



City of Racine

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

Meeting Agenda - Final

Planning Heritage and Design Commission

Wednesday, June 10, 2020

4:30 PM

Virtually

Call To Order

Approval of Minutes for the May 5, 2020 Meeting.

4:30 P.M. PUBLIC HEARINGS

[0219-20](#) **Subject:** A public hearing regarding a conditional use permit issued to Bradley and Michelle Hardy of Grandma's Home Away from Home Daycare at 2925 Rapids Drive. (PHDC-20)

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned B-2 Community Shopping District, daycare centers are permissible upon approval of a conditional use permit per Sec 114-3468 of the Municipal Code. Under emergency declaration related to Covid-19, on April 2, 2020 Mayor took action to approve this conditional use permit subject to public input from a yet-to-be scheduled public hearing before the Planning, Heritage, and Design Commission. On April 20, 2020 the Common Council affirmed the Mayor's action. The building is proposed to be renovated for use as a childcare facility with occupancy for up to 20 children under age seven (7) years. The facility will be licensed by the State of Wisconsin and be staffed as required by law and be open from 6:00 AM to 6:00 PM daily. Additional fencing is proposed for the rear of the building to create a play and exercise area for the children at the facility. Subject to findings and conditions outlined in the staff report, the Planning, Heritage, and Design Commission should consider recommending to the Common Council that the request be approved.

[0220-20](#)

Subject: A public hearing regarding a conditional use permit issued to Wesley Rosenberg of Building Waters Inc. to operate a building materials sales and storage facility at 3811 21st Street for a HVAC business. (PHDC-20)

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned 1-1 Restricted Industrial District, building materials sales and storage facilities are allowed per Sec. 114-568 of the Municipal Code through the issuance of a conditional use permit. Under emergency declaration related to Covid-19, on April 2, 2020 Mayor took action to approve this conditional use permit subject to public input from a

yet-to-be scheduled public hearing before the Planning, Heritage, and Design Commission. On April 20, 2020 the Common Council affirmed the Mayor's action. The existing warehouse is being converted to use as a storage and handling facility for HVAC and plumbing supplies associated with the HVAC and plumbing business at 2101 Lathrop Avenue. Subject to findings and conditions outlined in the staff report, the Planning, Heritage, and Design Commission should consider recommending to the Common Council that the request be approved.

[0327-20](#)

Subject: Request by Erika Bozinovski, representing Sweatshop Movement, Inc. for a conditional use permit for a recreation building at 2723 Carlisle Avenue. (PHDC-20)

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned 1-2 General Industrial District, as allowed by Sec. 114-588 of the Municipal Code, the dance studio requires a conditional use permit as it being classified as a recreation facility. The proposed dance studio will operate in the westernmost portion of the multi-tenant building during June-August from 9am-6pm, during September – May from 3pm-9pm and there will be with some additional evening hours and occasional weekend activities with the studio. Classes are typically 5-15 students in size with a one or two instructors. Subject to findings and conditions outlined in the staff report and input from the public hearing, the Planning, Heritage, and Design Commission should consider affirming the Common Council's April 20 approval, subject to additional conditions as deemed necessary following public input.

END OF PUBLIC HEARINGS

[0329-20](#)

Subject: Request from Pastor Tony Visor of New Covenant Church seeking approval for a sign at 801 College Avenue. (PHDC-20)

Attachments:

[Applicant Submittal](#)

[Design Review](#)

[Staff Approval](#)

Staff Summary:

Being located in the Downtown Area Design Review District, all signs require review and approval by the PHDC prior to their installation per section 114-826(a)(2) of the Municipal Code. Pastor Tony Visor submitted plans for a wall sign being individual stud mounted letters finished in brushed aluminum for the New Covenant Church at 801 College Avenue. As done is the past under special circumstances, the plans were administratively approved by staff, subject to final review and approval by the PHDC. Subject to the conditions outlined in the staff report, the Planning, Heritage, and Design Commission should consider approving the sign.

[0330-20](#)

Subject: Request from Ed Miller seeking approval of a certified survey map for a mini-planned development at 1107 - 12th Street and 1204 Highland Avenue. (PHDC-20)

Attachments:

[Recommendation](#)

[Applicant Submittal](#)

Staff Summary:

On January 15, 2019, following a favorable recommendation from the Plan Commission, the Common Council approved a mini-planned development consisting of three attached dwelling units per section 114-186 of the Municipal Code. To facilitate the independent ownership of each unit, a certified survey map (CSM) is being proposed, consistent with the lot configurations illustrated in the mini-planned development site and building plans. The CSM is prepared per Chapter Article V of the Municipal Code and section 236.34 of Wisconsin State Statutes. Subject to the conditions outlined in the staff report, the Planning, Heritage, and Design Commission should consider approval of the proposed CSM.

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 24 hours prior to this meeting.

Given the Covid-19 Pandemic, a virtual meeting and public hearing through the internet has been scheduled by the Planning, Heritage and Design Commission. For information on how you can participate in the meeting or hearing please contact the Department of City Development at (262) 636-9151.

Prior to the meeting and public hearing, your questions can be submitted, or plans can be requested by contacting the Department of City Development at (262) 636-9151, by facsimile (fax) at (262) 635-5347, or via email at citydevelopment@cityofracine.org. Written comments regarding public hearing items may be submitted until 4:00 p.m. on Wednesday June 10, 2020 and will be read during the respective 4:30 p.m. public hearing.