

City of Racine

Room 103, City Hall



Meeting Agenda - Revised

Wednesday, July 12, 2006

4:00 PM

Room 205, City Hall

City Plan Commission

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

Call To Order**Approval of Minutes for the June 28, 2006 Meeting****06-2122**

Subject: Compliance review of the conditional use permit for the Journal Times to expand operations at 212 & 300 Fourth Street.

Attachments: [HistoricFireStation.pdf](#)

Agendas sent to Richard Johnston of The Journal Times and Alderman Keith Fair.

06-2197

Subject: Request by Michael Bieniek representing Verizon Wireless seeking a minor amendment to a conditional use permit for a wireless communication facility at 1828 DeKoven Avenue.

Agendas sent to Michael Bieniek of Site Acquisition Consultants, Dan Wright, Francesca Bumpers, and Alderman Time Hermes.

Ord.25-06

Ordinance No. 25-06 to amend Sec. 114-1(b)(2) and Sec. 114-468 of the Municipal Code of the City of Racine, Wisconsin relating to Zoning - Conditional Uses.

ORDINANCE NO. 25-06

To amend Sec. 114-1(b)(2) and Sec. 114-468 of the Municipal Code of the City of Racine, Wisconsin relating to Zoning - Conditional Uses.

Legislative Intent:

The City of Racine is experiencing a proliferation of convenient-cash businesses making non-traditional, short term consumer loans. Such businesses tailor their services to make them attractive to persons experiencing unfavorable economic circumstances, often aggravating those circumstances. Additionally, it has been found that through their business practices, convenient-cash businesses are susceptible to attracting criminals seeking to commit robberies. Finally, when clustered in an area or strung out along an arterial street, such locational concentration creates an unwarranted negative impression regarding the economic vitality of a commercial district and the community at large. Based on their proliferation, their susceptibility to crime, and the negative effects of their proliferation, the Common Council finds that the health, safety and welfare of the residents of the City of Racine should be protected by legislation limiting the geographic proliferation of convenient-cash businesses.

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

Part 1:

Sec. 114-1(b)(2) of the Municipal Code of the City of Racine is hereby amended by adding the following definition after the definition of "Convalescent or nursing home":

"Convenient-cash business. A convenient-cash business, also referred to as a payday loan business, title for cash business, check cashing business or similar enterprise is any person licensed pursuant to Wis. Stat. sec. 218.05, or a person licensed pursuant to Wis. Stat. sec. 138.09, who accepts a check or title, holds the check or title for a period of time before negotiating or presenting the check or title for payment, and pays to the issuer an agreed-upon amount of cash, or who refinances or consolidates such a transaction."

Part 2:

Sec. 114-468 of the Municipal Code of the City of Racine is hereby amended by adding the following at the end of the section:

"(28) Convenient-cash businesses, provided that no other convenient-cash business is located within two thousand five hundred (2,500) feet and the business is located at least two hundred fifty (250) feet from a residential district."

Part 3:

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

06-2217

Subject: Direct Referral. Request by Doug Nichol森 of The Ivanhoe Pub and Eatery for a sidewalk cafe at 231 Main Street.

Agenda sent to Doug Nichol森 of The Ivanhoe Pub & Eatery and Keith Fair.

Public Hearing Starting at 4:30 p.m.

06-2199 **Subject:** Request by Milovan Milicevic seeking to rezone the property at 2711 Lathrop Avenue from I-2 General Industrial District to B-2 Community Shopping District, and to apply a Flex Development Overlay to the property.

Attachments: [2711Lathrop.pdf](#)

06-2200 **Subject:** Direct Referral. Request by Mitan Pandya for amendment to Conditional Use Permit for expanded convenience store at 2500 Lathrop Avenue.

Attachments: [2500 Lathrop.pdf](#)

Agendas sent to Mitan Pandya of Balark, LLC and Alderman Gregory Holding.

06-2201 **Subject:** Direct Referral. Request by Mitan Pandya for amendment to conditional use permit for expanded convenience store at 600 Three Mile Road.

Attachments: [600-3Mile Rd.pdf](#)

Agendas sent to Mitan Pandya of Balark, LLC and Alderman Gregory Holding.

06-2202 **Subject:** Direct Referral. Request by Frank L. James III and the Department of City Development to rezone the properties at 1028 & 1038 South Memorial Drive from B-2 Community Shopping District to R-3 Limited General Residence District.

Attachments: [1038S.Memorial.pdf](#)

Agendas sent to Frank L. James, III and Alderman Tim Hermes.

06-2203 **Subject:** Direct Referral. Request by Ilija B. & Marika Georgievski seeking to rezone 3400 Rapids Drive from R-2 Single Family Residence to B-2 Community Shopping District.

Attachments: [3400Rapids.pdf](#)

Agendas sent to Ilija B. & Marika Georgievski and Alderman Sandy Weidner.

06-2204

Subject: Direct Referral. Ilija B. and Marika Georgievski seeking a conditional use permit to allow a ground floor single family residence in a B-2 Community Shopping District at 3400 Rapids Drive.

Attachments: [3400Rapids.pdf](#)

Agendas sent to Ilija B. & Marika Georgievski and Alderman Sandy Weidner.

06-2205

Subject: Direct Referral. Request by Peter Mohrhauser of Maintenance Services, Inc. seeking a conditional use permit for a mixed use development at 2200 South Street.

Attachments: [2200SouthSt.pdf](#)

Agendas sent to Peter Mohrhauser of Maintenance Services, Inc., Attorney John Shannon, and Alderman Ray DeHahn.

06-2206

Subject: Direct Referral. Request by David Stamm of New England Builders, Inc. seeking a conditional use permit to construct a 40 unit residential condominium building at Four Gaslight Drive, in the Gaslight Pointe Planned Development.

Attachments: [gaslight_point.pdf](#)

Agendas sent to David Stamm of New England Builders, Inc., Mark Ernst of Engberg Anderson Design Partnership, Lance Skala of Syndesis Development Corp., and Alderman Keith Fair.

06-2207

Subject: Direct Referral. Request by James R. Walters and the Redevelopment Authority seeking to rezone the property at 720 South Marquette Street from I-1 General Industrial District to R-5 General Residence District, and to apply a Flex Development Overlay to the property to accommodate a mixed residential and commercial condo development.

Attachments: [720S.Marquette.pdf](#)

Agendas sent to James R. Walters, Devin Sutherland, and Alderman Keith Fair.

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.

