



City of Racine

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

Meeting Agenda - Final City Plan Commission

*Mayor Cory Mason
Alderman Dennis Wiser
Tom Durkin
Tony Veranth
Mario Martinez
Christina Hefel
Marvin Austin*

Wednesday, April 11, 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 March 28, 2018 Meeting

4:30 P.M. PUBLIC HEARING CONTINUED FROM THE MARCH 28, 2018 MEETING

[0312-18](#)

Subject: (Direct Referral) A request from Bill Pfister of Michael's Signs, representing North Pointe (Trinity) United Methodist Church, Inc., seeking a conditional use permit to install an electronic message center at 3825 Erie Street. (PC-18)

Attachments:

[3825 Erie St. Review & Recommendations \(Updated 04.09.2018\)](#)

[3825 Erie St. Applicant Submittal](#)

[3825 Erie St. Public Hearing Notice](#)

Staff Summary:

Consider recommending to the Common Council that the request be approved. The proposed sign will replace an existing outdated static sign totaling approximately 40 sq. ft. and whose sign face is a fully illuminated panel during the evening. The new sign will total 58 sq. ft. [32 sq. ft. static sign and a 26 sq. ft. electronic message center (EMC)]. The static sign will have only its graphics illuminated, and the EMC is proposed to be turned off between 10:00 p.m. and 7:00 a.m. Being an institutional use, and zoned R-1 Single Family Residential, a sign totaling up to 60 sq. ft. is permitted per Sec. 1140-1062. The conditional use is being requested per 114-1033 and pertains to the EMC which is allowed to be up to 50% of the sign's total square footage. Applicant is also requesting an exception to sec. 114-1033 as EMC's are required to be 200 feet from residential districts.

END OF PUBLIC HEARING[0369-18](#)

Subject: (Direct Referral) Proposed amendments to the Municipal Code, Section 114-1033 - Electronic message signs.

Attachments:

[Draft Ordinance Amendments \(Electronic Message Signs\)](#)

[Review & Recommendation \(Electronic Message Signs\)](#)

Staff Summary:

Consider recommending to the Common Council that an ordinance be prepared and public hearing scheduled related to the proposed codification of common exceptions granted to Section 114-1033 regarding separation of electronic signs from residential properties, and to install other amendments to Section 114-1033 to better mitigate potential negative impacts to residential properties.

[0370-18](#)

Subject: (Direct Referral) Proposed amendments to the Municipal Code, Chapter 114 - Zoning, related to the allowance of short term rentals (tourist rooming houses).

Attachments:

[Draft Ordinance Amendments \(Short Term Rentals\)](#)

[Review & Recommendation \(Short Term Rentals\)](#)

Staff Summary:

Consider recommending to the Common Council that an ordinance be prepared and public hearing scheduled related to proposed amendments to the zoning ordinance allowing short term rentals (tourist rooming houses) in residential and business districts. The proposed amendments will codify such uses and establish a baseline to protect the public's health, safety, and welfare.

[0371-18](#)

Subject: (Direct Referral) An appeal by Randy Musaitef, representing One Step Ahead Childcare Center, of an administrative decision related to the location of a storage shed proposed to be placed on the property at 1630 Douglas Avenue. (PC-18)

Attachments:

[1630 Douglas Ave. Review & Recommendations](#)

[1630 Douglas Ave. Administrative Approval](#)

[1630 Douglas Ave. Applicant Submittal](#)

[1630 Douglas Ave. Appeal](#)

Staff Summary:

Consider denying the appeal request. Under the authority of 114-735.5 (b)(3), and because of its minimal size, staff felt it appropriate to grant administrative approval of a non-complaint wooden storage shed measuring 80 square feet if positioned behind the main building so as to be screened from view by passersby. The shed is non-complaint as it does not have a 30% masonry exterior. The applicant wishes to appeal the administrative approval and seeks to locate the non-compliant shed in a location visible to passersby.

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.