



City of Racine

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

Meeting Agenda - Final Planning Heritage and Design Commission

Wednesday, November 18, 2020

4:30 PM

Virtually

Call To Order

Approval of Minutes for the October 28, 2020 Meeting.

4:30 P.M. PUBLIC HEARINGS

[0784-20](#)

Subject: Request by Tim Callaghan of Smith Welding Fabrication for consideration of a conditional use permit to operate a contractor shop and office for welding and fabrication of metals at 854 Washington Avenue.

Attachments:

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned B-3 General Commercial District, contractor shops are permissible upon approval of a conditional use permit per Sec 114-488 of the Municipal Code. The office portion of the building, approximately 2,900 square feet, would be available for use by another tenant. The shop portion of the building, approximately 4,600 square feet would be used for the welding and fabricating business. The shop would be open from 7:00 AM – 3:00 PM Monday – Friday; as business needs dictate, the shop could be used longer, but not open for the public. The business provides welding services such as repair, fabrication and manufacturing for its customers and currently has one employee. Subject to findings and conditions outlined in the staff report, the Commission should consider recommending to the Common Council that the request be approved.

[0785-20](#)

Subject: Request by Jeff Bridleman of Partners in Design Architects, agent for Gateway Technical College, for consideration of a major amendment to a conditional use permit and request for approval of exterior changes within the Downtown Design Review Area, to allow for two additions at 1001 Main Street.

Attachments:

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned O/I Office/Institutional District with a Planned Unit Development for a Campus, the proposed additions to what is known as the Lincoln building would be to the east and west sides of the existing 10,000 square foot building, mirroring one another, and totaling approximately 2,700 square feet over three floors, are considered a major

amendment. The building would be utilized as a nursing school on the second and third floors with an innovation lobby on the first floor. Subject to the findings and conditions outlined in the staff report, the Commission should consider recommending to the Common Council that the request be approved and PHDC should find the exterior modifications to be appropriate for a property in the Downtown Design Review Area.

[0786-20](#)

Subject: Request by Antoine Louly of Spectrum Electronix LLC for consideration of a conditional use permit to operate a garage for the sale, storage, and repair of motor vehicles (scooters and mopeds) at 1400 Dr. Martin Luther King Jr. Drive.

Attachments:

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned B-2 Community Shopping District, a garage for the sale, storage, and repair of motor vehicles (for scooters and mopeds) is permissible upon approval of a conditional use permit per Sec 114-468 of the Municipal Code. The existing auto parts and battery business will remain unchanged and continue business at the property. There are no exterior changes planned to the building or site with this request. The applicant intends to sell and service scooters and mopeds in approximately 3,600 square feet of the roughly 20,000 square foot building and has two full time employees and one-part time employee. The business is open from 10:00 AM to 4:00 PM Tuesday to Friday and from 10:00 AM to 2:00 PM Saturdays. From April to September the hours are Monday – Friday 10:00 AM to 6:00 PM and Saturday from 9:00 AM to 2:00 PM. Subject to findings and conditions outlined in the staff report, the Commission should consider recommending to the Common Council that the request be approved.

[0787-20](#)

Subject: Request by Heartland Housing Inc. for consideration of a rezoning of the property at 1760 State Street from I-1 Restricted Industrial District to I-1 Restricted Industrial District with a FD- Flex Development Overlay.

Attachments:

[Review and Recommendation](#)

[Public Hearing Notice](#)

[ZOrd.0001-20](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned I-1 Restricted Industrial District, a rezoning would be required to accommodate potential housing development on the property. A rezoning from I-1 Restricted Industrial District to I-1 Restricted Industrial District with a FD- Flex Development Overlay in accordance with the requirements of Sec. 114-Article VI, Division 2 of the Municipal Code is sought. This request goes with item 0788-20, which specifies the specific development requirements for the site. The Commission should consider recommending to the Common Council that the request for rezoning be approved and ZOrd. 0001-20 be adopted.

[0788-20](#)

Subject: Consideration of a Use Supplement as a companion to the FD-Flex Development Overlay District rezoning (ZOrd.0001-20) for the property at 1760 State Street.

Attachments: [Draft Use Supplement](#)

Staff Summary:

Being the functional piece and going with ZOrd 0001-20 and item 0787-20, the FD standards accompany the rezoning and tailor the property to the proposed usage of residential. Flex Development rezonings are reserved for properties which are likely to yield historical value, but the building's original purpose may not make sense given changes in business and how a building was designed. The flex development is only able to be utilized if the historical building on the property is preserved and used in the proposed development. Subject to the conditions outlined in the Flex Development Use Supplement, the Commission should consider recommending to the Common Council that the standards be adopted with the rezoning.

