



City of Racine

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

Meeting Agenda - Final City Plan Commission

*Mayor John Dickert
Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez
Alderman Dennis Wiser
Christina Hefel*

Wednesday, June 28, 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 June 14, 2017 Meeting

4:30 P.M. PUBLIC HEARING

[624-17](#)

Subject: (Direct Referral) A request by Alexander Ersing of Mt. Sinai Gym seeking a conditional use permit for a fitness center at 2045 Lathrop Avenue. (PC-17)

Attachments:

[PH Notice - 2045 Lathrop Ave.](#)

[624-17 Submittal](#)

[624-17 Staff Review](#)

Staff Summary:

Consider recommending that the Common Council approve a conditional use permit to allow Mr. Ersing to operate a fitness center at 2045 Lathrop Avenue (3,600 square feet indoors and 2,000 square feet outdoors). The location is a tenant space within a shopping center situated in a B-2 Community Shopping District. Fitness centers require a conditional use permit in the B-2 District.

END OF PUBLIC HEARING

[ZOrd.0005-17](#) ZOrd. 005-17

An Ordinance Rezoning 3449 Douglas Avenue and 3457 Douglas 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 the property located at 3449 Douglas Avenue and more particularly described as follows: Lots 10 and 11, and the West ½ of the vacated alley (Document #2424187) in Block 1 of the North Racine (Caledonia) subdivision, being part of the Northwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 32, Township 4 North, Range 23 East, in the City of Racine, County of Racine and State of Wisconsin (7,600 +/- square feet or 0.17 acres), and

Part 2: That the property located at 3457 Douglas Avenue and more particularly described as follows: Lots 8 and 9, and the West ½ of the vacated alley (Document #2424187), excepting those lands for street purposes (Document 2307525), Block 1 of the North Racine (Caledonia) subdivision, being part of the Northwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 32, Township 4 North, Range 23 East, in the City of Racine, County of Racine and State of Wisconsin (7,100 +/- square feet or 0.16 acres),

be rezoned from B-1 Neighborhood Convenience District to B-1 Neighborhood Convenience District with a FD Flex Development Overlay District, and

Part 3: 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.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Attachments: [PH Notice - 3457 Douglas Ave.](#)
 [ZOrd. 0005-17 Submittal](#)
 [ZOrd. 0005-17 Staff Review](#)

Staff Summary:

Consider recommending that the Common Council adopt ZOrd.005-17. ZOrd.005-17

lays the foundation for continued use and improvement of an existing building and property. The property was designed and long used for automobile related activities. However, in 1973 the property was zoned B-1 Neighborhood Convenience District to cycle out automotive uses of this property in creation of more of a buffer for adjacent residential uses to the east. The Flex and accompanying use supplement allows the adaptive re-use of an existing purpose-built building, while avoiding the precedent of increasing the potential of disruptive uses adjacent to a residential area that a B-2 Community Shopping District zoning classification would have allowed.

625-17

Subject: (Direct Referral) A use supplement to accompany a FD Flex Development Overlay District at 3449 and 3457 Douglas Avenue. (PC-17)

Attachments:

[PH Notice - 3457 Douglas Ave.](#)

[625-17 Staff Review](#)

Staff Summary:

Consider recommending that the Common Council adopt a resolution for a use supplement as the companion document to the Flex Development Overlay of ZOrd.0005-17. The proposed use supplement will allow the reuse of a purpose-built building (built for automobile repair and servicing) in a manner more protective of the adjacent residential area while avoiding the need to rezone to a B-2 Community Shopping District zoning classification. The Use supplement proposes to add, as a conditional use, contractor facilities that include offices and showroom. Uses to be prohibited are boarding houses, lodging houses, rooming houses and community living arrangements.

569-17

Subject: (Direct Referral) A request from John Conner of John Conner Co. seeking a conditional use permit to operate a plumbing office/showroom at 3457 Douglas Avenue. (PC-17)

Attachments:

[PH Notice - 3457 Douglas Avenue](#)

[569-17 Submittal](#)

[569-17 Staff Review](#)

Staff Summary:

Consider recommending that the Common Council approve a conditional use permit to allow Mr. Conner to operate his plumbing contractor's facility at this location. The Flex Development Overlay (ZOrd.0005-17) and accompanying use supplement (625-17) allow contractor facilities having offices and showrooms, at this location. The site offers adequate space to accommodate all needed off street parking. As part of this proposal, the applicant will be required to submit for approval to the Department of City Development, plans for landscaping, residential screening, signage, parking lot striping, office area facade renovation, and driveway closure.

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.