



City of Racine

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

Meeting Agenda - Revised City Plan Commission

Wednesday, May 28, 2008

4:15 PM

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 May 14, 2008 Meeting

Res.08-0727 Vacation of alley

Resolved, that since public interest requires it, that the following parcel of land, more particularly described as follows, be and hereby is vacated and discontinued:

"The north-south alley bounded by DeKoven Avenue, 20th Street, Jay Eye See Avenue and Case Avenue."

Fiscal Note: N/A

Recommendation: Pending additional submittals from applicant.

Agendas sent to Rick Jones and Alderman Michael Shields.

ZOrd.0011-08 AN ORDINANCE FOR REZONING 3720 NORTH MAIN 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:

Those properties known as 3720 North Main Street and 3714 Kasper Street and more particularly described as follows:

"That part of the Northeast fractional $\frac{1}{4}$ of Section 33, Township 4 North Range 23 East, in the City of Racine, Racine County, Wisconsin, Commence at the Northwest corner of Block 6, Kasper's Subdivision No. 2, a recorded

plat; thence S89 degrees 05'05" W 30.07 feet along the North line of said Subdivision; thence N2 degrees 56'30"E 100.27 feet to the point of beginning of this description; run thence N2 degrees 56'30"E 304.77 feet; thence N89 degrees 05'05"E 322.60 feet to the West line of North Main Street; thence S3 degrees 25'19"W 304.95 feet along said West line; thence S89 degrees 05'05"W 320.04 feet to the point of beginning. And Commence at the Northeast corner of Lot 4, Block 5, Kasper's Subdivision No. 2; run thence N89 degrees 05'05"E 30.07 feet along the North line of said Subdivision to the Centerline of Kasper Street; thence N2 degrees 56'30"E 210.40 feet along the Northerly extension of Kasper Street; thence S89 degrees 05'05"W 158.55 feet thence S1 degree 26'40"W 210.10 feet to the North line of Kasper's Subdivision No. 2; thence N89 degrees 05'05"E 122.98 feet to the point of beginning"

be rezoned from "R-1" Single Family Residence District, to "R-3" General Residence District, 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

Recommend to approve.

Agendas sent to Carolyn Seager of Lincoln Lutheran of Racine, Wisconsin, Chris Manske of Welman Architects, Inc., and Alderman Robert Mozol.

08-2211

Subject: (Direct Referral) Review of a two lot certified survey map for the properties at 1438 and 1440 Main Street.

Recommendation is pending.

Agendas sent to Debra Jossart, Mark Wertz of Land Information Services, Inc., and Alderman Robert Anderson.

08-2227

Subject: (Direct Referral) Request by TFB Realestate Investment, LLC seeking to rezone the property at 1440 Main Street from R-2 Single Family Residence to R-2 with a FD Flex Development Overlay District.

Recommend that an ordinance be prepared and public hearing scheduled.

Agendas sent to Debra Jossart, and Alderman Robert Anderson.

08-2212

Subject: (Direct Referral) Discussion regarding the codification of rummage sales policies.

Recommend an ordinance be prepared and public hearing scheduled.

Agendas sent to Rick Heller, Chief Building Inspector.

Public Hearings Starting at 4:30 p.m.

08-2213

Subject: (Direct Referral) Request by Carolyn Seager representing Lincoln Lutheran of Racine, Wisconsin and Woodland Pointe, LLC for approval of preliminary plans for Planned Development at 3720 North Main Street.

Attachments: [3720 N.Main.pdf](#)

Recommend to approve, subject to conditions.

Agendas sent to Carolyn Seager of Lincoln Lutheran of Racine, Wisconsin, Chris Manske of Welman Architects, Inc., and Alderman Robert Mozol.

08-2214

Subject: (Direct Referral) Request by Carolyn Seager representing Lincoln Lutheran of Racine, Wisconsin and Woodland Pointe, LLC for approval of final plans for Planned Development at 3720 North Main Street.

Attachments: [3720 N.Main.pdf](#)

Recommend to approve, subject to conditions.

Agendas sent to Carolyn Seager of Lincoln Lutheran of Racine, Wisconsin, Chris Manske of Welman Architects, Inc., and Alderman Robert Mozol.

08-2217

Subject: (Direct Referral) Conditional Use Permit request by Michael G. Jaeger representing El Perro, LLC. for the conversion of a portion of first floor commercial space into a residential unit at 1639 Douglas Avenue.

Attachments: [1639 Douglas Ave.pdf](#)

Recommendation: Pending recommendation from Access Corridor Development Review Committee.

Agendas sent to El Perro, Mike Jaeger and Abby Matthais of Equity Real Estate Management, Robert Morrison, Tom Sollman, and Aldermen David Maack.

08-2218

Subject: (Direct Referral) Request to rezone property at South Street and Mt. Pleasant Street from I-2 General Industrial District to I-2 with an I-P Industrial Park District Overlay.

Attachments: [MtPleasant& South St.pdf](#)

Recommend an ordinance be prepared and a public hearing scheduled.

Agendas sent to Kristen Niemiec, David Namowicz of Douglas Avenue Redevelopment Association.

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at 636-9151 at least 48 hours prior to this meeting.