



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 14, 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 May 31, 2017 Meeting

4:30 P.M. PUBLIC HEARINGS

[568-17](#)

Subject: (Direct Referral) A request from John Conner of John Conner Co. seeking to rezone the property at 3457 Douglas Avenue and 3449 Douglas Avenue from B-1 Neighborhood Convenience District to B-1 with a FD Flex Development Overlay. (PC-17)

Attachments:

[PH Notice - 3457 Douglas Avenue](#)

Recommendation: That the City Plan Commission recommends to the Common Council that an ordinance and use supplement be prepared and a public hearing before the Common Council scheduled.

[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](#)

Recommendation: That the City Plan Commission defer until the rezoning ordinance is received from the Common Council and use supplement presented.

END OF PUBLIC HEARINGS

[Ord.0009-17](#)

Ordinance 09-17 Sign Ordinance Changes

An ordinance to amend Sec. 114-1. -Rules of construction and definitions and Sec. 114-673. -Signs; and to repeal, recreate and amend

various sections in Article X. -Sign Regulations all 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 was follows:

Part 1: Amend and repeal various definitions in Sec. 114-1. -Rules of construction and definitions in Chapter 114 - Zoning of the Municipal Code of the City of Racine, Wisconsin.

Part 2: Amend Sec. 114-673. -Signs in Chapter 114 - Zoning of the Municipal Code of the City of Racine, Wisconsin.

Part 3: Repeal, recreate, and amend various sections in Article X. -Sign Regulations in Chapter 114 - Zoning of the Municipal Code of the City of Racine, Wisconsin.

Part 4: 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

PUBLIC PLEASE NOTE: A full length version of the proposed amendments described in Parts 1, 2 and 3 above are available for review Monday through Friday, 8:00 a.m. to 4:55 p.m. in the offices of the City of Racine Department of City Development, Room 102, 730 Washington Avenue, Racine , Wi 53403, or by email request to citydevelopment@cityofracine.org.

Attachments: [Ordinance XX-17 - Signs \(redlined\).pdf](#)
[Additional changes sign ord](#)
[sign ordinance second draft to PLAN COMM may 26](#)

Recommendation: That the City Plan Commission considers the proposed amendments and recommends to the Common Council that ordinance be adopted as amended.

[ZOrd.0004-17](#) ZOrd. 004-17

An Ordinance Rezoning 500 Walton Avenue and 2214 North Wisconsin Street.

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 500 Walton Avenue, and more particularly described as follows: Lots 5 through 10 in Block 4 of the Fox Subdivision, being part of the Northwest ¼ of the Southwest ¼ of the Northeast ¼ of Section 4, Township 3 North, Range 23 East, in the City of Racine, County of Racine and State of Wisconsin (32,200 square feet or 0.739 acres); and

Part 2: That the property located at 2214 North Wisconsin Street, and more particularly described as follows: Lots 26 through 31 in Block 3 of the Fox Subdivision, being part of the Southwest ¼ of the Southwest ¼ of the Northeast ¼ of Section 4, Township 3 North, Range 23 East, in the City of Racine, County of Racine and State of Wisconsin (27,140 square feet or 0.623 acres), be rezoned from O/I Office Institutional District to O/I Office Institutional District with a FD Flex Development Overlay District.

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:

Fiscal Note: N/A

Recommendation: That the City Plan Commission recommends to the Common Council that ZOrd.004-17 adopted.

[566-17](#)

Subject: (Direct Referral) A use supplement to accompany a FD Flex Development Overlay District at 500 Walton Avenue and 2214 N. Wisconsin Street. (PC-17)

Recommendation: That the City Plan Commission recommends to the Common Council that the use supplement be adopted.

[567-17](#)

Subject: (Direct Referral) A request from Rose Nelson, representing Wild Root market, seeking a conditional use permit to accommodate a grocery store at 500 Walton Avenue and associated vehicle parking at 2214 N. Wisconsin Street.

Recommendation: That the City Plan Commission recommends to the Common Council that the conditional use permit be approved subject to conditions.

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.