



# 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, November 28, 2018

4:30 PM

City Hall, Room 205

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### Call To Order

### Approval of Minutes for the November 14, 2018 Meeting

[1181-18](#)

**Subject:** (Direct Referral) A request from Seth Raymond, representing the Episcopal Diocese of Milwaukee, seeking a major amendment to an existing conditional use permit which allows for a hospitality center at 614 Main Street to add additional days and hours of operation, full meals, and serve as a homeless day shelter. (PC-18)

**Attachments:**

[614 Main St. Conditions of Approval 11.28.2018](#)

[614 Main St. Review and Recommendations](#)

[614 Main St. Submittal](#)

[614 Main St. Public Hearing Notice](#)

**Staff Summary:**

*In the B-4 Central Business District, non-commercial type uses at the street level require a conditional use permit in order to operate (114-448(17)). Charitable meal establishments also require a conditional use permit (114-468(24)). In 2012, St. Luke's Episcopal Church received an after-the-fact conditional use permit to operate the Hospitality Center and provide certain charitable activities and services to the general public subject to specific conditions addressing hours and days of operation, types of services, and operational standards. St. Luke's now seeks approval to expand hours and days of operation, add additional services, and seek after-the-fact approval for a charitable meal establishment. Staff has concerns with the center's continuing difficulties in sustaining compliance to the originally established conditions of approval and the center's ability to successfully administer the increased level of activity associated with expanded operations. Staff's recommendation is pending the consideration of input received during the hearing from the public and Commission members, and the center's proposal to maintain compliance with established conditions of approval, and any new conditions that may be deemed necessary and appropriate by the Plan Commission in response to public and Commission member input.*

[ZOrd.0002-18](#)

ZOrd. 0002-18 - An Ordinance Rezoning Property at 2100 and 2200 Northwestern 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 2100 Northwestern Avenue, more particularly described as follows:

That part of the Northeast ¼ and the Northwest ¼ of Section 8, Township 3 North, Range 23 East, Racine County, City of Racine, parts as described in documents held by the Racine County Register of Deeds, Volume 1209, Page 202 and Volume 1559 Pages 553-555, excepting parts described in Vol 1681 page 476 and excepting parts dedicated for public street purposes as described in Document 2391568; 3.5 acres more-or-less, be rezoned from I-2 General Industrial District to R-5 General Residence District with a Flex Development Overlay District, and

Part 2: That 2200 Northwestern Avenue, more particularly described as follows:

That part of the Northwest ¼ of Section 8, Township 3 North, Range 23 East, Racine County, City of Racine, parts as described in documents held by the Racine County Register of Deeds, Volume 1681, page 476, Northeasterly of Northwestern Avenue; 3.660 acres more-or-less, be rezoned from I-2 General Industrial District to R-5 General Residence District with a 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.

Fiscal Note: N/A

**Attachments:**

[2100-2200 Northwestern Ave. Review and Recommendations](#)

[2100-2200 Northwestern Ave. Submittal](#)

[2100-2200 Northwestern Ave. Public Hearing Notice](#)

**Staff Summary:**

*The Plan Commission should consider recommending to the Common Council that ordinance ZOrd.0002-18 be adopted. The proposed rezoning will facilitate the preservation and redevelopment of two a historically significant structures for residential use with some limited commercial activity to primarily serve the residents of the development. In particular, the utilization of the Flex Development Overlay is specifically designed for the repurposing of the City's historic building inventory, where appropriate and feasible (114-645). The rezoning request is consistent with the goals expressed for this property in the document "A Comprehensive Plan for the City of Racine: 2035" and the associated Map 5 titled "Land Use Plan for the City of Racine: 2035".*

[1230-18](#)

**Subject:** (Direct Referral) Consideration of a Use Supplement with a Flex Development Overlay District at 2100 and 2200 Northwestern Avenue.

(PC-18)

Attachments: [Draft Use Supplement 2100-2200 Northwestern Ave](#)

*Staff Summary:*

*The Plan Commission should consider recommending to the Common Council that a use supplement associated with a Flex Development Overlay District at 2100 and 2200 Northwestern Avenue be approved via a resolution of the Common Council as prescribed by Section 114-645 through 114-648. Through the adoption of a use supplement, the Flex Development allows the City to fine tune permitted uses, conditional uses, and other uses and dimensional aspects of the underlying zoning district to better facilitate the projects economic viability and a historic structure's longevity.*

[ZOrd.0003-18](#) ZOrd. 0003-18 - An Ordinance Rezoning 1520 and 1536 Clark 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 properties located at 1520 and 1536 Clark Street and more particularly described as follows:

1520 Clark Street: "Said lands being in Racine County, WI, City of Racine, Being in the Southwest 1/4 of the Southwest ¼ of Section 16 Township 3 North, Range 23 East, Block 84 of the School Section, in the Blake and Fish subdivision plat as described in Volume 1651, Page 473 and the adjacent vacated Blake Street (AKA Higgins Court), containing 2.955 acres, more-or-less", and

1536 Clark Street: "Said lands being in Racine County, WI, City of Racine, Being in the Southwest 1/4 of the Southwest ¼ of Section 16 Township 3 North, Range 23 East, Block 84 of the School Section, in the Blake and Fish subdivision, Lot 33 and part of lot 28 as described in Volume 1832, Page 764, containing 4,707.93 square feet, more-or-less", and

Said lands being part of the vacated public right-of-way of Fifteenth Street between the Westerly right-of-way line of Clark Street and the Easterly railroad right-of-way line of the Chicago and Northwestern Transportation Company.

