



City of Racine

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

Meeting Agenda - Final City Plan Commission

Wednesday, November 13, 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 September 16, 2019 Meeting

Approval of Minutes for the October 9, 2019 Meeting

Start of Public Hearings

[1281-19](#)

Subject: (Direct Referral) Request from Michael's Signs, Agent for Lutheran High School, seeking a conditional use permit for an electronic message center sign at 251 Luedtke Avenue (PC-19).

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary: Being zoned R-3 General Residence District the Zoning Ordinance classifies Electronic Message Signage as permissible for an institutional use upon the issuance of a conditional use permit. The applicant seeks to have the electronic sign to replace a static sign which was destroyed in an automobile accident. An exception is requested because the ordinance requires a separation from residential zoning or use. The city park facilities in the vicinity are zoned residentially, with no residences, and this signage would be located with 200 feet of those parks. Subject to the conditions outlined in staff's report, the Plan Commission should consider recommending to the Common Council that the request be approved.

[1282-19](#)

Subject: (Direct Referral) Request from Christopher Mack of Lost Souls Studio seeking a major amendment to a conditional use permit to allow expansion of an existing tattoo establishment into the second floor of the building at 611 Sixth Street (PC-19).

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

Staff Summary: Being zoned B-4 Central Business District, The Zoning Ordinance classifies Tattoo establishments as permissible in the B-4 Central Business Zone District upon the issuance of a conditional use permit. The applicant seeks to have additional space for their existing business which is located at 611 6th Street. The operation would be expanded from the current footprint to the second floor of the building in what is now an efficiency apartment. This second floor location is addressed as 612 7th Street, but is the same building as the main operation. The expansion comprises approximately 300 square feet and would contain two private work stations, a restroom and kitchenette. Subject to conditions outlined in the staff report, the Plan Commission should consider recommending to the Common Council that the request be approved.

[1283-19](#) **Subject:** (Direct Referral) Request from Pastor Tony Visor of New Covenant Church seeking a rezoning of the property at 1400 - Thirteenth Street from I-1 Restricted Industrial District to B-2 Community Shopping District (PC-19).

Attachments: [Public Hearing Notice](#)
 [Review and Recommendation](#)
 [Applicant Submittal](#)
 [BID Comments](#)

Staff Summary: Being zoned I-1 Restricted Industrial District, the document A Comprehensive Plan For The City of Racine: 2035 (Comp Plan) envisions the subject property being rezoned to a commercial classification to accommodate "Mixed Use; Commercial emphasis". A rezoning of the subject property is premature in that the proposed end use is not consistent with the Comp Plan, the Uptown Strategic Development Plan, and the Business Improvement District Plan. Subject to the findings outlined in the staff report, the Plan Commission should consider recommending to the Common Council that the request be denied. Note, the documents for item 1284-19 are included here with this item.

[1284-19](#) **Subject:** (Direct Referral) Request from Pastor Tony Visor of New Covenant Church seeking a conditional use permit for a religious institution (church) on the ground floor street level in the building at 1400 Thirteenth Street (PC-19).

Staff Summary: The requested conditional use permit is not consistent with the document titled A Comprehensive Plan For The City of Racine: 2035, the Uptown Strategic Development Plan, and the Business Improvement District Plan. Subject to the findings outlined in the staff report, the Plan Commission should consider recommending to the Common Council that the request be denied.

[1285-19](#) **Subject:** (Direct Referral) Request from Dustin Young and Eric Fitch of L2L RE LLC and Green Door Trust seeking a rezoning from I-2 General Industrial District to I-2 with a FD Flex Development Overlay District at 1442 N. Memorial Drive (PC-19).

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

Staff Summary: Being Zoned I-2 General Industrial District and containing several buildings which are potentially historic, the Flex Development is a zoning option intended to preserve these buildings. The flex allows for uses which are compatible with the surrounding area, but also not necessarily uses for which the buildings were originally designed and intended for. As trends in redevelopment change, the flex zoning allows for older potentially historic buildings, to be repurposed with modern uses. The Plan Commission should consider recommending to the Common Council that the request be approved.

