



# City of Racine

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

## Meeting Agenda - Final Planning Heritage and Design Commission

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Wednesday, January 27, 2021

4:30 PM

Virtual

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### Call To Order

### Approval of Minutes for the November 18, 2020 Meeting.

### 4:30 PM Start of Public Hearings

[0067-21](#)

**Subject:** Request by Angela Goldbeck of Rise up Piercing and Tattoo, seeking a conditional use permit to operate a Tattoo and Body Piercing Establishment at 307 Main Street. (PHDC-21)

**Attachments:**

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

*Staff Summary:*

*Being zoned B-4 Central Business District, Tattoo and Body Piercing Establishments are permissible upon approval of a conditional use permit per Sec. 114-508 of the Municipal Code. The existing storefront would be remodeled to have an approximately 378 square foot public waiting area closest to the street, three 144 square foot enclosed rooms for tattooing, one 144 square foot room for piercing, and one room for cleaning down a corridor hallway. The business would be open from 1:00 PM – 7:00 PM Monday-Saturday and closed on Sunday. The business would also sell jewelry, aftercare products, and apparel. Subject to findings and conditions outlined in the staff report, the Commission should consider recommending to the Common Council that the request be approved.*

[0068-21](#)

**Subject:** Request by Ed Malacara, agent for L-A Tires LLC, for consideration of a major amendment to an existing conditional use permit which allows for limited repair of motor vehicles at 1504 Douglas Avenue as allowed by Sec. 114-468 of the Municipal Code. The proposed major amendment would allow for the sale of up to three (3) automobiles. (PHDC-21)

**Attachments:**

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

*Staff Summary:*

*Being zoned B-2 Community Shopping District, Automobile sales and repair are permissible upon approval of a conditional use permit per Sec. 114-468 of the Municipal Code. The existing business sells and repairs tires in addition to brakes, tune ups, part replacement, and other services performed while a customer could wait. The proposed hours of operation are 8:00 AM- 5:00 PM Monday – Friday, 8:00 AM – 4:00 PM on*

*Saturday, and closed Sunday. The proposed amendment would add the sale of up to three (3) automobiles on the site and limit repairs to appointment only. Subject to findings and conditions outlined in the staff report, the Commission should consider recommending to the Common Council that the request be approved.*

[0064-21](#)

**Subject:** Communication sponsored by Mayor Mason submitting an ordinance for adoption, of additional overlay districts in certain access corridor areas of the City.

**Staff Recommendation:** That the ordinance be forwarded to the Planning, Heritage, and Design Commission for consideration.

**Fiscal Note:** N/A

**Attachments:**

[ABM Overlay Districts](#)

[Public Hearing Notices](#)

[Overlay Districts FAQ & Map](#)

[#Ord. 0002-21 Ch. 114 - Combined Overlay-Corridor Districts V2 with Highlight](#)

**Staff Summary:**

*The goal of the overlay districts is to improve the quality of existing and proposed development and redevelopment in areas that are considered access corridors into the City. The proposed ordinance puts into place a foundation of basic development standards that are intended to apply to commercial and industrial properties, and residential properties having three or more dwelling units. The addition of these districts is consistent with the already existing districts such as Douglas Avenue, West Racine, and Uptown corridor overlay districts. The ordinance also identifies currently vacant, underutilized or dilapidated properties and areas for which more detailed plans can be developed to further encourage quality development and redevelopment. This is consistent with detailed plans which have been developed for areas such as the West Racine, Downtown, and Uptown business districts.*

**End of Public Hearings**

**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.**

**Due to the COVID-19 Pandemic, this meeting will be held virtually and can be accessed the following ways:**

**-via Facebook live at <http://www.facebook.com/CityOfRacineWI/>**

**-via phone at 1-844-992-4726 Access code: 132 807 5543**

**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](mailto:citydevelopment@cityofracine.org). Written comments regarding public hearing items may be submitted until 4:00 p.m. on Tuesday, January 26, 2021 and will be read during the public hearing.**