



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
Trevor Jung
Sam Peete

Wednesday, May 9, 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

For April 11, 2018: Approval of Minutes for the April 11, 2018 Meeting

For April 25, 2018: Due to a lack of a quorum there are no minutes for the date of April 25, 2018 and all matters which were to be presented on that date have been scheduled to be presented and considered during the Plan Commission meeting of May 9, 2018

4:30 P.M. PUBLIC HEARINGS

[0420-18](#)

Subject: (Direct Referral) A request from Sam and Lori Azarian seeking a major amendment to a conditional use permit for the construction yard component of a multi-tenant property. (PC-17) (Res. 0143-18)

Recommendation of the City Plan Commission on 4-25-18: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments:

[1535 High St. Review & Recommendations](#)

[1535 High St. Submittal](#)

[1535 High St. Public Hearing Notice](#)

Staff Summary:

Since the March 28, 2018 Commission meeting, revised plans have been submitted illustrating enhancements to the office trailer so it may better comply with the City's

minimum design standards for masonry construction [114-735.5,(b)(1) & (2)]. Consider recommending that the Common Council approve a proposed major amendment to a conditional use permit to allow the placement and use of a 12ft. X 60ft. office trailer with design and structural modifications intended to address design standards, the installation of a textured concrete screening wall for an expanded outside storage area, and the installation of wall signage. Being zoned I-2 General Industrial District, multi-tenant facilities and construction yards are allowed by a conditional use permit.

[0421-18](#)

Subject: (Direct Referral) A request from Dariel Taylor of Roots Residential seeking a conditional use permit to operate a group daycare center at 1100 N. Main Street. (PC-18) (Res. 0144-18)

Recommendation of the City Plan Commission on 4-25-18: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments:

[1100 N. Main St. Review & Recommendations](#)

[1100 N. Main St. Submittal](#)

[1100 N. Main St. Public Hearing Notice](#)

Staff Summary:

Consider recommending approval to the Common Council for the proposed daycare, subject to conditions. The zoning on the property requires a conditional use permit for a daycare center [114-448(b)(9)]. The center proposes to provide full-service daycare and development services for children of the ages 4 weeks to 12 years during three shifts spanning 24 hours per day, five days per week.

[0422-18](#)

Subject: (Direct Referral) A request by Racine Baseball Cooperative seeking a conditional use permit to operate a recreation center/building at 1509 Rapids Drive to accommodate an instructional baseball academy. (PC-18) (Res. 0145-18)

Recommendation of the City Plan Commission on 4-25-18: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments:

[1509 Rapids Dr. Review & Recommendations](#)

[1509 Rapids Dr. Submittal](#)

[1509 Rapids Dr. Public Hearing Notice](#)

Staff Summary:

Consider recommending approval to the Common Council, subject to conditions. The zoning of the property requires a conditional use permit for a recreational center/building [114-568(21)]. The center is proposed to operate seven days per week and offer facilities and equipment for training in hitting, pitching, fielding, and catching for baseball and softball to age groups from preadolescents through college age.

[0469-18](#)

Subject: (Direct Referral) A request by Ram Patel of Port of Call Liquor seeking a conditional use pemrit to operate a takeout-carryout restaurant within an existing liquor store at 918 West Boulevard. (PC-18)

Attachments: [918 West Blvd. Review & Recommendations](#)
[918 West Blvd. Submittal](#)
[918 West Blvd. Public Hearing Notice](#)

Staff Summary:

Consider recommending approval to the Common Council, subject to conditions. In the B-1 Neighborhood Convenience District, takeout-carryout restaurants are allowed with a conditional use permit (Sec. 114-448). As a proposed mixed use facility offering liquors sales and freshly prepared foods, the entire site is being evaluated for operational and aesthetic concerns as reflected in the proposed conditions of approval. The proposed conditions address parking, landscaping, signage, exterior lighting, parking lot conditions, trash handling, and the building's general appearance.

END OF PUBLIC HEARINGS

[0470-18](#) **Subject:** (Direct Referral) A request by HDM Group, agent for GMRI, Inc. seeking a minor amendment to a conditional use permit for signage changes and a renovation to the south entrance facade for the Olive Garden Restaurant at 6000 Durand Avenue. (PC-18)

Attachments: [6000 Durand Ave. Review & Recommendations](#)
[6000 Durand Ave. Submittal](#)

Staff Summary:

Consider approval, subject to conditions. The Regency Mall area is developed as a commercial planned development. Under Racine's Municipal Code (114-171 thru 114-181), Planned Developments (PD) are treated as conditional use permit. The Regency Mall PD establishes development standards within its boundaries to which the main mall building and all adjacent properties are required to be developed and maintain in accordance with. Through the PD standards, established mall area norms, and the zoning ordinance, locational aspects such as building design, colors, signage, site access, parking, uses, and storm water management are all regulated to insure a uniform level of quality and appearance in the PD area (114-176). The Olive Garden's proposed amendments do not rise to a level of what would be considered a major amendment requiring a public hearing (typically new structures and additions or full scale exterior renovations), but the proposed changes do represent minor changes/amendments to the originally approved and emended Olive garden plans which warrant Plan Commission review as the character and appearance of the site will be modified as a result of the proposed changes (114-177).