Be rezoned from I-2 with a FD-Flex Development Overlay District, to R-5 General Residence District.

Part 2: 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:** [1520-1536 Clark St. Review and Recommendations](#)  
[1520-1536 Clark St. Submittal](#)  
[1520-1536 Clark St. Public Hearing Notice](#)

*Staff Summary:*

*The Plan Commission should consider recommending to the Common Council that ordinance ZOrd.0003-18 be adopted. The proposed rezoning will facilitate the redevelopment of property to help revitalize the Uptown area. In particular, the rezoning request is consistent with the goals expressed for this property in the document "A Comprehensive Plan for the City of Racine: 2035" and the associated Map 5 titled "Land Use Plan for the City of Racine: 2035". A proposal is to clear the site to allow for the construction of two multi-story residential structures having a combined total of up to 137 residential units*

**1232-18**

**Subject:** (Direct Referral) Consideration of a two lot Certified Survey Map for the reconfiguration of two lots at 1520 and 1536 Clark Street. (PC-18)

**Attachments:** [CSM 1520-1536 Clark St.](#)

*Staff Summary:*

*The Plan Commission should consider recommending to the Common Council that the proposed Certified Survey Map (CSM) be approved (86-192 through 86-193). Related to ZOrd.0003-18, the CSM will help formalize two lots by designating adequate lands to support two separate residential buildings. With R-5 zoning, Lot 1 of the CSM will be 2.14 acres providing sufficient land area to accommodate the proposed 82 residential units. Lot 2 will be 1.1 acres providing sufficient land area to accommodate 54 residential units.*

**ZOrd.0004-18**

ZOrd. 0004-18 - An Ordinance Rezoning 821, 930, and a part of 931 Carroll Street, and 1130, 1132, 1134, and 1140 Center 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 properties located at 821 Carrol Street and the Eastern 165 feet +/- of 930 Carrol Street, more particularly described as follows:

Part of the West ½ of Section 16, Town 3 North, Range 23 East, City of Racine, Racine County, Wisconsin Lots 9 (excluding the Eastern 56 feet), 12, 13, 16 (Eastern 165 feet +/-), 23, 24, 27, 28, 31 and 32 (excluding the Western 29 feet), 1.17 acres more-or-less, all in Block 66, Herrick and Crams Subdivision,

Be rezoned from R-3 Limited General Residence District to R-5 General Residence District, and

**Part 2:** That the properties located in the Western 115 feet +/- of 930 Carrol Street and part of 931 Carrol Street more particularly described as follows:

Part of the West ½ of Section 16, Town 3 North, Range 23 East, City of

Racine, Racine County Lots 16 (Western 25 feet +/-) and 17, 0.371 acres more-or-less, all in Block 66, Herrick and Crams Subdivision, and

Part of the Northwest  $\frac{1}{4}$  and Western  $\frac{1}{2}$  of Section 16, Town 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, the northern 286.24 feet (as measured along the Western boundary) of a part of the former right-of-way of the Chicago, Milwaukee, Saint Paul and Pacific Railroad Company as described in documents held at the Racine County Register of Deeds, Volume 1748, Page 876, being north of Twelfth Street, South of Eleventh Street and West of Block 66 of the School Section, Herrick and Crams Subdivision, 0.54 acres more-or-less,

Be rezoned from I-2 General Industrial District to R-5 General Residence District, and

Part 3: That the properties located at 1130, 1132, 1132, 1134, and 1140 Center Street and more particularly described as follows:

Part of the West  $\frac{1}{2}$  of Section 16, Town 3 North, Range 23 East, City of Racine, Racine County Lots 19 and 20, 0.37 acres more-or-less, all in Block 66, Herrick and Crams Subdivision,

Be rezoned from R-3 Limited General Residence District to R-5 General Residence District.

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: [Brinshore Review and Recommendations](#)

[Brinshore Submittal](#)

[Brinshore Public Hearing Notice](#)

*Staff Summary:*

*The Plan Commission should consider recommending to the Common Council that ZOrd.0004-18 be adopted. The proposed rezonings will facilitate the redevelopment of currently vacant and/or underused properties to help the reinvigoration of a section of the City's urban residential foundation. In particular, the zoning requests are consistent with the goals expressed for this property in the document "A Comprehensive Plan for the City of Racine: 2035" and the associated Map 5 titled "Land Use Plan for the City of Racine: 2035". A proposal is to construct three multi-story residential structures having a combined total of up to 63 residential units.*

## 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.**