking a conditional use permit for a multi-phased mixed use development at 1129 Michigan Boulevard (PC-19)

**Attachments:**[Public Hearing Notice](#)[Review and recommendation](#)[Applicant Submittal](#)

*Staff Summary: Being zoned B-5 Central Service District, new construction mixed use developments are allowed in the district with a conditional use permit (114-528 & 114-508(5)). The applicant seeks to develop in two phases with the first phase containing two multi-story buildings; one being seven stories high and 153 living units, and one building being five stories high and having 94 living units. Each building will have commercial and recreational space, and indoor parking. Design and architectural aspects of the development have been reviewed by the Downtown Area Design Review Commission. The Plan Commission will be considering compatibility with current plans and programs, integration and interconnectivity with adjacent land uses, overall site design, and exceptions to the zoning ordinance addressing building finishes, parking counts and locations, and the location of loading zones. Subject to suitable conditions, the Commission should consider recommending approval of this request to the Common Council.*

**End of Public Hearings**[0272-19](#)

**Subject:** (Direct Referral) Request by Kevin Newell of Racine Harborside, LLC and Royal Capital Group seeking approval of a four lot certified survey map at 1129 Michigan Boulevard (PC-19)

**Attachments:**[Proposed CSM](#)[Resolution - CSM North Beach](#)

*Staff Summary: A certified survey map (CSM) is a tool used to subdivide lands into four lots or less (86-192) and can be a vehicle by which easements and public rights-of-ways are dedicated. The subject CSM takes 9.65 acre site and creates four lots to accommodate phases 1 and 2 of a proposed mixed use development, establishes public street rights-of-ways, and will identify easements for utilities and other infrastructure. Subject to suitable conditions, the Commission should consider recommending approval of this request to the Common Council.*

[0273-19](#)

**Subject:** (Direct Referral) Request by Matthew Mano of SPS Architects seeking approval for a minor amendment to a conditional use permit for a gymnasium addition to Hope School at 3502 Douglas Avenue (PC-19)

**Attachments:**[Review and recommendation](#)[Applicant Submittal](#)[Revised plans](#)

*Staff Summary: Being zoned O/I Office Institutional District schools are allowed through a conditional use permit (114-428(14)). In 2015 the Common Council approved a conditional use permit for a school at 3502 Douglas Avenue which included the authorization for a future 5,200+/- square feet gymnasium addition. Hope school now wishes to construct the gymnasium addition, but include three breakout rooms which result in a larger footprint for the addition of 8,300+/- square feet. The addition of the breakout rooms has been determined by staff to constitute a minor amendment to the 2015 approval, thus needing Plan Commission approval (114-155). Subject to suitable conditions, the Commission should consider approving this request.*

[0274-19](#)

**Subject:** (Direct Referral) Request by Adam McWilliams of Axis Infrastructure seeking approval for a minor amendment to a conditional use permit for façade changes to the McDonald's restaurant at 1520 State Street (PC-19)

**Attachments:**[Review and recommendation](#)[Applicant Submittal](#)

*Staff Summary: Being in the State Street access corridor and zoned B-2 Community Shopping District, in 2000 a conditional use permit was granted for a shopping center that included a McDonald's restaurant with a drive thru (114-468(9) & (22)). The applicant is seeking to change out signage and undertake an updating of the façade for the McDonald's. This project has been determined by staff to constitute a minor amendment to the 2000 approval thus needing Plan Commission approval (114-155). Subject to suitable conditions, the Commission should consider approving 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.**