



# City of Racine

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

## Meeting Agenda - Final City Plan Commission

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

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Wednesday, January 31, 2018

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 January 10, 2018 Meeting

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

[0096-18](#)

**Subject:** (Direct Referral) A request from Robert Osborne and Vera Scekcic, seeking a conditional use permit for a live/work unit on the ground floor at 318 Main Street. (PC-18)

**Staff Summary:** Consider recommending to the Common Council the approval of a conditional use permit for a residential unit on the first floor of the property at 318 Main Street. In the B-4 Central Business District ground floor residential units are permitted only as a conditional use permit (114-508). In commercial districts the concern is to maintain an attractive and active commercial street facade, and ideally locate the ground floor living unit away from the store front. This request accomplished both objectives in that the commercial store front will remain unaltered, and the residential unit is located to the rear of the building over 60 feet back from the store front.

**Attachments:** [318 Main Street Review & Recommendations](#)

[318 Main Street Submittals](#)

[318 Main Street Public Hearing Notice](#)

#### END OF PUBLIC HEARING END OF PUBLIC HEARING END OF PUBLIC HEARING

[0097-18](#)

**Subject:** (Direct Referral) Session one of a two session series of Plan

Commission training conducted by Michael Blue, FIACP of Teska & Associates, Inc. (PC-18)

**Staff Summary:** The item should be received and filed upon conclusion of session one.

During this two part training series, topics to be covered will include things such as:

- Standards of approval for conditional uses, ordinance amendments, rezoning, planned developments, and land divisions.
- The relationship to other bodies at the City such as: Common Council, Redevelopment Authority of the City of Racine, Downtown Area Design Review Commission, Landmarks Preservation Commission, and others.
- Use of projects, plans and codes; such as the zoning ordinance, 2035 Comprehensive Plan, RootWorks Plan, Downtown Plan and design guidelines, Uptown and West Racine plans, and others.
- The linkages to economic development, urban design, preservation, and site plan design and review.
- Processes and conducts such as taking testimony, deliberations, use of staff reports, findings of fact, and ex parte communications.

**Attachments:** [\(0097-18\) Racine City Plan Commission Training 1-31 and 2-14 2018](#)

## Adjournment

The specific focus of the training sessions is related to the general operations of a Plan Commission. However the community at large is welcome to attend and observe. Please note that while there may be present a quorum of members from various City of Racine councils, committees, commissions and boards, no formal action will be taken by the members of said bodies.

If you are disabled and have accessibility needs or need information interpreted for you, please contact City Development at (262) 636-9151 at least 48 hours prior to this meeting.