



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

Wednesday, June 13, 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 May 30, 2018 Meeting

[Ord.0007-18](#) Ord. 0007-18 - Amending "A Comprehensive Plan for the City of Racine 2035"

Ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (Comp Plan 2035) for to incorporate the document titled "A Park An Open Space Plan For The City Of Racine: 2035" (Park Plan:2035), an update of the like named document adopted in 2011 by the Common Council of the City of Racine (the Common Council) (Adopted ZOrd.7-11). The Common Council of the City of Racine do ordain as follows:

SECTION 1: Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Racine is authorized to prepare and adopt certain amendments to The Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

SECTION 2:The Board of Parks Recreation and Cultural Services (the Board), working with the Southeastern Wisconsin Regional Planning Commission, prepared an update of the 2011 version of Park Plan:2035 for the City which will serve as a resource intended to assist in promoting environmental stewardship and to assess current and future parks, recreation, and open space needs within the City, which is articulated in the document titled " A Park And Open Space Plan For The City Of

Racine: 2035" (the Plan) ; and

SECTION 3: Following a 30 day notice period, on March 14, 2018 the Board concluded a public input period and on that date, forwarded a recommendation for adoption of Park Plan:2035 to the City of Racine Plan Commission (the Commission) and the Common Council.

SECTION 4: On May 9, 2018 the Commission of the City of Racine received a review of Park Plan:2035 in order to educate Plan Commission members and the public on recommendations contained therein and needed amendment to The Plan; and

SECTION 3: On May 9, 2018 the Commission forwarded a recommendation to the Common Council that the process to amend Comp Plan:2035 move forward based on the findings as enumerate in the staff report to the Plan Commissioners for the meeting on May 9, 2018 and recommendation in the commission report to the Common Council for the May 15, 2018 meeting, and in said report that the associated requests to amendment Comp Plan:2035 to incorporate the 2018 update Park Plan:2035; and

SECTION 4: On May 15, 2018 the Common Council referred all matters related to an amendment to Comp Plan:2035 associated with the updated Park Plan:2035 to the Commission, and directed that ordinances be prepared and public hearings scheduled for an amendment to Comp Plan 2035; and

SECTION 5: Ordinance 0007-18 was herein prepared for amendment to Comp Plan:2035 and transmitted to the Common Council, and a public hearing before the Common Council was scheduled for June 19, 2018; and

SECTION 6: The Commission, on _____, 2018 by a majority vote of the commission recorded in its official minutes, recommended to the Common Council the _____ of a resolution and an ordinance adopting the update to the document titled "A Park An Open Space Plan For The City Of Racine: 2035" as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035"; and

SECTION 5: The Common Council has duly noticed and conducted a public hearing on the amendment to The Plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6: The Common Council of the City of Racine, Wisconsin, does, by the enactment of this ordinance, formally adopt the update to the document titled "A Park An Open Space Plan For The City Of Racine:

2035" as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035", pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 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

Staff Summary:

Consider recommending to the Common Council that the ordinance adopting the document titled "A Park and Open Space Plan for the City of Racine:2035" (Park Plan:2035) as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035"(Comp Plan:2035) be adopted. The Park Plan 2035 is submitted to the Plan Commission following a year-long plan development process undertaken by the Parks Recreation and Cultural Services Department (PRCS) during which a 30 day public comment period concluded on February 23, 2017. An open house was conducted on February 14, 2018 and the final draft was approved by the PRCS Commission on March 14, 2018. The Comp Plan:2035 established a basis for land use, development and redevelopment decision throughout the City. The Park Plan:2035 is a subset to the Comp Plan:2035 and provides an update for the development, maintenance and improvement of the City's 139 park and open space sites (1,469 total acres) as related to improvements to existing parks, preservation of open spaces, continued development of the City's pedestrian and trail system, development of a water trail system, and implementation strategies and costs estimate for the listed maintenance and improvement recommendations.

[0561-18](#)

Subject: A Resolution adopting "A Park and Open Space Plan for the City of Racine: 2035", an amendment to "A Comprehensive Plan for the City of Racine: 2035". (PC-18)

Attachments:

[ABM on Park Plan 2035](#)

[A Resolution Adopting A New Park and Open Space](#)

[Memo to Adjcnt Munis Park Plan](#)

[Summary A Park and Open Space plan for the City of Racine_ 2035 Amendme](#)

[2018 Park Plan Update \(DRAFT\)](#)

[Park Plan Comments Memo](#)

Staff Summary:

Consider recommending to the Common Council that a resolution be prepared and adopted in reference to the document titled "A Park and Open Space Plan for the City of Racine:2035" (Park Plan:2035) as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035"(Comp Plan:2035). The Park Plan 2035 is submitted to the Plan Commission following a year-long plan development process undertaken by the Parks Recreation and Cultural Services Department (PRCS) during which a 30 day public comment period concluded on February 23, 2017. An open house was conducted on February 14, 2018 and the final draft was approved by the PRCS Commission on March 14, 2018. The Comp Plan:2035 established a basis for land use, development and redevelopment decision throughout the City. The Park Plan:2035 is a subset to the Comp Plan:2035 and provides an update for the development, maintenance and improvement of the City's 139 park and open space sites

(1,469 total acres) as related to improvements to existing parks, preservation of open spaces, continued development of the City's pedestrian and trail system, development of a water trail system, and implementation strategies and costs estimate for the listed maintenance and improvement recommendations.

