



City of Racine

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

Meeting Agenda - Final City Plan Commission

*Mayor John T. Dickert, Alderman Aron Wisneski
Atty. Jud Wyant, Atty. Elaine Sutton Ekes
Vincent Esqueda, Alderman Eric Marcus, Tony Veranth*

Wednesday, April 11, 2012

4:15 PM

City Hall, Room 205

Call To Order

Approval of Minutes for the March 28, 2012 Meeting

Ord.3-12 Ord. 3-12

To amend Chapter 114, Article VIII - Flood Regulations, of the Municipal Code of the city of Racine, Wisconsin relating to Zoning.

The Common Council of the City of Racine do ordain as follows:

Part 1:

Sec. 114-845(2) Official maps revisions- in last sentence replace the words "most current approved" with "most restrictive".

Sec. 114-845(2)(a)(b) Official maps: Based on the FIS - repeal (a) & (b) and recreate (a) as follows:

(a) Flood Insurance Rate Map (FIRM), panels 55101C0111D, 55101C0113D, 55101C0114D, 5101C0118D, 55101C0119D, 55101C0209D, 55101C0226D, 55101C0227D, 55101C0228D, 55101C0229D, 55101C0231D, 55101C0232D, 55101C0233D, 55101C0234D, 55101C0236D, 55101C0237D, and 55101C0241D, dated May 2, 2012; with corresponding profiles that are based on the Flood Insurance Study (FIS) dated May 2, 2012, Volume numbers 55101CV001A and 55101CV002A.

Sec.114-845(4) Locating floodplain boundaries. - delete code reference 114-907 and replace with code reference 114-903(3).

Sec.114-845(4) Note - delete code reference 114-907(6) and replace with 114-910(6)

Sec.114-845(7) Municipalities and state agencies regulated.- after the word “law”, delete “the city is” and replace with “all cities, villages, towns and counties are”; and after the word “permit”, add the following sentences: “State agencies are required to comply if s.13.48(13), Stats., applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation is exempt when s.30.2022,Stats., applies.”

Sec.114-861 Permitted uses. - delete the code reference 114-907 and replace with 114-901.

Sec.114-871 Permitted uses. - delete the code reference 114-871 and replace with 114-872; and delete the code reference 114-907 and replace with 114-901.

Sec.114-871 Floodfringe Overlay District - Permitted uses - In the second sentence, after the word “district,” insert the words “as well as sewage systems, manufactured home parks, subdivisions, and individual units.”

Sec.114-872(2)(b) Accessory structures or uses - delete code references 114-862(2)(a),(b),(c),(d),(e),(f),(g) and replace it with 114-862(2)(a),(b),(c),(d).

Sec.114-872(4) Manufacturing and industrial uses - delete code reference 114-907 and replace with 114-905.

Sec.114-872(5) Storage of materials - delete code reference 114-907 and replace with 114-905.

Sec.114-872(6)(a) Public utilities - delete code reference 114-907 and replace with 114-905.

Sec.114-872(7) Wells - delete code reference 114-907 and replace with 114-905.

Sec.114-872 insert (10) as follows: “All mobile recreational vehicles that are on site for 180 consecutive days or more or are not fully licensed and ready for highway use shall have the lowest floor elevated to the flood protection elevation; and be anchored so they do not float, collapse or move latterly during a flood. A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.”

Sec.114-881 General Floodplain Overlay District - Permitted uses -

after the words “zoning district,” insert the words “ such is the case for public and private campgrounds,”.

Sec.114-881 *Permitted uses* - delete the code reference 114-907 and replace with 114-901.

Sec.114-883(3) *Determining floodway and flood fringe limits* - delete code reference 114-907(2)(c) and replace with 114-901(2)(c).

Sec.114-890(2)(d) *Nonconforming Uses - General* - after the word “would” insert the words “ equal or;”; and delete code reference 114-871(1) and replace with 114-872(1).

Sec.114-890 (2)(e) *Nonconforming Uses - General* - In the second sentence, after the word “condition” insert the words “ equal or.”

Sec.114-890(2)(f) *Nonconforming Uses - General* - delete code reference 114-907 and replace with 114-905.

Sec.114-891(1)(d) *Nonconforming Uses- Floodway areas* - delete code reference 114-907 and replace with 114-905.

Sec.114-891(2) *Nonconforming Uses- Floodway areas* - following the first sentence, add the following sentence: “No new on-site sewage disposal systems, or addition to an existing on-site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed on a floodway area.”

Sec.114-892(1) *Nonconforming Uses- Floodfringe areas* - delete code reference 114-907.

Sec.114-892(2) *Nonconforming Uses- Floodfringe areas* - delete code reference 114-907 and replace with 114-903.

Sec.114-892(2)(f) *Nonconforming Uses- Floodfringe areas* - delete code reference 114-872(6) and replace with 114-872(5).

Sec.114-892(3)(c) *Nonconforming Uses- Floodfringe areas* - after the word “not” insert “equal or.”

Sec.114-892(4) *Nonconforming Uses- Floodfringe areas* - following the first sentence, add the following sentence: “All new private sewage disposal systems, and the addition to or replacement of existing private sewage disposal systems are prohibited.”

Sec.114-901(2)(a)(6) Site Development Plan - delete the words “national geodetic and vertical datum” and replace with “Flood Insurance Rate Maps in North American Vertical Datum (NAVD).”

Sec.114-901(2)(a)(7) Site Development Plan - delete “NGVD” and replace with “NAVD.”

Sec.114-903 Zoning Board of Appeals - wherever there is a code reference 114-862 replace with “114-Article II, Divisions 2 and 3.”

Sec.114-904(1)(c) To review appeals of permit denials - delete code reference 114-862(1)(b)2 and replace with 114-862(1)(b).

Sec.114-911 Procedures - delete code reference 114-902(2) and replace with 114-901(2).

Sec.114-912 Enforcement - delete \$1,000.00 and replace with \$50.

Sec.114-913 Definitions - change the term “occupancy certificate” to “certificate of occupancy.”

Sec.114-913 Definitions - after the definition “Municipality or municipal” insert the following definition: “NAVD or North American Vertical Datum. Elevations referenced to mean sea level datum, 1988 adjustment.”

Part 2:

This ordinance shall take effect upon passage and the day after publication.

Passed by the Common Council:

Approved: _____

Mayor

Attest:

City Clerk

Attest:

City Clerk

Fiscal Note: N/A

Staff Recommendation: Recommend that Ord.3-12 be adopted.

*Reviewers: Matthew Sadowski, Principal Planner
Jim Luelloff, Planning Aide*

Agenda sent to: Tanya L. Lourigan, PE (WI DNR).

Administrative Business

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.