



City of Racine

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

Meeting Agenda - Final City Plan Commission

Alderman Dennis Wiser, Mayor John T. Dickert, Atty. Jud Wyant, Atty. Elaine Sutton Ekes Vincent Esqueda, Tony Veranth, Alderman Molly Hall, Pastor Melvin Hargrove

Wednesday, October 10, 2012

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 September 26, 2012 Meeting

[12-8242](#)

Subject: (Direct Referral) Review of a proposed accessory building at 3109 Mt. Pleasant Street for Racine Unified School District.

Reviewer: Matthew Sadowski, Principal Planner/Interim Assistant Director

Recommendation: Denial.

Agenda sent to: Racine Unified School District, Richard Christensen and Alderman Ray DeHahn.

[12-8241](#)

Subject: (Direct Referral) Communication from the Director of City Development requesting the termination of Tax Incremental District No. 5 (Olsen Industrial Park). (PC-12)

Attachments: [TID No. 5 Request](#)
[TID No. 5 Termination Letter](#)
[TID No. 5 Termination Resolution](#)

Reviewer: Brian O'Connell, Director of City Development

Recommendation: Approval.

Agenda sent to: Todd Taves (Ehlers Investment Partners), David Brown, Alderman Dennis Wiser.

PUBLIC HEARINGS

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[12-7893](#)

Subject: Communication from the Director of City Development requesting to designate Tax Incremental District No. 10 as a distressed TID.

Attachments: [Distressed TID No. 10](#)

Reviewer: Brian O'Connell, Director of City Development

Recommendation: Approval.

Agenda sent to: Todd Taves (Ehlers Investment Partners), David Brown, Alderman O. Keith Fair, Alderman James Kaplan, Alderman Q.A. Shakoor, II, Alderman Michael Shields, and Alderman Terry McCarthy.

12-7890

Subject: Communication from the Director of City Development requesting to amend the project plan of Tax Incremental District No. 8.

Attachments: [Amend project plan TID No. 8](#)
[Project Plan - TID 8 PP Amend Share TID 10 - 2012-10-5](#)

Reviewer: Brian O'Connell, Director of City Development

Recommendation: Approval.

Agenda sent to: Todd Taves (Ehlers Investment Partners), David Brown, Alderman O. Keith Fair, Alderman James Kaplan, Alderman Q.A. Shakoor, II, Alderman Michael Shields, and Alderman Terry McCarthy.

12-7891

Subject: Communication from the Director of City Development requesting to amend the project plan of Tax Incremental District No. 9.

Attachments: [TID No. 9 Project Amend Request](#)
[Project Plan - TID 9 PP Amend Share TID 10, 11, 15 - 2012-10-5](#)

Reviewer: Brian O'Connell, Director of City Development

Recommendation: Approval.

Agenda sent to: Todd Taves (Ehlers Investment Partners), David Brown, Alderman O. Keith Fair, Alderman James Kaplan, Alderman Q.A. Shakoor, II, Alderman Michael Shields, and Alderman Terry McCarthy.

12-7892

Subject: Communication from the Director of City Development request to amend the project plan of Tax Incremental District No. 10.

Attachments: [Amend project plan TID No. 10](#)
[Project Plan - TID 10 PP Amend - Distressed - 2012-10-5](#)

Reviewer: Brian O'Connell, Director of City Development

Recommendation: Approval.

Agenda sent to: Todd Taves (Ehlers Investment Partners), David Brown, Alderman O. Keith Fair, Alderman James Kaplan, Alderman Q.A. Shakoor, II, Alderman Michael Shields, and Alderman Terry McCarthy.

12-8238

Subject: (Direct Referral) Request from Jhon Correa, representing Emmaus Lutheran Church, seeking an amendment to a conditional use permit for a community garden at 1909 Summit Avenue for the construction of a greenhouse.

Attachments: [PH Notice - 1909 Summit Avenue](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agenda sent to: Jhon Correa (Emmaus Lutheran Church) and Alderman Ray DeHahn.

12-8239

Subject: (Direct Referral) Request from Tony DeRango of DeRango Real Estate Main, LLC seeking an amendment to a Flex Development Overlay District to include carryout restaurants as a permitted conditional use, and to amend an existing conditional use permit to allow a carryout restaurant.

Attachments: [PH Notice - 1439 N Main Street](#)

Reviewer: Matthew Sadowski, Principal Planner/Interim Assistant Director

Recommendation: Approval, subject to conditions.

Agenda sent to: Tony DeRango and Alderman Jim Kaplan.

Administrative Business

Distribution and brief discussion of Plan Commission Handbook.

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.