



City of Racine

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

Meeting Agenda - Final City Plan Commission

Wednesday, August 28, 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 August 14, 2019 Meeting

Start of Public Hearings

[0974-19](#)

Subject: (Direct Referral) Request by Shannon Gordon of Racine Unified School District seeking a conditional use permit to locate the Racine Community Health Center in the Julian Thomas Elementary School building at 930 Dr. Martin Luther King Jr. Drive. (PC-19).

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary: Being zoned R-3 General Residence District, the health center is permitted upon the issuance of a conditional use permit 114-274(3). The applicant seeks to accommodate a community health center offering a wide range of health services. Through a combination of onsite as well as outreach services, it is estimated that there will be 3,950 patient encounters in the first year, and 16,400 by the second year. A building addition is being constructed for separate public access to the health center. Subject to the conditions outlined in staff's report, the Plan Commission should consider recommending to the Common Council that the request be approved.

[0975-19](#)

Subject: (Direct Referral) Request by Seth Raymond seeking a major amendment to a conditional use permit to add an additional day of service and expand hours of operation for the Hospitality Center at 614 Main Street (PC-19).

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary: Being zoned B-4 Central Business District, the hospitality center has been allowed through a conditional use permit as a class 1 non-commercial type use in a commercial district 114-448(17). By being open Wednesdays, the center will provide

services Monday through Friday. Expanded hours of operation from 1:00 p.m. to 2:30 p.m. will result in a day's hours of operation being from 7:30 a.m. to 2:30 p.m. Garbage collection is to be increased to accommodate the added day and hours of operation. Neighbors state that operations have improved at the center but they still experience occasional, but less frequent, disturbances and parking conflicts. Plan Commission should consider filing a recommendation with the Common Council to either approve or deny the request following input from the public hearing and review of Staff's report.

End of Public Hearings

[0976-19](#)

Subject: (Direct Referral) Request by John Shannon, representative for JPMCC 2003-ML1 Green Bay Retail, LLC seeking approval of a Certified Survey Map for the properties at 2211 S. Green Bay Road (PC-19).

Attachments:

[Comments and Recommendation](#)

[Applicant Submittal](#)

Staff Summary: A certified survey map (CSM) is a tool used to subdivide lands into four lots or less (86-192) and can be a vehicle by which easements are dedicated. The subject CSM takes a 30.95 acre site and creates two lots to accommodate separating the existing business (Home Depot) from the remainder of the shopping center, which is currently vacant. The CSM will identify easements for utilities and other infrastructure. Subject to suitable conditions, the Plan Commission should consider recommending approval of this request to the Common Council.

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.