



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Agenda - Revised City Plan Commission

Wednesday, July 24, 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 June 26, 2019 Meeting

Public Hearings

[0797-19](#)

Subject: (Direct Referral) Request by Mandy Tutas, agent for the DeKoven Center, seeking a rezoning from O/I-Office Institutional District to O/I with a FD-Flex Development Overlay to accommodate, as a conditional use permit, short term rental establishments (e.g. Airbnb) at 520 Caron Butler Drive, not being the primary residence of the operator (PC-19).

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Draft Use Supplement](#)

[Applicant Submittal](#)

Staff Summary: The DeKoven Center wishes to provide up to five short term rental units similar in operation to Airbnb establishments with the exception that they not be the primary residence of the operator, a requirement of the Section 114-427(8). A FD-Flex Development overlay district can be used to accommodate this use and the exception to 114-427(8) without the need to rezone to a B-2 Community Shopping District. Having B-2 zoning would be far too intensive a district (e.g. Regency Mall) and out of character with the DeKoven Center's institutional and residential environs. If the rezoning is adopted, the requisite use supplement and conditional use permit will also be in place to define the regulatory framework for the FD-Flex, and the operational parameters of the short term rental units. The Plan Commission should consider recommending to the Common Council that the rezoning be adopted.

[0799-19](#)

Subject: (Direct Referral) A use supplement related to the rezoning request by Mandy Tutas, agent for the DeKoven Center, for a rezoning from O/I-Office Institutional District to O/I with a FD-Flex Development Overlay at 520 Caron Butler Drive (PC-19).

Attachments:

[Draft Use Supplement](#)

Staff Summary: In any FD-Flex Development a use supplement forms the foundation of

uses allowed at a location which are specifically crafted for a property. In this instance, all uses currently permitted by right or by conditional use permit will be remain as permitted in the in the O/I Office Institutional District. In addition, the use supplement is being crafted to reflect the proposed use of short term rental, but also those uses that are currently found at this location. The Plan Commission should consider recommending to the common council that the use supplement be adopted.

[0798-19](#)

Subject: (Direct Referral) Request by Mandy Tutas, agent for the DeKoven Center, seeking a conditional use permit for a short term rental establishment (e.g. Airbnb) at 520 Caron Butler Drive, having up to five rental units, none being the primary residence of the operator (PC-19).

Staff Summary: This conditional use permit will establish the operational parameters for the DeKoven Center's short term rental units to help insure compliance with State and local health and zoning, and to ensure that the use remain compatible with the DeKoven Center's institutional and residential environs. The Plan Commission should consider recommending to the Common Council that the conditional use permit be adopted.

[0764-19](#)

Subject: (Direct Referral) Request by Damon Hassell of Alter Trading Corp. seeking a major amendment to an existing conditional use permit for a recycling drop-off site, to add a storage building measuring 3,484 square feet at 1339 17th Street (PC-19).

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary: Being zoned I-2 General Industrial District, recycling drop-off facilities are permitted with a conditional use permit (114-588(10)). The addition of a storage 3,484 square feet storage building is seen as a major amendment to the existing operations and site plan. The new building will also facilitate more efficient customer traffic flow and product drop-off. Concerns exist with the site regarding the general visibility of scrap, the height of scrap piles and the impact on the appearances of Racine Street and 17th Street. Subject to conditions, the Commission should consider recommending approval of this request to the Common Council.

[0843-19](#)

Subject: (Direct Referral) Appeal by Venessa Boutwell of Catfish & More of a revocation by the Chief Building Inspector-Zoning Administrator of a conditional use permit for a carryout restaurant at 1642 (aka 1644) Washington Avenue (PC-19).

Attachments:

[Public Hearing Notice](#)

[Applicant's Submittals](#)

[Waiver Of Rights](#)

[Violation & Revocation](#)

[Conditions of Approval](#)

Staff Summary: Being zoning B-2 Community Shopping District, a carryout restaurant requires a conditional use permit (114-448(9)). In 2009 a carryout restaurant was approved for this location. In violation of the conditional use permit, the current operator, Venessa Boutwell, has been exceeding the required closing time of 12:00 a.m. On multiple occasions, large crowds have gathered at 3:00 a.m. and after, resulting in multiple disturbances to traffic, neighboring residents, and within the business itself.

After disturbances on April 6th and 13th, on April 25th the Chief Building Inspector issued a notice of violation to the business operator and reinforced the approved hours of operation. On July 7, 2019 the Racine Police Department responded at 2:45 a.m. with 14 officers and a K9 unit working 25 minutes to clear the area. On July 9, 2019 the Chief Building Inspector issued a revocation order (114-156(b)) and the business has been closed since that date. As prescribed by the zoning ordinance (114-156(c)) Venessa Boutwell wishes to appeal the revocation order and is citing no prior knowledge of the required 12:00 a.m. close time, but that she will comply if allowed to reopen. The Plan Commission should determine if the business may reopen.

0800-19

Subject: (Direct Referral) Consideration of ordinance language amending standards for hotels and motels within the City of Racine (PC-19).

Attachments:

[ABM Hotel-Motel](#)

[Ordinance 0018-19 - Ch. 114 Zoning of Hotels and Motels](#)

Staff Summary: Amendments to the zoning ordinance are being proposed to clarify their permissibility within zoning districts and to codify their definition, use, operational requirements and base level development standards. The Plan Commission should consider recommending to the Common Council that the ordinance be adopted.

End of Public Hearings**0844-19**

Subject: (Direct Referral) Request by Andy Khullar seeking a minor change to a conditional use permit to consider expansion of the convenience store and the installation of a monument sign at 3818 Durand Avenue (PC-19).

Attachments:

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary: Being a conditional use in the B-3 General Commercial zoning district, the Plan Commission is empowered to approve minor amendments to this gas station and convenience store operation. The business operator seeks to eliminate two auto service bays and expand the convenience store operation therein. The replacement of a pole sign with a monument sign is also proposed. The Plan Commission should consider approving this minor change, subject to the proposed concitions.

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.