



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

Wednesday, April 25, 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

Approval of Minutes for the April 11, 2018 Meeting

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)

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)

Attachments: [1100 N. Main St. Review & Recommendations](#)
[1100 N. Main St. Submittal](#)
[1100 N. Main St. Public Hearing Notice](#)

Staff Summary:

Consider recommending to the Common Council the approval of the proposed daycare, subject to conditions. The zoning on the property requires a conditional use permit for a day care 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)

Attachments: [1509 Rapids Dr. Review & Recommendations](#)
[1509 Rapids Dr. Submittal](#)
[1509 Rapids Dr. Public Hearing Notice](#)

Staff Summary:

Consider recommending to the Common Council the approval, 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.

END OF PUBLIC HEARINGS

[ZOrd.0001-18](#) ZOrd. 0001-18 - 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 ZOrd 001-18 be adopted. The proposed amendments to the zoning ordinance allowing 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.