



City of Racine

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

Meeting Agenda - Final Planning Heritage and Design Commission

Thursday, May 20, 2021

4:30 PM

Virtual

Special Meeting

Call To Order

4:30 PM Public Hearing

[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 and for Design Review being located within the Downtown Design Review Area. (PHDC-21)

Attachments:

[Revised Renderings](#)

[Review and Recommendation](#)

[Public Hearing Notice](#)

[Applicant Submittal](#)

Staff Summary:

This item had the public hearing continued at the May 12, 2021 meeting so the building could receive adjustments based on comments from the public hearing. Attached to the agenda and Titled, "Revised Renderings," are a proposal which addresses comments from the May 12 public hearing.

Being zoned B-4 Central Business District and 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.

Adjournment

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

Due to the COVID-19 Pandemic, this meeting will be held virtually. You may access the meeting via the following:

Please click the link below to join the webinar:

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[pwd=WUhnSnFuSkF6VmE0ZnlxRk40bjJkZz09](https://cityofracine-org.zoom.us/j/94422102093?pwd=WUhnSnFuSkF6VmE0ZnlxRk40bjJkZz09)
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