



City of Racine

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

Meeting Agenda - Final City Plan Commission

Mayor Cory Mason
Mario Martinez
Christina Hefel
Marvin Austin
Alderman Jason Meekma
Trevor Jung
Sam Peete

Wednesday, May 30, 2018

4:30 PM

City Hall, Room 205

PROCEDURAL NOTE: While action on items typically proceeds in the order in which they appear on the agenda, certain items may be postponed to allow the start of public hearings at the published time of 4:30 p.m. Following the public hearings, the Plan Commission will resume action on postponed items.

Call To Order

Approval of Minutes for the May 9, 2018 Meeting

4:30 P.M. PUBLIC HEARINGS

[0558-18](#)

Subject: (Direct Referral) A request by Felisha Edwards of Epic Minds Childcare Inc. seeking a conditional use permit to operate a group daycare center at 1819 State Street. (PC-18)

Attachments:

[1819 State St. Review & Recommendations](#)

[1819 State St. Submittal](#)

[1819 State St. Public Hearing Notice](#)

Staff Summary:

Consider recommending approval to the Common Council, subject to conditions. Being zoned B-2 Community Shopping District, daycare centers are permitted upon the granting of a conditional use permit 114-448(9). The site meets the geographical requirements of being 250 feet from a signalized intersection and 1,000 feet from another daycare facility. The owner of the property where the facility wishes to locate has been made aware that extensive exterior maintenance and repair is necessary. The addressing of these matters will be essential to the ability of the daycare center to safely function and are a condition of approval for this request.

[0559-18](#)

Subject: (Direct Referral) A request by Thomas Stout of GNT Jewelry and Loan seeking a conditional use permit to operate a pawnbroker and convenient cash business at 2504 Douglas Ave. (PC-18)

Attachments: [2504 Douglas Ave. Review & Recommendations](#)
[2504 Douglas Ave. Submittal](#)
[2504 Douglas Ave. Public Hearing Notice](#)

Staff Summary:

Consider recommending denial to the Common Council. Standards are in place to control the location of pawn shops and convenient cash establishments in the City. Being zoned B-2 Community Shopping District, pawn shops and convenient cash establishments are permit upon the granting of a conditional use permit (114-468 (20) & (27)). The site violates the geographical requirement that such uses be 250 feet from a residential district; the subject site is directly adjacent to, and across from, residential districts. The purpose of the geographical requirements is to limit such uses to solely commercial areas insulated from residential areas. Additionally, representatives of the Police Department and the Douglas Avenue Business Improvement District have expressed concerns regarding this request.

END OF PUBLIC HEARINGS

[0560-18](#) **Subject:** (Direct Referral) Proposed amendments to Section 114-506 B4 Central Business District to change the classification of certain uses from conditional uses to permitted uses by right. (PC-18)

Attachments: [ABM B4 Change CUPs to Permitted](#)
[B-4 Details CUP to Permitted](#)
[Letter of Support Zoning Ord Amendments May 2018](#)

Staff Summary:

Consider recommending to the Common Council that an ordinance be prepared and public hearing scheduled to implement amendments to Section 114-506 B4 Central Business District for changing the classification of certain conditional uses to permitted uses by right. The changes being sought can encourage a broader mix of uses in the downtown area by reducing the regulatory process for such uses to go from concept to "doors open". A purpose of a conditional use permit is to allow the City to exercise additional oversight of uses being "... of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities 114-146(2)." The uses proposed to now be permitted by right have not been shown to be unusual in nature nor pose problems which are unique to them, and for which the remaining regulatory framework has not shown to be ineffective.

[Ord.0007-18](#) Ord. 0007-18 - Amending "A Comprehensive Plan for the City of Racine 2035"

Ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (Comp Plan 2035) for to incorporate the document titled "A Park An Open Space Plan For The City Of Racine: 2035" (Park Plan:2035), an update of the like named document adopted in 2011 by the Common Council of the City of Racine (the Common Council) (Adopted ZOrd.7-11). The Common Council of the City of Racine do ordain as follows:

SECTION 1: Pursuant to Section 62.23 of the Wisconsin Statutes, the City

of Racine is authorized to prepare and adopt certain amendments to The Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

SECTION 2:The Board of Parks Recreation and Cultural Services (the Board), working with the Southeastern Wisconsin Regional Planning Commission, prepared an update of the 2011 version of Park Plan:2035 for the City which will serve as a resource intended to assist in promoting environmental stewardship and to assess current and future parks, recreation, and open space needs within the City, which is articulated in the document titled " A Park And Open Space Plan For The City Of Racine: 2035" (the Plan) ; and

SECTION 3: Following a 30 day notice period, on March 14, 2018 the Board concluded a public input period and on that date, forwarded a recommendation for adoption of Park Plan:2035 to the City of Racine Plan Commission (the Commission) and the Common Council.

