



City of Racine

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

Meeting Agenda - Final City Plan Commission

Wednesday, August 14, 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 July 24, 2019 Meeting

Public Hearings

[0919-19](#)

Subject: (Direct Referral) Request by Sekao INC seeking a major amendment to a conditional use permit to construct a 640 square foot addition to a building at 6006 21st Street, which would serve as an office for an automobile vehicles sales lot at 6000 21st Street. (PC-19).

Attachments:

[Public Hearing Notice](#)

[Review & Recommendation](#)

[Applicant Submittal](#)

Staff Summary: Being zoned B-2 Community Shopping District, automobile sales and servicing is permitted upon the issuance of a conditional use permit [114-468(17)]. The applicant seeks to construct a building addition and make other improvements to the property to facilitate such uses. Subject to the conditions outlined in staff's report, the Plan Commission should consider recommending to the Common Council that the request be approved.

End of Public Hearings

[ZOrd.0003-19](#) Zoning Ordinance 0003-19 - 520 Caron Butler Drive

Recommendation of the City Plan Commission on 7-24-19: That the ordinance be adopted.

Fiscal Note: N/A

Attachments:

[Review and Recommendation](#)

[#ZOrd. 0003-19 - 520 Caron Butler Drive](#)

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. Having previously conducted the necessary hearings for this proposal, the Plan Commission should recommend to the Common Council that the ordinance be adopted.

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.