



City of Racine

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

Meeting Agenda - Final Planning Heritage and Design Commission

Wednesday, April 28, 2021

4:30 PM

Virtual

Call To Order

Approval of Minutes for the April 14, 2021 Meeting.

4:30 PM Public Hearings

[0309-21](#)

Subject: Request by Ryan Schmitz of Plunkett-Raysich Architects LLP, authorized agent for David Kane of North Shore Bank FSB, for consideration of a major amendment to an existing conditional use permit which allows for Bank with drive-thru 4923 Washington Avenue as allowed by Sec. 114-155 of the Municipal Code. The major amendment contemplates a building addition to the north, reconfiguration of the drive-thru canopy and façade updates. (PHDC-21)

Attachments:

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned B-2 Community Shopping District, amendments to Planned Developments are permissible upon approval of a major amendment per Sec. 114-155 of the Municipal Code. The existing business operation on the site would remain unchanged. The bank building currently on the lot would be expanded approximately 15 feet to the north, creating an enclosed vestibule of approximately 450 square feet. The drive thru canopy to the rear of the building would be reduced approximately 22 feet and an updated façade would be installed on the building. Subject to findings and conditions outlined in the staff report, the Commission should consider recommending to the Common Council that the request be approved.

[0310-21](#)

Subject: Request by Jeffrey Bridleman of Partners in Design Architects, for consideration of a major amendment to an existing conditional use permit which allows for a contractor yard/shop at 2000 Oakes Road as allowed by Sec. 114-155 of the Municipal Code. The major amendment contemplates a building addition to the south of the existing office on the property. (PHDC-21)

Attachments:

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned I-2 General Industrial District, amendments to Conditional Use permits are permissible upon approval of a major amendment per Sec. 114-155 of the Municipal Code. The existing business operation on the site would remain unchanged. The office building currently on the lot would be expanded approximately 85 feet to the south with a 9,250 square foot addition. The addition includes a basement of approximately 8,885 square feet. The addition would contain offices, restrooms, breakrooms, conference rooms, and training areas in both the main floor and basement levels. Subject to findings and conditions outlined in the staff report, the Commission should consider recommending to the Common Council that the request be approved.

End of Public Hearings

[0273-21](#)

Subject: A request by Eric Rohs of Sign Effectz Inc, representing My Eye Doctor, for review and approval of signage at 217 6th Street. (PHDC-21)

Attachments:

[Revised Submittal](#)

[Recommendation](#)

[Design Review](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned B-4 Central Business, the property at 217 6th Street falls within the Downtown Area Design Review district and is subject to the Downtown Area Design Guidelines. The proposed signage is a projecting sign and approval to encroach over the right-of-way would be required. Subject to the conditions outlined in the resolution, the Commission should consider approval of the proposed signage.

[0313-21](#)

Subject: A request by Michael's Signs, representing Gateway Technical College, for review and approval of signage at 1001 S. Main Street. (PHDC-21)

Attachments:

[Recommendation](#)

[Design Review Checklist](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned O/I Office Institutional, the property at 1001 S. Main Street falls within the Downtown Area Design Review district and is subject to the Downtown Area Design Guidelines. The property is also part of a Planned Development, allowing for a campus with an approved signage scheme and plan. The proposed signage is a wall sign and is keeping with the approved sign plan for the Planned Development on the property. Subject to the conditions outlined in the resolution, the Commission should consider approval of the proposed signage.

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the City Development Office at (262) 636-9151 at least 48 hours prior to this meeting.

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 April 28, 2021 and will be read during the respective 4:30 p.m. public hearing.

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

Please click the link below to join the webinar:

**[https://cityofracine-org.zoom.us/j/96938221796?](https://cityofracine-org.zoom.us/j/96938221796?pwd=a2p1N1had3NIYUVENEYwcVlaZHFYdz09)
[pwd=a2p1N1had3NIYUVENEYwcVlaZHFYdz09](https://cityofracine-org.zoom.us/j/96938221796?pwd=a2p1N1had3NIYUVENEYwcVlaZHFYdz09)
Passcode: 801885**

Or iPhone one-tap :

**US: +13126266799,,96938221796#,,,*801885# or
+19292056099,,96938221796#,,,*801885#**

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

**US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or
+1 669 900 6833 or +1 253 215 8782**

Webinar ID: 969 3822 1796

Passcode: 801885