

City of Racine

Room 103, City Hall



Meeting Agenda - Final

Wednesday, August 9, 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*

Call To Order

Approval of Minutes for the July 26, 2006 Meeting

06-2296

Subject: Direct Referral. Request by Narendra Sha seeking a conditional use permit to construct additions to the convenience store at 2418 Douglas Avenue for a 1,110 sq. ft. single bay car wash and 1,500 sq. ft. laundromat.

Recommendation: To defer action on this matter to allow staff time to meet with Mr. Ceechini to discuss site plan alternatives.

Fiscal Note: N/A

Attachments: [2418 Douglas Ave.pdf](#)

Agendas sent to Narendra Shah, Thomas A. Cecchini of United Construction, Richard Christensen of ARC, Robert Morrison, David Namowicz, Aldermen David Maack, and Tom Sollman.

06-2295

Subject: Direct. Referral. Review of a request by Milovan Milicevic for a conditional use permit for an auto sales and service, auto body repair and painting at 2711 Lathrop Avenue.

Recommendation: That the request by Milovan Milcevic seeking a conditional use permit for mixed use facility containing auto repair, sales and service, auto body repair and painting shop, and indoor storage and distribution be approved, subject to the following conditions:

- a. That the plans stamped "Received June 27, 2006" and presented to the Plan Commission on July 26, 2006 be approved, subject to the conditions contained herein.
- b. That all applicable building and occupancy permits are obtained from the Building Inspection Department.
- c. That as illustrated on the building and site plan, the use of the building shall be apportioned as follows: 4,000 square feet for auto sales, repair and service, 8,120 square feet for auto repair and body shop and, 4,912 square feet for auto painting, and 5,880 square feet for a storage and distribution facility.
- d. That up to ten vehicles may be displayed for sale along the front of the building but not adjacent to the sidewalk.
- e. That the outside storage of junked vehicles, vehicle parts, materials and equipment be prohibited.

- f. That all aspects of the operation of the automobile repair, servicing, body shop, auto paint and storage and distribution facility businesses be conducted indoors including vending machines, product displays or sales, excluding automobiles for sale.
- g. That other than those vehicles offered for sale, only employee vehicles, and customer vehicles awaiting repair shall be permitted to be parked or stored on site, and for no longer than 20 days. Outdoor storage of vehicles for more than 20 days is prohibited.
- h. That all parked or displayed vehicles be confined to spaces that are striped, and that vehicles be positioned in a manner that does not constrict traffic circulation on the property.
- i. That the maximum hours of operation be from 8:00 a.m. to 9:00 p.m. Monday through Saturday with no hours on Sunday.
- j. That all trash and recyclables be stored in closed containers and screened from view.
- k. That all codes and ordinances be complied with and required permits acquired.
- l. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.
- m. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Further that the item be deferred.

Agendas sent to Milovan Milicevic and Ted Hart of Century 21.

Public Hearings starting at 4:30 p.m.

06-2326

Subject: Direct Referral. Request by James P. Castaneda seeking a conditional use permit to operate an auto repair facility at 1100 South Memorial Drive.

Attachments: [1100 S. Memorial Dr.pdf](#)

Agendas sent to James P. Castaneda and Alderman Tim Hermes.

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.

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

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

06-2330

Subject: Direct Referral. Request by Juan Villalobos seeking a conditional use permit for a concrete contractor's storage facility at 1535 High Street.

Attachments: [1535 High St.pdf](#)

Agendas sent to Juan Villalobos and Alderman Q.A. Shakoor.

06-2332

Subject: Request by Scott Fergus of Keybridge Development Group seeking a conditional use permit for the Pointe Blue planned development at 1129 Michigan Boulevard.

Attachments: [Keybridge.pdf](#)

Agendas sent to Scott Fergus of Keybridge Development Corp., Aldermen Jim Kaplan, and Keith Fair.

Miscellaneous

Request by Alderman Holding to discuss the changing of the Plan Commission starting time

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.