[0716-20](#)

Subject: Request by John Apple for consideration of the nomination of the property at 3015-3021 Washington Avenue as a Racine (Local) Landmark as prescribed by Sec. 58-61 & 62 of the Racine Municipal Code: Historic Preservation. (PHDC-20)

Attachments:

- [November Update](#)
- [Public Hearing Notice](#)
- [SHPO Eligibility Form](#)
- [Property Photos](#)
- [Application](#)

Staff Summary:

At its meeting on October 28, the PHDC held a public hearing in accordance with 58-62(b) of the Municipal Code. The Commission closed the hearing and deferred action on the item until the November 18, 2020 meeting.

Within 30 days of the Public Hearing being closed, the PHDC may recommend to the Common Council the designation of the property as either a landmark or landmark site. In doing so, the PHDC may petition the Common Council to rezone the property as H, historic properties district. If recommended for Historic zoning by the Common Council, the PHDC and Common Council would then consider the rezoning through separate action after appropriate hearings have been held.

END OF PUBLIC HEARINGS

[0697-20](#)

Subject: Communication sponsored by Mayor Mason requesting adoption of Ordinance 0009-20- Razing of Properties as attached.

Recommendation of the Public Works and Services Committee on 10-13-20: That Ordinance 0009-20 - Razing of Properties, be adopted.

Fiscal Note: N/A

Attachments:

- [Ordinance XX-20- Razing of properties \(NA 9.22.20\)](#)

Staff Summary:

The amendment to Sec. 58-64(e) and Sec. 58.65(c) of the Municipal Code related to the razing of properties would allow a demolition ordered by the chief building inspector to commence regardless of application for historic designation. The Planning, Heritage,

and Design Commission should consider recommending approval of the proposed ordinance.

[0720-20](#)

Subject: Request by Fastsigns of Racine, agent for Envy Fits and Fashion, for review and approval of signage at 232 Main Street. (PHDC-20)

Attachments:

[Revised Signage Recommendation](#)
[Design Review Checklist](#)
[Applicant Submittal](#)

Staff Summary:

Being zoned B-4 Central Business, the property at 232 Main Street falls within the Downtown Area Design Review district and is subject to the Downtown Area Design Guidelines. The proposed signage is 20 square feet and is a wall sign. Subject to the conditions outlined in the resolution, the Planning, Heritage, and Design Commission should consider approval of the proposed signage.

[0789-20](#)

Subject: Communication from the Director of City Development requesting permission to apply for a Certified Local Government Historic Preservation Subgrant from the Wisconsin Historic Society to help fund the preparation of a Reconnaissance Survey for a potential Carlisle Avenue National Historic District.

Attachments:

[Recon Survey Memo](#)

Staff Summary:

The State of Wisconsin Historical Society has \$100,000 to disperse through subgrants for Certified Local Government (CLG) Communities in the State. As a CLG, the city of Racine is able to submit applications to help fund historical preservation related activities. Applying for the grant does not commit the City to spending any money or even doing the reconnaissance survey. The survey would examine a portion of the City generally bounded by Rapids Drive to the North, Memorial Drive to the east, State Street to the south and Summit Avenue to the west, includes residential structures predominantly from the 1870's through the 1940's. Interspersed are the traditional corner store commercial structure (corner shops), neighborhood churches, a former school and some industrial facilities. The Commission should consider recommending to the Finance and Personnel Committee and the Common Council that the staff be authorized to apply for this grant.

[0790-20](#)

Subject: Communication from the Director of City Development requesting permission to apply for a Certified Local Government Historic Preservation Grant from the Wisconsin Historic Society to help fund the preparation of Rehabilitation Design Guidelines for residential properties in Racine.

Attachments:

[Guidelines Memo](#)

Staff Summary:

The State of Wisconsin Historical Society has \$100,000 to disperse through subgrants for Certified Local Government (CLG) Communities in the State. As a CLG, the city of Racine is able to submit applications to help fund historical preservation related activities. Applying for the grant does not commit the City to spending any money or even

developing design guidelines. This project would create a standards and guidelines for the proper rehabilitation of residential properties, primarily detached dwelling units. This guide would apply to both landmark and contributing properties but also those not having such designations; we do receive requests from people owning historical homes wondering what type of work would help keep the integrity and potential historical integrity intact. The Commission should consider recommending to the Finance and Personnel Committee and the Common Council that the staff be authorized to apply for this grant.

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.

Given the Covid-19 Pandemic, a virtual meeting and public hearing through the internet has been scheduled by the Planning, Heritage, and Design Commission. You may access the meeting by phone via the following:

Phone Number: 1 (844) 992-4726 Access Code: 132 475 2485

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, November, 2020 and will be read during the public hearing.