4:30 P.M. PUBLIC HEARINGS

[0614-18](#)

Subject: (Direct Referral) A request by Frank James II of Changing Lives Ministries seeking a major amendment to a conditional use permit to expand daycare center operations at 2829 Durand Avenue. (PC-18)

Attachments:

[2829 Durand Ave. Review & Recommendations](#)

[2829 Durand Ave. Submittal](#)

[2829 Durand Ave. Public Hearing Notice](#)

Staff Summary:

Consider recommending approval to the Common Council, subject to conditions. Being zoned B-2 Community Shopping District, churches and daycare centers are both permitted upon the granting of a conditional use permit 114-48(17) and 114-448(9). The applicant seeks to expand current daycare operations at the same location by moving from a 2,300 sq. ft. space to a space approximately 8,000 sq. ft. in size, and by offering the daycare service not only to church members, but also to the general public.

[0615-18](#)

Subject: (Direct Referral) A request by Justin James of Belle City Church for a conditional use permit to operate a religious institution (Class 1 non-commercial type use) on the ground floor of the building at 1700 N. Main Street (PC-18) .

Attachments:

[1700 N. Main St. Review & Recommendations](#)

[1700 N. Main St. Submittal](#)

[1700 N. Main St. Public Hearing Notice](#)

Staff Summary:

Consider recommending approval to the Common Council, subject to conditions. Being zoned B-2 Community Shopping District, churches are permitted upon the granting of a conditional use permit 114-48(17). The applicant proposes a mix of uses for the site that help to generate activity for at least six hours per day, and six days per week. These activities will include worship services, administrative offices, midweek small group ministry, a counseling ministry open to the Racine community, a nursery, and space available for small group gatherings.

[0616-18](#)

Subject: (Direct Referral) A request by Rob Johnson and Bill Mooney, agents for Racine Mall, LLC seeking a major amendment to the Regency Mall planned development at 5502 Durand Avenue for an update to the mall's building entrances (PC-18) .

Attachments:

[5502 Durand Ave. Review & Recommendations](#)

[5502 Durand Ave. Submittal](#)

[5502 Durand Ave. Public Hearing Notice](#)

Staff Summary:

Consider recommending approval to the Common Council, subject to conditions. Being zoned B-2 Community Shopping District, mixed use developments such as Regency Mall

are permitted upon the issuance of a conditional use permit (114-468. (10) & (23). Under the Regency Mall planned development, exterior architectural treatment of a building's exterior is subject to the review and approval of the City. The changes sought through this request seek to update the Mall's main building entrances from their 1981 design. As part of this request, an exception to citywide design standards is proposed by the applicant to allow non-masonry materials less than eight (8) feet above ground level (114-735.59(b)).

END OF PUBLIC HEARINGS

[Ord.0009-18](#) Ordinance 0009-18 - To amend 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 follows:

Part 1: Repeal certain conditional uses in sections of Chapter 114, Subdivision VII.-B4 Central Business District as follows:

114-508 (5) Projecting Signs.

Part 2: Renumber certain conditional uses in sections of Chapter 114, Subdivision VII.-B4 Central Business District as follows:

From 114-508 (6) to 114-508 (5) Mixed use developments.

From 114-508 (7) to 114-508 (6) Marinas or establishments leasing mooring space or slips to the public and providing goods, services and boat sales, including storage, to boat owners; but not engaged in production, processing, or manufacture. Not permitted at street level.

From 114-508 (8) to 114-508 (7) Adult entertainment uses.

Part 3: Create certain permitted uses in sections of Chapter 114, Subdivision VII.-B4 Central Business District as follows:

114-507 (b) (14) A brewery, a brewery with a restaurant, or a brew pub, each defined by Wis. Stat. Sec 125.29 and 125.295 and producing up to 10,000 barrels per year.

114-507 (b) (15) A distiller (rectifier) as defined and regulated by Wis. Stat. Sec.125.52

114-507 (b) (16) Retail and/or services uses whose primary business does not involve dealing directly with consumers at the establishment.

114-507 (b) (17) Physical fitness centers, including physical culture and

health services gymnasiums.

114-507 (b) (18) Printing and publishing, including newspaper, letter press, business cards, and other similar job printing services having not more than five employees.

114-507 (b) (19) Mixed use development in an existing building.

114-507 (b) (20) Studios or work space located at the buildings street level for artist, photographer, sculptor, composer, tattoo establishment as accessory to a principal use, or other similar artisans or artists. Such studio or work space shall have a setback from the storefront of at least 30 feet with the setback area being devoted to active uses such as, but not limited to, galleries, sales floors, display space, cafes.

114-507 (b) (21) Takeout-carryout restaurant as defined in 114-1(b).

114-507 (b) (22) Coffee bean roastery.

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

Attachments: [ABM B4 Change CUPs to Permitted](#)

Staff Summary:

Consider recommending to the Common Council that the ordinance be adopted. The changes being sought can encourage a broader mix of uses in the downtown area by reducing the regulatory process for such uses to go from concept to "doors open". A purpose of a conditional use permit is to allow the City to exercise additional oversight of uses being "... of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities 114-146(2)." The uses proposed to now be permitted by right have not been shown to be unusual in nature nor pose problems which are unique to them, and for which the remaining regulatory framework has not shown to be ineffective.

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.