[ZOrd.0004-19](#) ZOrd. 0004-19 - An ordinance to rezone the property at 1442 N. Memorial Drive from I-2 General Industrial District to I-2 with a FD Flex Development Overlay

Attachments: [ZOrd.0004-19](#)
[#Zoning Ordinance 0004-19 - Rezoning 1442 N. Memorial Drive 2019-11-12](#)

Staff Summary: Related to Legistar file 1285-19, ZOrd.0004-19 is the vehicle by which the Common Council can adopt the recommendation of the Plan Commission to rezone 1442 N. Memorial Drive from 1-2 to 1-2 FD Flex. The Plan Commission should consider recommending to the Common Council that the ordinance be adopted.

[1286-19](#) **Subject:** (Direct Referral) Consideration of a use supplement for the property at 1442 N. Memorial Drive (PC-19).

Attachments: [Draft Use Supplement](#)

Staff Summary: In any FD-Flex Development a use supplement forms the foundation of uses allowed at a location which are specifically crafted for a property. In this instance, the most intensive uses allowed by the zone district would not be appropriate given the proximity to residential development. The applicant and staff have developed a proposal which is expected to meet the needs of the business for the site without being a detriment to the adjacent properties. The Plan Commission should consider recommending to the Common Council that the use supplement be adopted.

[1287-19](#) **Subject:** (Direct Referral) Request from Dustin Young and Eric Fitch of L2L RE LLC and Green Door Trust seeking a conditional use permit to accommodate a mixed use development at 1442 N. Memorial Drive (PC-19).

Staff Summary: This conditional use permit is contemplated through the use supplement, with the foundation of the flex development, and geared towards getting the site ready for a mixed use development, and the uses as contemplated by the flex. The Plan Commission should consider recommending to the Common Council that the conditional use permit be adopted, subject to conditions as outlined in the staff report.

[1288-19](#) **Subject:** (Direct Referral) Request from Korb & Associates, agent for Cardinal Capital, seeking a conditional use permit to waive yard requirements to accommodate a residential development at 1520 and 1536 Clark Street (PC-19).

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

Staff Summary: Being Zoned R-5 General Residence District, the conditional use permit is for a reduction in yard requirements as authorized in Sec. 114-254(d). For this to be an option, the development needs to contain at least 20 units and the provision is intended to encourage innovative design for developments. Subject to conditions outlined in the staff report, the Plan Commission should consider recommending to the Common Council that the request be approved.

End of Public Hearings

[1289-19](#) **Subject:** (Direct Referral) Request from Korb & Associates, agent for Cardinal Capital, seeking review and approval of building and site plans for a residential development at 1520 and 1536 Clark Street (PC-19).

Attachments: [Review and Recommendation](#)

Staff Summary: Being Zoned R-5 General Residence District, Sec. 114-735.5(a)(4) requires the Plan Commission to review the overall design for compliance with the spirit and intent of the standards for single-family and two-family residential structures and to that end, create a livable and aesthetically pleasing neighborhood, and general aesthetics requirements for commercial buildings in the form of construction materials, scale and design. The buildings will be utilized as a multi-family (unit) dwelling and as such, the Plan Commission will review the design of the structures. Subject to conditions outlined in the staff report, the Plan Commission should approve this request.

[1107-19](#) **Subject:** (Direct Referral) Consideration of an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035", to incorporate the document titled "City of Racine Bicycle and Pedestrian Master Plan 2019" (PC-19).

Attachments: [ABM - Bike Ped Plan](#)
[Draft Plan Document](#)
[Public Comment 10.23.2019](#)

Staff Summary: On September 25, 2019 the Plan Commission received a presentation on City of Racine Bicycle and Pedestrian Master Plan 2019 (the Plan) from the planning consultant The Wisconsin Bicycle Federation and City Staff. A 30-day public review and comment period has been concluded. The Plan Commission conducted a public hearing on the Plan on October 23, 2019. The Plan Commission should now consider adoption of the plan by resolution, and recommending to the Common Council the adoption of the Plan through an ordinance.

[Ord.0029-19](#) Ordinance 0029-19 - City of Racine Bicycle and Pedestrian Master Plan 2019 (Bike Ped Plan 2019)

Attachments: [#Ordinance 0029-19 - Bicycle and Pedestrian Master Plan 2019 \(Bike Ped Plan](#)

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.