



City of Racine

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

Meeting Agenda - Final City Plan Commission

Mayor John Dickert
Alderman Dennis Wiser
Molly Hall
Tom Durkin
Tony Veranth
Ann Brodek

Wednesday, May 25, 2016

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 April 27, 2016 City Plan Commission Meeting.

[ZOrd.0003-16](#) ZOrd. 003-16

An Ordinance Rezoning 2001 Racine Street

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 property located at 2001 Racine Street and more particularly described as follows:

“Said land being in Racine County, WI, City of Racine, Block 85 of the School Section, plus the North ½ of Section 21, Township 3 North, Range 23 East, Block 11, partially described in Volume 1706 RECS, Page 870, containing 1.743 acres, more or less” be rezoned from B-1 Neighborhood Convenience District to B-1 Neighborhood Convenience District with a FD-Flex Development Overlay District.

Part 2: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting, as required by law.

Passed by the Common Council:

Fiscal Note: N/A

Reviewer: Jill Johanneck, Associate Planner

Recommendation: That ZOrd. 003-16 be adopted.

Agendas to: Ken Rusch
Romyne Wilson
Alderman Mollie Jones

[0412-16](#)

Subject: (Direct Referral) Consideration of a Use Supplement as a companion to the FD Flex Development Overlay District (Zord. 003-16) for the property at 2001 Racine Street. (PC-16).

Reviewer: Jill Johanneck, Associate Planner

Recommendation: That the use supplement be adopted by resolution of the Common Council.

Agenda to: Ken Rusch
Romaine Wilson
Alderman Mollie Jones

[0413-16](#)

Subject: (Direct Referral) Consideration of a request by Romaine Wilson, represented by Ken Rusch seeking a conditional use permit for a new and used tire service facility at 2001 Racine Street. (PC-16).

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Approval, with conditions

Agendas to: Ken Rusch
Romaine Wilson
Alderman Mollie Jones

[0471-16](#)

Subject: (Direct Referral) Review of final plans related to a conditional use permit for a multifamily residential development at 1520 and 1536 South Clark Street. Matthew Edwards of Quorum Architects, Inc., agent for Herman Kittle Properties, Inc. (PC-16).

Reviewer: Matt Sadowski, Asst. Director/Principal Planner

Recommendation: Approval, with conditions

Agendas to: Matthew Edwards
Sarah Beck
Alderman Michael Shields

*** **PUBLIC HEARING** ***

[0414-16](#)

Subject: (Direct Referral) An application from Phesal CKadan seeking a conditional use permit to install a gas canopy and refueling islands as part of a redevelopment plan for the property at 930 Washington Avenue.

Reviewer: Matt Sadowski, Asst. Director/Principal Planner

Recommendation: Approval, with conditions

Agendas to: Phesal CKadan
Bashar Qedan
Alderman Jeff Coe

[0456-16](#)

Subject: (Direct Referral) An application from Nichole Mauer of Mauer Home School LLC, seeking a conditional use permit to allow a day care and preschool facility at 3319 Washington Avenue.

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Pending

Agendas to: Nichole Mauer
Alderman Terry McCarthy

Administrative Business

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact City Development 262.636.9151 at least 48 hours prior to this meeting.