

City of Racine

Room 103, City Hall



Meeting Agenda - Final

Wednesday, November 29, 2006

4:15 PM

Room 103, City Hall

City Plan Commission

*Mayor Gary Becker, Alderman Gregory Holding,
John Dickert, Elaine Sutton Ekes,
Vincent Esqueda, 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 November 8, 2006 Meeting

06-2759

Subject: (Direct Referral). Request from Randy Echeverria seeking a conditional use permit for the construction of an auto repair garage at 1413 Prospect Street.

Recommendation of the City Plan Commission 11-08-06: Deferred.

Attachments: [1413 Prospect St.pdf](#)

Agendas sent to Randy Echeverria and Alderman Q.A. Shakoor.

06-2706

Subject: Request by Crispell-Snyder, Inc. representing the Village of Mt. Pleasant, seeking approval of a two-lot Certified Survey Map at 2020 Oakes Road.

Recommendation: That the request by Crispell-Snyder, Inc. representing the village of Mt. Pleasant, seeking approval of a two-lot Certified Survey Map at 2020 Oakes Road be approved subject to the following:

- a. That the certified survey map presented to the Plan Commission on October 25, 2006 is approved, subject to the conditions contained herein.
- b. That a 55 foot right-of way reservation for the future extension of 16th Street be extended along the north line of Lot 1.
- c. That rights of access to Lot 1 be described on the face of the CSM.
- d. That full tax key numbers be illustrated on the Lots.
- e. That technical discrepancies as identified by City Staff be addressed.
- f. That this approval is subject to review by the Plan Commission for compliance with the listed conditions.

Fiscal Note: N/A

Agendas send to Kristen Belan of Crispell-Snyder, Inc., Payne & Dolan, Inc., and Alderman Ron Hart.

Res.06-7280 Approval of Certified Survey Map for 2020 Oakes Road

Resolved, that the request of Crispell-Snyder, Inc. representing the Village of Mt. Pleasant, seeking approval of a two-lot Certified Survey Map at 2020 Oakes Road, be approved subject to the following:

- a. That the certified survey map presented to the Plan Commission on October 25, 2006 is approved, subject to the conditions contained herein.
- b. That a 55 foot right-of way reservation for the future extension of 16th Street be extended along the north line of Lot 1.
- c. That rights of access to Lot 1 be described on the face of the CSM.
- d. That full tax key numbers be illustrated on the Lots.
- e. That technical discrepancies as identified by City Staff be addressed.
- f. That this approval is subject to review by the Plan Commission for compliance with the listed conditions.

Fiscal Note: N/A

Agendas send to Kristen Belan of Crispell-Snyder, Inc., Payne & Dolan, Inc., and Alderman Ron Hart.

06-2707 **Subject:** Request by Crispell-Snyder, Inc. representing the Village of Mt. Pleasant, seeking approval of a two-lot Certified Survey Map at 2140 Oakes Road.

Recommendation: That the request by Crispell-Snyder, Inc. representing the village of Mt. Pleasant, seeking approval of a two-lot Certified Survey Map at 2140 Oakes Road be approved subject to the following:

- a. That the certified survey map presented to the Plan Commission on October 25, 2006 is approved, subject to the conditions contained herein.
- b. That rights of access to Lot 1 be described on the face of the CSM.
- c. That full tax key numbers be illustrated on the Lots.
- d. That technical discrepancies as identified by City Staff be addressed.

- e. That this approval is subject to review by the Plan Commission for compliance with the listed conditions.

Fiscal Note: N/A

Agendas send to Kristen Beland of Crispell-Snyder, Inc., Republic Services of Wisconsin, LLC, and Alderman Ron Hart.

Res.06-7281 Approval of Certified Survey Map for 2140 Oakes Road

Resolved, that the request of Crispell-Snyder, Inc. representing the Village of Mt. Pleasant, seeking approval of a two-lot Certified Survey Map at 2140 Oakes Road be approved subject to the following:

- a. That the certified survey map presented to the Plan Commission on October 25, 2006 is approved, subject to the conditions contained herein.
- b. That rights of access to Lot 1 be described on the face of the CSM.
- c. That full tax key numbers be illustrated on the Lots.
- d. That technical discrepancies as identified by City Staff be addressed.
- e. That this approval is subject to review by the Plan Commission for compliance with the listed conditions.

Fiscal Note: N/A

Agendas send to Kristen Beland of Crispell-Snyder, Inc., Republic Services of Wisconsin, LLC, and Alderman Ron Hart.

06-2708 **Subject:** Request by Crispell-Snyder, Inc. representing the Village of Mt. Pleasant, seeking approval of a two-lot Certified Survey Map at 1610 Oakes Road.

