



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*

Wednesday, September 13, 2017

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 August 30, 2017 Meeting

4:30 P.M. PUBLIC HEARING

[901-17](#)

Subject: (Direct Referral) A request from Nina Yates, representing Greenspan Home Health Care LLC, seeking a conditional use permit to operate a personnel office at 2124 Sixteenth Street. (PC-17)

Attachments:

[\(901-17\) PH Notice - 2124 Sixteenth St.](#)
[\(901-17\) 2124 Sixteenth St. Staff Review](#)
[\(901-17\) 2124 Sixteenth St. Submittal](#)

Staff Summary:

Consider recommending that the Common Council approve a conditional use permit for the personnel office which is to include general office functions as well as personnel training and client meeting. Client base includes the elderly and disabled. In-home services offered include bathing and personnel hygiene, mobility and ambulation, laundry, and wound care. Being zoned R-3 general Residence District, such a use requires a conditional use (Sec. 114-274(a)(13)9.) subject to those standard and additional conditions which may be pertinent to the specific operation's characteristics or location. Staff's proposed conditions of approval strive to provide applicable standards.

END OF PUBLIC HEARING

[ZOrd.0006-17](#) ZOrd. 06-17

An Ordinance rezoning a portion of the property located at 251 Luedtke Avenue.

To amend the map of the Zoning Ordinance of the City of Racine.

The Common Council of the City of Racine do ordain as follows:

Part 1: That a portion of the property located at 251 Luedtke Avenue, and more particularly described as follows: Block 1 of the Liebenow Subdivision and the adjacent parcel described in Volume 931, Page 672, and the adjacent vacated Robert Avenue, and the adjacent vacated Mary Avenue, all being part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Township 3 North, Range 23 East, in the City of Racine, County of Racine and State of Wisconsin, with excepted lands to be rezoned being described as follow: Begin at the point of intersection of the north right-of-way line of the Glen Street and the East right-of-way line of Luedtke Avenue, proceed northerly along the East right-of-way line of Luedtke Avenue (N 01-55-19 W) for a distance of 503 feet to the point of beginning of the area to be rezoned, then continue north along the East right-of-way line of Luedtke Avenue (N 01-55-19 W) for a distance of 94 feet to a point, then proceed easterly (N 89-5-41 E) for a distance of 175 feet, then southerly (S 1-55-19 E) 381 feet to a point, then West (S 89-5-41 W) 16 feet to a point, then Northwesterly 193 feet +/- to the point of beginning of the area to be rezoned (26,850 +/- square feet), and that the described excepted lands be rezoned from R-3 Limited General Residence District with a FP Flood Plain Overlay District to R-3 Limited General Residence District.

Part 2: 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: [\(ZOrd.0006-17\) PH Notice - 251 Luedtke Ave.](#)
[\(ZOrd.0006-17\) 251 Luedtke Ave. Staff Review](#)
[\(ZOrd.0006-17\) 251 Luedtke Ave. Submittal](#)

Staff Summary:

Consider recommending that the Common Council adopt ZOrd.006-17 a rezoning from R-3 General Residence District with a Floodplain Overlay District to R-3 General Residence District for and adjustment/correction to the 100 year floodplain boundary for a portion of the property at 251 Luedtke Ave. Since being first delineated, new, more accurate information is now available that indicates that an area currently considered to be in the 100 year floodplain of the Root River may actually be outside of the floodplain. Concurrence by the Wisconsin Department of Natural Resource, the Army Corps of

Engineers and the Federal Emergency Management Administration is necessary to finalize this request. It is the desire of Racine Lutheran High School to complete the rezoning and proceed with the development of an addition to the school building.

902-17

Subject: (Direct Referral) A request from Julie Braun of TLC Signs, seeking a minor amendment to a conditional use permit for the re-brand of the Ayra's gas station to BP British Petroleum at 5302 Washington Avenue. (PC-17)

Attachments: [\(902-17\) 5302 Washington Ave. Staff Review](#)
[\(902-17\) 5302 Washington Ave. Submittal](#)

Staff Summary:

Consider a recommendation that the Plan Commission approve a request for a minor amendment to an existing conditional use permit of a gas station for facilities re-branding. The proposed rebranding involves new canopy, pole and pump signage, and color scheme updating. Such changes are determined to be a minor amendment as they "do not change the concept or intent of the development. Minor changes shall include such things as signs, or lighting location and design, etc." (Sec. 114-155(b)).

903-17

Subject: (Direct Referral) A request from Racine County Parks Department, Blake Theisen of Ayres Associates, as agent, seeking site and architectural plan approval for a new multi-vessel pool complex with supporting buildings and parking facilities at 2800 Ohio Street. (PC-17)

Attachments: [\(903-17\) 2800 Ohio St. Staff Review Memo](#)
[\(903-17\) 2800 Ohio St. Submittal](#)

Staff Summary:

Consider a recommendation that the Plan Commission approve the plans for a new multi-vessel pool complex with supporting buildings and parking facilities contained within a project area totaling 9.4 acres within the 72.9 acres of Pritchard Park. The location is zoned R-2 Single Family Residence District within which public parks and their related facilities are a permitted use (Sec.114-272 & 114-273). The plans for such facilities are subject to development standards which address the adequacy of designs related to building exteriors, traffic, lighting, sound, storm water drainage, parking, signage, safety, landscaping and general operational characteristics (Sec. 114, Division 6.-Development Standards).

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.