



City of Racine

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

Meeting Agenda - Final City Plan Commission

Wednesday, June 26, 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 May 22, 2019 Meeting

Public Hearings

[0763-19](#)

Subject: (Direct Referral) Request by Tara Campbell of Faith Builders of Deliverance Holiness Church seeking a conditional use permit to operate a religious institution at 1913 Taylor Avenue (PC-19).

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary: Being zoned B-1 Neighborhood Convenience District, religious institutions are permitted with a conditional use permit (114-448(17)). In addition to Sunday worship service, daily there will be other activities such as regular office functions, youth and adult studies, community outreach, and a small gift store, all with varying hours of operation ranging from 9:45 a.m. to 8:00 p.m. Subject to conditions, the Commission should consider recommending approval of this request to the Common Council.

[0764-19](#)

Subject: (Direct Referral) Request by Damon Hassell of Alter Trading Corp. seeking a major amendment to an existing conditional use permit for a recycling drop-off site, to add a storage building measuring 3,484 square feet (PC-19).

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary: Being zoned I-2 General Industrial District, recycling drop-off facilities are permitted with a conditional use permit (114-588(10)). The addition of a 3,484 square feet storage building is seen as a major amendment to the existing operations and site plan. The new building will also facilitate more efficient customer traffic flow and product drop-off. Concerns exist with the site regarding the general visibility of scrap, the height of scrap piles, and the impact on the appearances of Racine Street and 17th Street.

Subject to conditions, the Commission should consider recommending approval of this request to the Common Council.

End of Public Hearings

[0765-19](#)

Subject: (Direct Referral) Request by Tammy Korte of Arcvision Inc., agent for Mitra QSR, seeking a minor amendment to a conditional use permit for exterior renovations of the Kentucky Fried Chicken restaurant at 2090 Green Bay Road (PC-19).

Attachments:

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary: Being zoned B-2 Community Shopping District, drive through/drive in restaurants are permitted with a conditional use permit (114-468(9)). Generally, exterior renovations that don't increase a building's foot print can be processed as a minor amendment to the conditional use permit; the proposed facade renovations as part of this application are seen as such. Renovations include new signage and entry way, building accent lighting, and a new paint scheme. Subject to conditions, the Commission should consider approving this request.

[0766-19](#)

Subject: (Direct Referral) Zoning Ordinance analysis by SolSmart of Racine's solar development readiness (PC-19).

Attachments:

[SolSmart Program Memo](#)

[SolSmart Ordinance Review](#)

Staff Summary: In an effort to obtain certain designations in the SolSmart program, a joint initiative of the Great Plains Institute and the Midwest Renewable Energy Association, the City's zoning ordinance has been reviewed for its potential barriers to solar development. SolSmart offers three levels of solar readiness to a community; bronze, silver and gold. A brief presentation will be offered to Commission members to summarize the SolSmart program and their grading process, provide a summary of SolSmart's evaluation of our zoning ordinance, and present a memo outlining any possible zoning changes that can be made to "reduce solar barriers". The Commission should recommend continuing to work with SolSmart on evaluating the zoning ordinance and developing potential changes to advance the development of solar facilities within the City be they public or private.

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.