

**CITY PLAN COMMISSION (CPC)**  
of the City of Racine, Wisconsin  
**AGENDA BRIEFING MEMORADUM**

<b>AGENDA DATE:</b>	July 10, 2019
<b>SUBJECT:</b>	Consideration of amendments to the Municipal Code, Chapter 114 Zoning addressing hotel and motel usage standards.
<b>PREPARED BY:</b>	Matthew G. Sadowski , Planning Manager/Principal Planner
<b>EXECUTIVE SUMMARY:</b>	<p>An ordinance to amend Chapter 114 of the City of Racine Code of Ordinances is proposed in order to regulate the zoning of hotels and motels within the City. The proposed ordinance stems from the desires to regulate the licensing of hotels and motels separately from residential facilities. Doing so will help to protect the City's resident population, as well as its tourist and transient population;</p> <p>Creating higher standards for the operation and maintenance of hotels and motels within the City will also protect the public health, safety and welfare of its resident, tourist and transient populations;</p>
<b>BACKGROUND &amp; ANALYSIS:</b>	<p>Health and safety issue often arise when properties are not utilized as originally intended or are permitted for. In the instances of hotels and motels being used as residential dwellings, rooms can become converted into independent apartments lacking proper cooking or sanitary facilities. Electrical systems can become overtaxed as common electrical outlets are used to power cooking facilities. Usage of the building becomes more intense as daily populations increase due to resident permanent family members.</p> <p>The proposed ordinance amendments seek to better define hotel and motel operations and structures, better define what certain key elements of a hotel-motel and a dwelling are, and better define what a tourist and transient guest are.</p> <p>The proposed ordinance also established conditions for the operation of a hotel or motel, and also establishes basic operational standards for both regular stay hotels and motels, but also extended stay hotels and motels.</p> <p>Adoption of these ordinance amendments will help communicate expectations to hotel and motel operators when they are working through the review and approval process, and while they operate their facility.</p>
<b>BUDGETARY IMPACT:</b>	None.
<b>RECOMMENDED ACTION:</b>	The Plan Commission should consider recommending to staff that an ordinance be prepared and public hearing date set.

