



City of Racine

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

Meeting Agenda - Final City Plan Commission

Tom Durkin
Tony Veranth
Mario Martinez
Alderman Dennis Wiser
Christina Hefel
Mayor Cory Mason
Marvin Austin

Wednesday, February 14, 2018

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 January 31st, 2018 Meeting

PUBLIC HEARINGS

[0154-18](#)

Subject: (Direct Referral) A request from Selastine Jackson of We Care Community Care Center seeking a conditional use permit to operate a community center at 1300 Douglas Avenue. (PC-18)

Staff Summary: Consider recommending to the Common Council the approval of a conditional use permit for a community center offering charitable meals at 1300 Douglas Avenue. In the B-2 Community Shopping District community centers and charitable meal establishments are permitted only with a conditional use permit [114-468 (8) & (24)]. In commercial districts the concern is to maintain an active store front and, while not a commercial/retail operation, the collection of uses proposed for the site should result in a level of traffic that can be beneficial to the overall health of the commercial district. In addition, the community center will provide services to the at-risk community and to school aged youth.

Attachments:

[\(0154-18\) 1300 Douglas Ave Review & Recs](#)

[\(0154-18\) 1300 Douglas Ave Submittals](#)

[\(0154-18\) 1300 Douglas Ave PH Notice](#)

[0155-18](#)

Subject: (Direct Referral) A request from Kaitlin Lesperance of Private

Stock Tattoo, LLC seeking a conditional use permit for tattoo establishment on the second floor of the building at 240 Main Street. (PC-18)

Staff Summary: Consider recommending to the Common Council the approval of a conditional use permit for a tattoo establishment at 240 Main Street. The proposed establishment is to be located on the second floor of the building and will operate by appointment only. With the site being zoned B-4 Central Business District, tattoo establishments require a conditional use permit (114-508). Locating this low traffic use on the second floor of the building will reserve the street level for more intensive commercial uses.

Attachments: [\(0155-18\) 240 Main Street Review & Recs](#)
[\(0155-18\) 240 Main Street Submittals](#)
[\(0155-18\) 240 Main Street PH Notice](#)

END OF PUBLIC HEARINGS

[0156-18](#) **Subject:** (Direct Referral) Session two of a two session series of Plan Commission training conducted by Michael Blue, FAICP of Teska Associates, Inc. (PC-18)

Staff Summary: The item should be received and filed upon the conclusion of the session.

During this two part training series, topics to be covered will include things such as:

- Standards of approval for conditional uses, ordinance amendments, rezoning, planned developments, and land divisions.
- The relationship to other bodies at the City such as: Common Council, Redevelopment Authority of the City of Racine, Downtown Area Design Review Commission, Landmarks Preservation Commission, and others.
- Use of projects, plans and codes; such as the zoning ordinance, 2035 Comprehensive Plan, RootWorks Plan, Downtown Plan and design guidelines, Uptown and West Racine plans, and others.
- The linkages to economic development, urban design, preservation, and site plan design and review.
- Processes and conducts such as taking testimony, deliberations, use of staff reports, findings of fact, and ex parte communications.

Attachments: [\(0097-18 & 0156-18\) Racine City Plan Commission Training 1-31 and 2-14 2018](#)

Adjournment

The specific focus of the training sessions is related to the general operations of a Plan Commission. However the community at large is welcome to attend and observe. Please note that while there may be present a quorum of members from various City of Racine councils, committees, commissions and boards, no formal action will be taken by the members of said bodies.

If you are disabled and have accessibility needs or need information interpreted for you, please contact City Development at (262) 636-9151 at least 48 hours prior to this meeting.