[1238-17](#) **Subject:** (Direct Referral) Communication from the Director of Parks, Recreation, and Cultural Services to Adopt "A Park and Open Space Plan for the City of Racine: 2035," an Amendment to "A Comprehensive Plan for the City of Racine: 2035." (Resolution No. 11-2809) (ZOrd. 7-11)

Recommendation of the Board of Parks, Recreation, and Cultural Services on December 13, 2017: That this item be deferred.

Recommendation of the Board of Parks, Recreation, and Cultural Services on January 10, 2018: That this item be deferred.

Recommendation of the Board of Parks, Recreation, and Cultural Services on March 14, 2018: To approve the communication from the Director of Parks, Recreation and Cultural Services to Adopt "A Park and Open Space Plan for the City of Racine: 2035," an Amendment to "A Comprehensive Plan for the City of Racine: 2035," with amendments. (Resolution No. 11-2809) (ZOrd. 7-11).

Fiscal Note: N/A

Attachments:

[ABM on Park Plan 2035](#)

[Memo to Adjcnt Munis Park Plan](#)

[Summary_A Park and Open Space plan for the City of Racine_2035 Amendmei](#)

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

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

Staff Summary:

Consider recommending to the Common Council that an ordinance be prepared and public hearing scheduled for the adoption the document titled "A Park and Open Space Plan for the Cioty 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.

Ord.0004-18

Ord. 0004-18 - Short Term Rental

An ordinance to amend Sec. 114-1,114-273, 114-327, 114-407, 114-427 and 114-447 to allow short term rentals in residential, office and business zoning districts, all contained in Chapter 114 - Zoning, of the Municipal Code of the City of Racine, Wisconsin.

The Common Council of the City of Racine, Wisconsin, do ordain as follow:

Part 1: Amend 114-1(b) - Rules of construction and definitions, to add the following:

Short Term Rental, or tourist rooming house, as defined by Chapter

66.0615(1)(dk) and 97.01(15k) and of the Wisconsin State Statutes, means a residential dwelling that is offered for rent for a fee and for fewer than 29 consecutive days, and any lodging place or tourist cabin or cottage where sleeping accommodations are offered for pay to tourist or transients. This definition does not include private boarding or rooming houses, ordinarily conducted as such, not accommodating tourists or transients, hotels, or bed and breakfast establishments.

Part 2: Amend 114-273 - R-1 Single Family Residence, Accessory Uses, to create the following:

(17) Short Term Rental establishments that comply with the following conditions:

- a. All short term rental units shall be primary residence of the proprietor(s).
- b. All proprietors of a short term rental establishment shall have all required licenses and inspections, keeping them current at all times.
- c. Short term rental provisions for sleeping quarters shall occur inside a principal structure and provide proper exiting
- d. All litter, debris, and refuse shall be stored in closed containers.
- e. Vehicles of guest(s) and resident(s) shall be parked on a hard surface of concrete, asphalt or paver stones in accordance with Sec. 114-1167 of this Chapter.

Part 3: Amend 114-327 - R-4 General Residence, Permitted uses, to create the following:

(14) Short Term Rental establishments, as an accessory use, as permitted in the R-1 district.

Part 4: Amend 114-407 - O-Office, Permitted uses, to create the following:

(a)(4) Short Term Rental establishments, as an accessory use, as permitted in the R-1 district.

Part 5: Amend 114-427 - O/I Office- Institutional, Permitted uses, to create the following:

(8) Short Term Rental establishments, as an accessory use, as permitted in the R-1 district.

Part 6: Amend 114-447 - B-1 Neighborhood Convenience, Permitted uses, to create the following:

(b)(46) Short Term Rental establishments, as an accessory use, as permitted in the R-1 district.

Part 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

Attachments:

[Short Term Rentals](#)

[Short Term Rentals Ordinance Language](#)

Staff Summary:

Consider recommending to the Common Council that ordinance Ord.0004-18 be adopted. The proposed amendments to the zoning ordinance allow short term rentals (tourist rooming houses) in residential, office and business districts. The proposed amendments will codify such uses and establish a baseline to protect the public's health, safety, and welfare.

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.