



# City of Racine

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

## Meeting Agenda - Final City Plan Commission

*Tom Durkin  
Tony Veranth  
Ann Brodek  
Mario Martinez  
Mayor Dennis Wiser  
Christina Hefel*

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Wednesday, November 8, 2017

4:30 PM

City Hall, Room 205

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**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 October 25, 2017 Meeting

### 4:30 P.M. PUBLIC HEARINGS

[1080-17](#)

**Subject:** (Direct Referral) A request from DeAnna and James Ford, representing The Vine Ministries and The Vine Media Group, seeking a conditional use permit for a ground floor church with worship space, and a multi-media graphics design and marketing firm at 3433 Douglas Avenue. (PC-17)

**Attachments:**

[\(1080-17\) PH Notice - 3433 Douglas Ave.](#)  
[\(1080-17\) 3433 Douglas Ave. Staff Review](#)  
[\(1080-17\) 3433 Douglas Ave. Submittal](#)

*Staff Summary:*

*Consider recommending to the Common Council the approval of a conditional use permit for a ground-floor/street level non-commercial type use in a commercial district. "Non-commercial type uses" are characterized as those that function like "private clubs, meeting halls, places of worship, instructional or counseling facility" (114-1.(b)) where the use typically offers very limited times and days of operation, or events are sporadic. Through the conditional use permit process, non-commercial type uses can be permitted at the ground-floor/street level in a business district if they have additional components of their operations which can provide a more consistent or predictable level of daily activities. This increased level of activity helps enhance the symbiotic relationships with and between other business establishments within a business district. Staff finds that the Ford's proposal meets the goal of offering a combination of uses which can increase the potential of daily and mutually beneficial interactions within the Douglas Avenue business district.*

[1081-17](#)

**Subject:** (Direct Referral) A request from Brendon Bourdo of ActiveBody Fitness seeking a conditional use permit for a fitness and personal training center at 500 Wisconsin Avenue. (PC-17)

**Attachments:**

[\(1081-17\) PH Notice - 500 Wisconsin Ave.](#)

[\(1081-17\) 500 Wisconsin Ave. Staff Review](#)

[\(1081-17\) 500 Wisconsin Ave. Submittals](#)

[\(1081-17\) 500 Wisconsin Ave. Submittals \(Pictures\)](#)

**Staff Summary:**

*Consider recommending to the Common Council approval of a conditional use permit for a fitness center. The zoning ordinance classifies fitness centers as permissible in the B-4 Central Business District upon issuance of a conditional use permit (114-509 via 114-468(14)). Staff finds that the proposal is consistent with zoning ordinance requirements and the Downtown Plan*

*[http://cityofracine.org/Departments/City-Development/\\_Documents/Adopted-Plans/Downtown-Plan---Complete-5\\_10\\_05/](http://cityofracine.org/Departments/City-Development/_Documents/Adopted-Plans/Downtown-Plan---Complete-5_10_05/)*

[1082-17](#)

**Subject:** (Direct referral) A request from Charles Daul representing Keys to the Kingdom Church seeking a conditional use permit for a ground floor worship space to include educational classes, by-appointment counseling services, and a proposed book store at 2000 Lathrop Avenue. (PC-17)

**Attachments:**

[\(1082-17\) PH Notice - 2000 Lathrop Ave.](#)

[\(1082-17\) 2000 Lathrop Ave. Submittals](#)

[\(1082-17\) 2000 Lathrop Ave. Staff Review](#)

**Staff Summary:**

*Consider recommending to the Common Council the approval of a conditional use permit for a ground-floor/street level non-commercial type use in a commercial district.*

*“Non-commercial type uses” are characterized as those that function like “private clubs, meeting halls, places of worship, instructional or counseling facility” (114-1.(b)) where the use typically offers very limited times and days of operation, or events are sporadic.*

*Through the conditional use permit process, non-commercial type uses can be permitted at the ground-floor/street level in a business district if they have additional components of their operations which can provide a more consistent or predictable level of daily activities. This increased level of activity helps enhance the symbiotic relationships with and between other business establishments within a business district. Staff finds that the proposal meets the goal of offering a combination of uses which can increase the potential of daily and mutually beneficial interactions within a multi-tenant building and the Lathrop Avenue business district.*

**END OF PUBLIC HEARINGS****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.**

