



# 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*

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Wednesday, October 10, 2018

4:30 PM

City Hall, Room 205

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**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 September 26, 2018 Meeting

### 4:30 P.M. PUBLIC HEARINGS

#### [1053-18](#)

**Subject:** (Direct Referral) A request from Theodore Harris III seeking a conditional use permit to operate a convenience store at 2712 - 17th Street offering merchandise such as foods, household goods, health and beauty aids, toys, gifts, limited clothing items, and other similar type items. (PC-18)

**Attachments:**

[2712 - 17th St. Review and Recommendations](#)

[2712 - 17th St. Applicant Submittal](#)

[2712 - 17th St. Public Hearing Notice](#)

*Staff Summary:*

*Being zoned R-3 Limited General Residence District, certain commercial operations are permitted by conditional use permit within buildings built before 1976 and used for commercial purposes before 1946 [114-274(13)]. The subject building meets these criteria, and as such, the proposed convenience store is allowed in this building upon the issuance of a conditional use permit. Subject to the conditions outlined in staff's report, the Plan Commission should consider recommending to the Common Council that the request be approved.*

#### [1054-18](#)

**Subject:** (Direct Referral) A request from Barb Waltman, Dan Oakes as agent, of Sekao Inc. seeking a conditional use permit to operate an automobile vehicle sales facility, including a garage for the storage and servicing of motor vehicles, at 6000 - 21st Street. (PC-18)

**Attachments:**      [6000 - 21st St. Review and Recommendations](#)  
[6000 - 21st St. Applicant Submittal](#)  
[6000 - 21st St. Public Hearing Notice](#)

*Staff Summary:*

*Being zoned B-2 Community Shopping District, automobile sales and servicing is permitted upon the issuance of a conditional use permit [114-468(17)]. The applicant seeks to conduct a building and make other improvements to the property to facilitate such uses. Subject to the conditions outlined in staff's report, the Plan Commission should consider recommending to the Common Council that the request be approved.*

## END OF PUBLIC HEARINGS

[1055-18](#)      **Subject:** (Direct Referral) Consideration of amendments to the City of Racine Municipal Code Chapter 114, Article VIII Flood Regulation, as mandated by FEMA, in relation to amended flood insurance rate map panels 113 and 226. (PC-18)

**Attachments:**      [ABM Flood Plain Ordinance Amendment](#)

*Staff Summary:*

*In compliance with the Federal Emergency Management Administration (FEMA) and the Wisconsin Department of Natural Resources, the City of Racine maintains flood regulations under Sections 114- 841 through 114-1002. Revisions to floodplain boundaries have been adopted by FEMA for areas within the Pike River and Root River watersheds which impact floodplain delineations on certain map panels. While impacted map panels contain lands within the City of Racine, there are no impacts on lands within the City of Racine. However, the Plan Commission should recommend to the Common Council that an ordinance be prepared and a public hearing scheduled to amend Section 114-845(2)(a) to reflect the FEMA map panel revisions.*

## 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.**