

City of Racine

Room 103, City Hall



Meeting Agenda - Revised

Wednesday, September 13, 2006

4:15 PM

Room 103, City Hall

City Plan Commission

*Mayor Gary Becker, John Dickert, Elaine Sutton Ekes,
Vincent Esqueda, Alderman Gregory Holding,
Howard Harper, Jud Wyant*

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 30, 2006 Meeting

06-2439 **Subject:** (Direct Referral). Request from James Spangenberg to discuss changes in the West Racine guidelines for access corridor.

Attachments: [West Racine guidelines.pdf](#)

Agenda sent to Alderman James Spangenberg.

06-2482 **Subject:** Direct Referral. Request by Mitan Pandya seeking a minor amendment to a conditional use permit (Res.06-7142) for an addition to a convenience store at 2500 Lathrop Avenue to strike the requirement that a driveway be closed.

Agendas sent to Mitan Pandya of Balark, LLC, Kirit Pate of Bina Associates, Inc., and Alderman Gregory Holding.

06-2327 **Subject:** Direct Referral. Request by Jeffery L. Ventura seeking a conditional use for the expansion of a carpentry contractor's storage facility at 1107 Racine Street.

Recommendation of the City Plan Commission 8-30-06: Deferred.

Attachments: [1107 Racine St..pdf](#)

Agendas sent to Jeffery L. Ventura and Alderman Keith Fair.

ZOrd.0008-06 AN ORDINANCE TO REZONE MICHIGAN BOULEVARD BETWEEN DODGE AND HAMILTON STS

To amend the map of the Zoning Ordinance of the City of Racine.

The Common Council of the City of Racine do ordain as follows:

Part 1:

That the properties located on both sides of Michigan Boulevard between Dodge and Hamilton Streets, and more particularly described as follows:

"Part of Blocks 56 and 57, and all of Block 58 of the Original Plat of the City of Racine in the fractional Northeast ¼ of Section 9, Town 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin as described herein: beginning at a point being the intersection of the center lines of Chatham Street and Hamilton Street proceed East along the centerline of Hamilton Street to the centerline of Michigan Boulevard, then north along the center line of Michigan Boulevard 150', then N. 87-52-44 E. 947.76', then S. 02-04-16 E. 392.20', then S. 30-02-32 E. 256.96', then S. 63-50-03 E. 132.82', then S. 07-10-57 E. 83.48', then S. 79-59-04 W. 234.06', then S. 86-03-56 W. 585.18', then S. 85-58-20 W. 269.54', then N. 09-26-21 W. 142' to the intersection of said line and the extended centerline of Dodge Street, then West along the centerline of Dodge Street to it's point of intersection with the centerline of Chatham Street, then north along the centerline of Chatham Street to the point of beginning"

be rezoned from "I-2" General Industrial District , to "B-5" Central Service District, and designated as Supplement No. _____, which Supplement is hereby made a part of this ordinance.

Part 2:

This ordinance shall take effect upon passage and the day after publication.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

FISCAL NOTE: N/A

Agendas sent to Scott Fergus of Key Bridge Development Group, Michael D. Pasche of National Survey & Engineering, Aldermen Jim Kaplan and Keith Fair.

06-2483

Subject: Direct Referral. Request by David Ophale seeking a minor amendment to a conditional use permit (Res.06-0962) for a painting contractors storage facility at 2024 N. Memorial Drive to extend the deadline for paving parking and drive areas.

Agendas sent to David Ophale and Alderman Sandy Weidner.

Res.06-7199 STREET DEDICATION FOR RIGHT-OF-WAY PURPOSES

RESOLVED, that the following parcel of land from the north line of the abandoned Chicago-Milwaukee-St. Paul and Pacific Railroad to the north line of DeKoven Avenue, and more particularly described as follows, be dedicated for street right-of-way purposes:

That part of the west ½ of the Northeast ¼ of Section 20, Township 3 North, Range 23 East in the City of Racine, Racine County, Wisconsin, described as follows:

Begin at the intersection of the north line of DeKoven Avenue and the center line of vacated Phillips Avenue; run thence South 87 degrees 52 minutes 49 seconds West along said north line, 74.90 feet to the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 45.00 feet, a chord of 63.57 feet bearing North 42 degrees 56 minutes 27 seconds East; thence northeasterly along said curve 70.59 feet to the west line of vacated Phillips Avenue; thence North 01 degree 59 minutes 55 seconds West along said west line extended north, 943.73 feet to the north line of the abandoned Chicago, Milwaukee, St. Paul and Pacific railroad right of way; thence North 81 degrees 34 minutes 30 seconds East along said north line, 60.38 feet to the east line of vacated Phillips Avenue extended north; thence South 01 degree 59 minutes 55 seconds East along said east line 99.63 feet to the south line of the abandoned Chicago, Milwaukee, St. Paul and Pacific railroad right of way; thence South 81 degrees 34 minutes 30 seconds West along said south line, 30.19 feet to the centerline of vacated Phillips Avenue; thence South 01 degree 59 minutes 55 seconds East along said centerline, a distance of 892.32 feet the POINT OF BEGINNING and the north line of DeKoven Avenue.
Containing 33,130 square feet or 0.7606 acres, more or less.

FISCAL NOTE: N/A

Public Hearings starting at 4:30 p.m.

06-2481 **Subject:** Direct Referral. Request from Tim Hunt seeking a conditional use permit for a roofing contractor's office and storage facility at 1414 Rapids Drive.

Attachments: [1414 Rapids Dr.pdf](#)

Agendas sent to Tim Hunt, Aldermen David Maack and Q.A. Shakoar.

06-2472 **Subject:** Direct Referral. Request from Mark Rose representing JB Construction and B.A.T. Trucking seeking a conditional use permit to operate a construction yard, and truck terminal at 1600 North Memorial Drive and 1700 St. Patrick Street.

Attachments: [1600 N.Memorial.pdf](#)

Agendas sent to Mark Rose and Alderman Q.A. Shakoar.

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at least 48 hours prior to this meeting.