



City of Racine

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

Meeting Agenda - Final City Plan Commission

Wednesday, September 25, 2019

4:15 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 28, 2019 Meeting

[1107-19](#)

Subject: (Direct Referral) Consideration of an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035", to incorporate the document titled "City of Racine Bicycle and Pedestrian Master Plan 2019" (PC-19).

Attachments:

[Draft Plan Document](#)

Staff Summary: The Plan Commission will receive a presentation on the Plan from the planning consultant The Wisconsin Bicycle Federation and City Staff. The public comment and review period will begin and a formal public hearing on the plan would occur on October 23.

Start of Public Hearings 4:30 PM

[1108-19](#)

Subject: (Direct Referral) Request from Veterans of America Motorcycle Club Charities, seeking a conditional use permit to operate a meeting hall and office, classified as a class 1 non-commercial type use on the first floor of an existing building at 1600 Douglas Avenue. (PC-19).

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary: The Zoning Ordinance classifies this proposed meeting hall and office as a Class 1 non-commercial-type use, defined in Section 114-1, as permissible in the B-2 Community Shopping Zone District upon the issuance of a conditional use permit (114-468). The applicant seeks to utilize a space in the existing building at 1600 Douglas Avenue to provide a meeting hall and office, classified as a Class 1 non-commercial type use on the ground floor. The location is proposed for usage as meeting space, office, storage for events and operations and would be open in the day from 9:00 AM – 5:00 PM. There are typically 15-20 members who attend meetings and the site would host special

events for 20-40 people 3-4 times per year. Evening and weekend events would be for various committees of the organization and occur between 5:00 PM and 11:00 PM. Subject to the conditions outlined in staff's report, the Plan Commission should consider recommending to the Common Council that the request be approved.

1109-19

Subject: (Direct Referral) Request from Veterans Outreach of Wisconsin (VOW), seeking a major amendment to an existing conditional use permit to a transitional living facility, as authorized by Common Council Resolution No. Res.0386-16 to allow for the relocation of a veterans food pantry, offices and storage, to an existing building at 1609 Yout Street (PC-19).

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary: The applicant seeks to utilize a space in the existing building at 1609 Yout Street for food storage and distribution, office space, storage for equipment. The proposed office hours are 9:00 AM – 5:00 PM Monday – Friday, weekends as needed, with food distribution occurring from Tuesday – Thursday from noon – 4:00 PM. This location is intended to complement and serve VOW's existing location at 1624 Yout Street. Subject to the conditions outlined in staff's report, the Plan Commission should consider recommending to the Common Council that the request be approved.

1110-19

Subject: (Direct Referral) Request from Marjorie Bruno of Bellissimo Tu Salon and Spa, seeking a conditional use permit to operate a salon and spa, classified as a Barbershop, as allowed by Sec. 114-328 of the Municipal Code, in an existing building at 3624 Washington Avenue (PC-19).

Attachments:

[Public Hearing Notice](#)

[Review and Recommendation](#)

[Applicant Submittal](#)

Staff Summary: The Zoning Ordinance classifies this proposed use (barbershop) as permissible in the R-4 General Residence Zone District upon the issuance of a conditional use permit (114-328). The building must be designed for a commercial purpose and constructed and used for commercial purposes prior to 1976. The applicant seeks to utilize the existing office building at 3624 Washington Avenue. This property was built in 1949 as an office building and has been as such since 1950 per City Assessor records the proposed Salon and Spa would be open from 8:00 AM – 8:00 PM Monday - Saturday. Being zoned residential, a conditional use permit is not allowed to be transferred to another entity, even if it will be for the same use. Subject to the conditions outlined in staff's report, the Plan Commission should consider recommending to the Common Council that the request be approved.

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.