



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, July 25, 2018

4:30 PM

City Hall, Room 205

Call To Order

Approval of Minutes for the June 27, 2018 Meeting

[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)

Recommendation of the City Plan Commission on 5-30-18: That the 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 Avenue be denied as the location of the pawnbroker/convenient cash has a zero foot buffer from a residential district where a 250 foot buffer is required.

Fiscal Note: N/A

Attachments:

[\(0559-18\) ABM Pawn Broker 2504 Douglas Ave.](#)

[\(0559-18\) 2504 Douglas Ave. Review & Recommendations - July 2018](#)

[\(0559-18\) Pawn Shop Regulation Tables](#)

[\(0559-18\) Pawn Shop Survey](#)

[\(0559-18\) 2504 Douglas Ave. Submittal](#)

[\(0559-18\) 2504 Douglas Ave. Public Hearing Notice](#)

Staff Summary:

On May 30, 2018, the Plan Commission recommended to the Common Council that this request be denied as the proposed operation violates the 250 foot residential buffer rule by having a zero foot buffer. On June 5, 2018, the Common Council referred this request back to the Commission for further consideration. Staff recommends the Commission reaffirm its decision of May 30, 2018 and file with the Common Council a recommendation to deny this request.

[0767-18](#)

Subject: (Direct Referral) A request by Kim - Eun Kyung Youn of Asiana Restaurant (Sara Vego, agent) appealing an approval of the Downtown

Area Design Review Commission of an externally illuminated projecting sign at 423 Sixth Street. (PC-18)

Attachments: [\(0767-18\) ABM 423 6th St. Sign Appeal](#)
[\(0767-18\) 423 6th St. Submittal](#)

Staff Summary:

On June 7, 2018, the Downtown Area Design Review Commission approved a projecting sign for the business at 423 – 6th Street subject to the sign being externally illuminated. Decisions of the Design Commission are appealable to the Plan Commission and Common Council [Sec. 114-828(h)]. The applicant wishes to appeal the decision of the Design Commission and be allowed to install an internally illuminated projecting sign. Staff recommends the Commission recommend to the Common Council that the decision of the Design Commission be upheld.

[0768-18](#)

Subject: (Direct Referral) A request by John Conner of John Conner Co. LLC seeking an extension of an approval of a conditional use permit to establish offices, a showroom, and a shop for a plumbing company at 3457 and 3449 Douglas Avenue. (PC-18)

Attachments: [\(0768-18\) ABM Extension of CUP 3576-3449 Douglas Ave.](#)
[\(0768-18\) J.Conner Extension Request](#)

Staff Summary:

Mr. Conner is seeking a 6 to 12 month extension to an approved conditional use permit citing difficulty in securing financing to carryout necessary construction at the property to facilitate his plans. Conditional use permits are void if not implemented within 12 months of their approval, unless an extension to the implementation period is granted [Sec. 114-159]. Staff recommends that the Commission recommend to the Common Council that a resolution be adopted granting a 12 month extension from July 5, 2018 for Resolution 0236-17.

[0769-18](#)

Subject: (Direct Referral) Consideration of the approval of a zoning use table as a reference aide in the interpretation and administration of the Zoning Ordinance (Municipal Code Chapter 114). (PC-18)

Attachments: [\(0769-18\) ABM Zoning Use Table](#)
[\(0769-18\) Permitted, Conditional, and Accessory Use Table](#)

Staff Summary:

A document titled "Permitted, Conditional, and Accessory Use Table" has been prepared by staff as an aide to the development community, property owners, staff, elected and appointed officials, and the general public in quickly determining which land uses are permitted within the 16 use classifications provided for in the City's zoning ordinance (Municipal Code Chapter 114). Serving as a summary document to the approved ordinance, staff recommends that the document be adopted by resolution of the Common Council.

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.