Recommendation: That the request by Crispell-Snyder, Inc. representing the Village of Mt. Pleasant, seeking approval of a two-lot Certified Survey Map at 1610 Oakes Road be approved subject to the following:

- a. That the certified survey map presented to the Plan Commission on October 25, 2006 is approved, subject to the conditions contained herein.
- b. That a 55 foot right-of way reservation for the future extension of 16th Street be illustrated along the north line of Lots 1 & 2..
- c. That rights of access to Lot 1 be described on the face of the CSM.

- d. That full tax key numbers be illustrated on the Lots.
- e. That technical discrepancies as identified by City Staff be addressed.
- f. That this approval is subject to review by the Plan Commission for compliance with the listed conditions.

Fiscal Note: N/A

Agendas send to Kristen Belan of Crispell-Snyder, Inc., SEKAO, Inc., and Alderman Ron Hart.

Res.06-7282 Approval of Certified Survey Map for 1610 Oakes Road

Resolved, that the request of Crispell-Snyder, Inc. representing the Village of Mt. Pleasant, seeking approval of a two-lot Certified Survey Map at 1610 Oakes Road, be approved subject to the following:

- a. That the certified survey map presented to the Plan Commission on October 25, 2006 is approved, subject to the conditions contained herein.
- b. That a 55 foot right-of way reservation for the future extension of 16th Street be illustrated along the north line of Lots 1 & 2..
- c. That rights of access to Lot 1 be described on the face of the CSM.
- d. That full tax key numbers be illustrated on the Lots.
- e. That technical discrepancies as identified by City Staff be addressed.
- f. That this approval is subject to review by the Plan Commission for compliance with the listed conditions.

Fiscal Note: N/A

Agendas send to Kristen Belan of Crispell-Snyder, Inc., SEKAO, Inc., and Alderman Ron Hart.

06-2743

Subject: Communication from the Director of City Development requesting to discuss the agreement with Southeastern Wisconsin Regional Planning Commission for City of Racine Smart Growth Plan

Also referred to the City Plan Commission

Recommendation of the Finance & Personnel Committee on

11-13-06: The Mayor and City Clerk be authorized and directed to enter into a City of Racine Smart Growth Plan agreement with Southeastern Wisconsin Regional Planning Commission (SEWRPC)

Fiscal Note: The City's cost will be approximately \$10,000 appropriated in account 986.913.5100, 2006 capital budget.

ZOrd.0009-06 An ordinance to rezone 3921-21st Street, 2100 and 2200 Lathrop Avenue

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 3921 - 21st Street, 2100 and 2200 Lathrop Avenue, and more particularly described as follows:

"Lots 6, 8, 9, 10, and 11 of Block 11 of Doris Park Addition to the City of Racine. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "R-2" Single Family Residence, to "B-2" Community Shopping, 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 Dorothy Metz, Steve Jeske of Hag Muller, Inc., Aldermen Greg Holding, and Ron Hart.

Ord.38-06 Ordinance No. 38-06

To repeal and recreate Chapter 114, Article VIII, of the Municipal Code of the City of Racine, Wisconsin relating to Zoning - Flood Regulations.

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

Part 1:

That Chapter 114, Article VIII be repealed and recreated with the document titled "ARTICLE VIII. FLOOD REGULATIONS", as recommended for adoption by the City Plan Commission on November 29, 2006, incorporated as though set forth in full herein, a copy of which is available for public inspection in the office of the Director of City Development, and is hereby adopted.

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

Public Hearings starting at 4:30 p.m.**06-2853**

Subject:(Direct Referral). Request from Randy Musaitef of Stereo City seeking an amendment to a Conditional Use Permit for automobile sales at 2042 Lathrop Avenue.

Attachments: [2042 Lathrop Avenue.pdf](#)

Agendas send to Randy Musaitef and Alderman Gregory Holding.

06-2854

Subject:(Direct Referral). Request from Stan Postorino seeking a rezoning of the property at 1101 Mound Avenue from I-2 General Industrial District to B-5 Central Service District.

Attachments: [1101 Mound Avenue.pdf](#)

Agendas send to Stan Postorino, Aldermen Q.A. Shakoore, Keith Fair, and Jim Kaplan

06-2855

Subject: (Direct Referral) Request from Samuel Hutchins of R & S Performance and Auto Repair seeking an amendment to an existing

conditional Use Permit to expand auto repair operations at 2617 Lathrop Avenue.

Attachments: [2617 Lathrop Avenue.pdf](#)

Agendas sent to Samuel Hutchins of R & S Performance and Auto Repair, and Alderman Gregory Holding.

06-2856

Subject:(Direct Referral). Request by Rhonda Nicholson seeking a Conditional Use Permit for a tattoo and body piercing establishment in Regency Mall, 5502 Durand Avenue, Suite 400.

Attachments: [5502 Durand Ave.pdf](#)

Agendas sent to Rhonda Nicholson, Cindy Knapp-Finley of Regency Mall Management., and Alderman Ron Hart.

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.