



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, March 27, 2019

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 March 13, 2019 Meeting

4:30 P.M. PUBLIC HEARING

[0269-19](#)

Subject: (Direct Referral) Request by Eihab Atout of Bravo Realty seeking a major amendment to a conditional use permit for the comprehensive reconstruction of a building associated with a daycare facility at 1816 Sixteenth Street. (PC-19)

Attachments:

[Public Hearing Notice](#)

[Review and recommendation](#)

[Applicant Submittal](#)

Staff Summary:

As announced when last before the Commission, consideration of this item during the March 27, 2019 will be done through a continuance of the March 13, 2019 public hearing. The continuance was granted to afford Mr. Atout time to have plans prepared which illustrate the use of brick for areas within eight (8) feet of grade. On August 15, 2017 the Common Council approved a conditional use permit for a daycare center at 1816 Sixteenth Street. Daycare facilities are allowed by conditional use permit in the B-2 Community Shopping District (114-468 & 114-448(9)). On May 10, 2018, a building permit was issued for modifications to the building's interior and exterior to accommodate the daycare. The project has proceeded in a manner inconsistent with approved plans. The applicant is seeking approval of the building's exterior in its current design. Staff has concerns with the potential for damage or deterioration of the cementitious panels used for the building's exterior due to their close proximity and/or contact with the ground surfaces. Subject to the presentation by the applicant of methods to fortify the building within eight feet of grade, and the establishment other suitable conditions, the

Commission should consider recommending approval of this request to the Common Council

END OF PUBLIC HEARING

[0327-19](#)

Subject: (Direct Referral) Consideration of ordinance language establishing locational and aesthetics standards for small cell wireless communication facilities within the City of Racine. (PC-19)

Attachments:

[ABM Small Cell Wireless](#)

[Zoning Ordinance XX-19 Small Wireless Facilities Aesthetics](#)

Staff Summary:

During the Commission meeting of February 27, 2019 staff made a presentation regarding 5G technology and the supporting network of "small cell" wireless communication infrastructure. The Commission provided input on locational and aesthetic concerns related to the appropriate installation of facilities when considering diverse settings throughout the City. Considering the Commission's input, as well as guidance from a model ordinance from the League of Wisconsin Municipalities, and FCC guidelines, a draft ordinance has been prepared and will be presented for the Commission's consideration. The anticipated Commission action is to recommend that an ordinance be prepared and a public hearing date before the Common Council be set.

[0078-19](#)

Subject: Communication from the Mayor and Alder Lemke requesting the amendment of the Code of Ordinances to address zoning, aesthetic, undergrounding and spacing standards for mobile tower siting within the City of Racine. **City Attorney invited to the meeting.**

Recommendation of the Public Works and Services Committee on

02-12-19: Defer until the March 12, 2019, Public Works and Services Committee meeting.

Recommendation of the Public Works and Services Committee on

03-12-19: Defer until the March 26, 2019, Public Works and Services Committee meeting.

Staff Recommendation to the Public Works and Services Committee

on 03-26-19: To be determined.

Fiscal Note: N/A

Attachments:

[0078-19 Mobile Tower Siting.pdf](#)

[Zoning Ordinance XX-19 Small Wireless Facilities Aesthetics](#)

Adjournment

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