SECTION 4: On May 9, 2018 the Commission of the City of Racine received a review of Park Plan:2035 in order to educate Plan Commission members and the public on recommendations contained therein and needed amendment to The Plan; and

SECTION 3: On May 9, 2018 the Commission forwarded a recommendation to the Common Council that the process to amend Comp Plan:2035 move forward based on the findings as enumerate in the staff report to the Plan Commissioners for the meeting on May 9, 2018 and recommendation in the commission report to the Common Council for the May 15, 2018 meeting, and in said report that the associated requests to amendment Comp Plan:2035 to incorporate the 2018 update Park Plan:2035; and

SECTION 4: On May 15, 2018 the Common Council referred all matters related to an amendment to Comp Plan:2035 associated with the updated Park Plan:2035 to the Commission, and directed that ordinances be prepared and public hearings scheduled for an amendment to Comp Plan 2035; and

SECTION 5: Ordinance 0007-18 was herein prepared for amendment to Comp Plan:2035 and transmitted to the Common Council, and a public hearing before the Common Council was scheduled for June 19, 2018; and

SECTION 6: The Commission, on _____, 2018 by a majority vote of the commission recorded in its official minutes, recommended to the Common Council the _____ of a resolution and an ordinance

adopting the update to the document titled "A Park An Open Space Plan For The City Of Racine: 2035" as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035"; and

SECTION 5: The Common Council has duly noticed and conducted a public hearing on the amendment to The Plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6: The Common Council of the City of Racine, Wisconsin, does, by the enactment of this ordinance, formally adopt the update to the document titled "A Park An Open Space Plan For The City Of Racine: 2035" as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035", pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 7: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Fiscal Note: N/A

Staff Summary:

Consider recommending to the Common Council that the ordinance adopting the document titled "A Park and Open Space Plan for the City of Racine:2035" (Park Plan:2035) as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035"(Comp Plan:2035) be adopted. The Park Plan 2035 is submitted to the Plan Commission following a year-long plan development process undertaken by the Parks Recreation and Cultural Services Department (PRCS) during which a 30 day public comment period concluded on February 23, 2017. An open house was conducted on February 14, 2018 and the final draft was approved by the PRCS Commission on March 14, 2018. The Comp Plan-2035 established a basis for land use, development and redevelopment decision throughout the City. The Park Plan:2035 is a subset to the Comp Plan:2035 and provides an update for the development, maintenance and improvement of the City's 139 park and open space sites (1,469 total acres) as related to improvements to existing parks, preservation of open spaces, continued development of the City's pedestrian and trail system, development of a water trail system, and implementation strategies and costs estimate for the listed maintenance and improvement recommendations.

[0561-18](#)

Subject: A Resolution adopting "A Park and Open Space Plan for the City of Racine: 2035", an amendment to "A Comprehensive Plan for the City of Racine: 2035". (PC-18)

Attachments:

[ABM on Park Plan 2035](#)

[A Resolution Adopting A New Park and Open Space Plan](#)

[Memo to Adjcnt Munis Park Plan](#)

[Summary A Park and Open Space plan for the City of Racine_ 2035 Amendme](#)

[2018 Park Plan Update \(DRAFT\)](#)

Staff Summary:

Consider recommending to the Common Council that a resolution be prepared and

adopted in reference to the document titled "A Park and Open Space Plan for the City of Racine:2035" (Park Plan:2035) as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035"(Comp Plan:2035). The Park Plan 2035 is submitted to the Plan Commission following a year-long plan development process undertaken by the Parks Recreation and Cultural Services Department (PRCS) during which a 30 day public comment period concluded on February 23, 2017. An open house was conducted on February 14, 2018 and the final draft was approved by the PRCS Commission on March 14, 2018. The Comp Plan-2035 established a basis for land use, development and redevelopment decision throughout the City. The Park Plan:2035 is a subset to the Comp Plan:2035 and provides an update for the development, maintenance and improvement of the City's 139 park and open space sites (1,469 total acres) as related to improvements to existing parks, preservation of open spaces, continued development of the City's pedestrian and trail system, development of a water trail system, and implementation strategies and costs estimate for the listed maintenance and improvement recommendations.

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.