



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Agenda - Final Planning Heritage and Design Commission

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Wednesday, April 14, 2021

4:30 PM

Virtual

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### Call To Order

### Approval of Minutes for the March 24, 2021 Meeting.

### 4:30 Public Hearings

[0271-21](#)

**Subject:** Review of the proposed establishment of the project plan, boundaries, and creation of Tax Incremental District No. 26 and consideration of an approving resolution. (PHDC-21)

**Attachments:**

[Racine TID No. 26 Project Plan Draft](#)

[PH Notice \(w. Legal Notice\) - Proposed TID No. 26](#)

[PHDC Resolution 01-21](#)

**Staff Summary:**

*Administered by the Wisconsin Department of Revenue, Tax Incremental Finance (TIF) is a financing option that allows a municipality (city, village or town) to fund infrastructure and other improvements, through property tax revenue of newly developed property (State Statutes 66.1105). A municipality identifies an area as appropriate for a certain type of development and adopts a Tax Increment District (TID) project plan which identifies projects to encourage and facilitate the desired development. Then as the property values within the TID project area increase over the initial/base value, the municipality uses the taxes collected on the increase (the increment) to fund projects identified in the TID project plan. The City seeks to create TID No. 26 to carry out the activities described in its project plan.*

[0274-21](#)

**Subject:** Request by Keith Buisse of Wheels Small Engine Repair, for consideration of a major amendment to an existing conditional use permit which allows for a small engine repair shop at 3625 16th Street as allowed by Sec. 114-155 of the Municipal Code. The proposed major amendment contemplates increasing the fenced storage area by approximately 1,000 square feet, adding machinery sales and the ability to repair smaller construction equipment. (PHDC-21)

**Attachments:**

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Current Conditional Use Permit](#)

[Applicant Submittal](#)

*Staff Summary:*

*Being zoned R-3 Limited General Residence District, commercial uses such as this small engine repair shop are permitted to continue with a conditional use permit if the commercial building and use existed prior to 1976 (114-328). The existing establishment seeks to increase the fenced storage area by approximately 1,000 square feet, add machinery sales and the ability to repair smaller construction equipment. Subject to conditions outlined in the staff report, the Commission should consider recommending approval of the sales of equipment and increased storage area to the Common Council.*

[0276-21](#)

**Subject:** Request by Christie Kern and Jill Huxhold, for consideration of a conditional use permit to operate an acupuncture and Reiki studio at 712 Grove Avenue, classified as a “retail use in an existing commercial building”, in a residential district, as allowed by Sec. 114-293 of the Municipal Code. (PHDC-21)

**Attachments:**

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

*Staff Summary:*

*Being zoned R-4 General Residence District, certain commercial uses are permitted to continue with a conditional use permit if the commercial building and use existed prior to 1976 (114-293). The existing commercial space addressed as 712 Grove Avenue would be repurposed into an acupuncture and Reiki massage studio with customers being scheduled via appointment only. Small energetic healing session and some small classes are also proposed for the space. Two employees are expected to work in the proposed establishment, which would have hours of 8:00 AM – 7:00 PM Monday thru Friday, with some appointments on weekends. Subject to conditions outlined in the staff report, the Commission should consider recommending approval of this request to the Common Council.*

**End of Public Hearings**

[0272-21](#)

**Subject:** A request by Joan Roehre, representing Social On Sixth, for review and approval of signage at 324 6th Street. (PHDC-21)

**Attachments:**

[Recommendation](#)

[Design Review](#)

[Applicant Submittal](#)

*Staff Summary:*

*Being zoned B-4 Central Business, the property at 324 6th Street falls within the Downtown Area Design Review district and is subject to the Downtown Area Design Guidelines. The proposed signage is a window graphic. Subject to the conditions outlined in the resolution, the Commission should consider approval of the proposed signage.*

[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:**

[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.*

**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](mailto:citydevelopment@cityofracine.org). Written comments regarding public hearing items may be submitted until 4:00 p.m. on Wednesday April 14, 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://zoom.us/j/98274822953?pwd=YWd2eWRGNW5CTnZIRjd2ZXJUMnBpdz09>  
Passcode: 570746**

**Or iPhone one-tap :**

**US: +13126266799,,98274822953#,,,\*570746# or  
+19292056099,,98274822953#,,,\*570746#**

**Or Telephone:**

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

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