



City of Racine

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

Meeting Agenda - Final City Plan Commission

Wednesday, July 10, 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

START OF PUBLIC HEARINGS

[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 (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 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.

[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 Twenty-first Street, 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.

[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 Twenty-first Street, 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 remains 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 approved.

END OF PUBLIC HEARINGS

[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 Twenty-first Street (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 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.

[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](#)
[V-2 Ordinance 0018-19 - Ch. 114 Zoning of Hotels and Motels.pdf](#)

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 staff that an ordinance be prepared and public hearing date set.

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.