



City of Racine

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

Meeting Agenda - Final Planning Heritage and Design Commission

Wednesday, May 12, 2021

4:45 PM

Virtual

Call To Order

Approval of Minutes for the April 28, 2021 Meeting.

[0399-21](#)

Subject: A request by Innovative Signs, representing Stephanie Shumanova, for review and approval of signage at 403 Main Street. (PHDC-21)

Attachments:

[Recommendation](#)

[Design Review Checklist](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned B-4 Central Business, the property at 403 Main Street falls within the Downtown Area Design Review district and is subject to the Downtown Area Design Guidelines. The proposed signage is a wall sign. Subject to the conditions outlined in the resolution, the Commission should consider approval of the proposed signage.

5:00 Public Hearings

[0400-21](#)

Subject: Request by Elizabeth Brown, for consideration of a conditional use permit to operate a candy store at 1615 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 R3 Limited 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 1615 Grove Avenue would be re-purposed into use as a candy store which will also offer daily items such as clothing, toothbrushes, and similar products. Three employees are expected to work in the proposed establishment which would have hours of 8:00 AM – 8:00 PM Sunday thru Saturday. Subject to conditions outlined in the staff report, the Commission should consider recommending approval of this request to the Common Council.

[0401-21](#)

Subject: Request by CCM-Porters LLC, authorized agent for Cardinal Capital Management Inc., for consideration of a conditional use permit to build and operate a mixed use development at 301 6th Street and 608

Wisconsin Avenue as allowed by Sec. 114-508 of the Municipal Code.
(PHDC-21)

Attachments:

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

Staff Summary:

Being zoned B-4 Central Business District and being located in the downtown Design Review area, the proposed mixed use building requires the approval of a conditional use permit (Sec. 114-508) and downtown area design review prior to construction. The application seeks to construct a seven (7) story mixed use building with basement. The basement, first floor, and second floor contain 245 parking spaces; the first floor parking is concealed by two commercial spaces at street level. The upper five (5) floors are proposed to contain 141 market rate dwelling units consisting of studio and one, two, and three bedroom units. The overall building area is 247,891 square feet on the 1.02-acre site. The building features a rooftop green area, dog run, and open space on the third floor, flanked by the building's upper floors 3-7 to the north and east, and is open to the south and west. The request seeks an exception to the zoning ordinance regarding signage - approximately 800 square feet of signage requested where 400 square feet is allowed. 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

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.

Topic: Planning, Heritage, and Design Commission

**Please click the link below to join the webinar:
[https://cityofracine-org.zoom.us/j/91090140329?](https://cityofracine-org.zoom.us/j/91090140329?pwd=eE8rOUxnUGg4a0J3TG96MHVuZzJOUT09)
[pwd=eE8rOUxnUGg4a0J3TG96MHVuZzJOUT09](https://cityofracine-org.zoom.us/j/91090140329?pwd=eE8rOUxnUGg4a0J3TG96MHVuZzJOUT09)
Passcode: 181128**

**Or iPhone one-tap :
US: +13126266799,,91090140329#,,, *181128# or
+19292056099,,91090140329#,,, *181128#**

**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: 910 9014 0329
Passcode: 181128**