



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 Dickert
Molly Hall
Elaine Sutton Ekes
Vincent Esqueda
Tony Veranth
Pastor Melvin Hargrove*

Wednesday, October 30, 2013

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 October 9, 2013 Meeting

[13-9492](#)

Subject: (Direct Referral) Update on 1333 Douglas Avenue for compliance with conditional use requirements.

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Informational only.

Agenda sent to: Margaret Brockman and Alderman Jim Kaplan.

[13-9443](#)

Subject: (Direct Referral) A request by Ron Guarascio Jr., representing Teresa Sanchez, for a conditional use permit to operate a restaurant at 1510 Junction Avenue.

Attachments: [PH Notice - 1510 Junction Avenue](#)

Reviewer: Matt Sadowski, Assistant Director

Recommendation: Approval, subject to conditions.

Agenda sent to: Teresa Sanchez; Ron Guarascio Jr.; Lou Larsen; and Alderman Michael Shields.

[13-9502](#)

Subject: (Direct Referral) A request from Thomas Stachowiak of Stack Design Group, representing Fadi Imseitef, for an amendment to a conditional use permit for an addition to an existing building at 3440 Douglas Avenue.

Reviewer: Matt Sadowski, Assistant Director

Recommendation: Approval, subject to conditions.

Agenda sent to: Fadi Imseitef; Thomas Stachowiak; and Alderman Ray DeHahn.

4:30 P.M. PUBLIC HEARINGS 4:30 P.M. PUBLIC HEARINGS

13-9493

Subject: (Direct Referral) A request by Steven Adams for a conditional use to operate an automobile wash and detailing establishment, as well as installation of rims, tires, and automotive accessories at 1304 Douglas Avenue. (PC-13)

Attachments: [PH Notice - 1304 Douglas Avenue](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Defer, pending additional information.

Agenda sent to: Steven Adams; Anna Marie DeRango; and Alderman Jim Kaplan.

13-9494

Subject: (Direct Referral) A request from Nathan Lukow for conditional use approval to utilize the property at 1914 Carter Street for work and repair on his personal vehicles. (PC-13)

Attachments: [PH Notice - 1914 Carter Street](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agenda sent to: Nathan Lukow and Alderwoman Melissa Kaprelian-Becker.

13-9495

Subject: (Direct Referral) A request by Darren Hutcherson for a conditional use approval to operate a tattoo shop with light retail at 232 Main Street. (PC-13)

Attachments: [PH Notice - 232 Main Street](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agenda sent to: Darren Hutcherson and Alderman Jeff Coe.

13-9496

Subject: (Direct Referral) A request by Rebecca Rannow seeking a conditional use permit to operate a daycare center at 3131 Taylor Avenue, Building #5.

Attachments: [PH Notice - 3131 Taylor Ave #5](#)

Reviewer: Matt Sadowski, Assistant Director

Recommendation: Approval, subject to conditions

Agenda sent to: Rebecca Rannow; Tom Mills; and Alderman Greg Holding.

13-9497

Subject: (Direct Referral) A request by Pedro Hernandez seeking a conditional use permit to operate an auto repair and detailing business at 1241 Frederick Street. (PC-13)

Attachments: [PH Notice - 1241 Frederick Street](#)

Reviewer: Matt Sadowski, Assistant Director

Recommendation: Approval, subject to conditions.

Agenda sent to: Pedro Hernandez; Ed Malacara; and Alderman Q.A. Shakoor, II.

13-9498

Subject: (Direct Referral) A request by Richard and Sparkus Morris seeking a conditional use permit to operate an auto detailing and repair business at 1508 Junction Avenue. (PC-13)

Attachments: [PH Notice - 1508 Junction Avenue](#)

Reviewer: Matt Sadowski, Assistant Director

Recommendation: Approval, subject to conditions.

Agenda sent to: Richard and Sparkus Morris; Lou Larsen; and Alderman Michael Shields.

13-9499

Subject: (Direct Referral) A request by Jerome Campbell of Campbell Construction JD, Inc. seeking an amendment to the conditional use permit at 5801 21st Street for a façade remodeling project for Culver's. (PC-13)

Attachments: [PH Notice - 5801 21st Street](#)

Reviewer: Matt Sadowski, Assistant Director

Recommendation: Approval, subject to conditions.

Agenda sent to: Jerome Campbell and Alderman Ron Hart.

Administrative Business**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.