



City of Racine

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

Meeting Agenda - Final City Plan Commission

*Mayor John Dickert, Alderman Dennis Wiser,
Molly Hall, Vincent Esqueda, Tony Veranth,
Pastor Melvin Hargrove, Attorney Tom Durkin*

Wednesday, August 12, 2015

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 July 29, 2015 Meeting

[ZOrd.003-15](#) ZOrd. 003-15

An Ordinance Rezoning 1620 Racine 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: That the property located at 1620 Racine Street and more particularly described as follows:

1620 Racine Street: "Said land being in Racine County, WI, City of Racine, Block 85 of the School Section, plus the North ½ of Section 21, Township 3 North, Range 23 East, Block 1, Partially described in Volume 1446 RECS, Page 370, plus part of the former Chicago, Milwaukee, St. Paul and Pacific Rail Road Company right-of-way as described in Volume 1706 RECS, Page 870, containing 1.743 acres, more or less"

be rezoned from I-2 General Industrial District to B-2 Community Shopping District with a FD-Flex Development Overlay District.

Part 2: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Reviewer: Jill Johanneck, Associate Planner

Recommendation: That the ordinance be adopted.

Agendas to: Breeze Ratchford and Alderwoman Mollie Jones

[15-00717](#)

Subject: (Direct Referral) Consideration of a Use Supplement for a FLEX development at 1620 Racine Street.

Reviewer: Jill Johanneck, Associate Planner

Recommendation: That a Use Supplement be adopted.

Agendas to: Breeze Ratchford and Alderwoman Mollie Jones

[15-00688](#)

Subject: (Direct Referral) A request by Breeze Ratchford, of DMR Trucking, Inc., for a conditional use permit at 1620 Racine Street to operate an indoor auto salvage and recycling business, with accessory automobile sales. (PC-15)

Attachments: [PH Notice - 1620 Racine Street](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agendas to: Breeze Ratchford and Alderwoman Mollie Jones

[15-00715](#)

Subject: (Direct Referral) A request by David Israel for a 3-Lot Certified Survey Map at 5900 Durand Avenue

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Pending.

Agendas to: David Israel and Alderman Ron Hart

[14-10787](#)

Subject: (Direct Referral) A request from Richard Donner of Reinhart

Boerner Van Dueren s.c., representing TMC Wisconsin 2 LLC, for a conditional use permit to allow for a CVS Pharmacy on the south side of Washington Avenue in the 4600 Block between Ohio Street and Virginia Street.

Recommendation of the City Plan Commission on 4-8-15: That the request for a conditional use permit to allow a CVS Pharmacy on the south side of Washington Avenue in the 4600 block between Ohio Street and Virginia Street be received and filed.

Fiscal Note: N/A

Attachments: [PH Notice - CVS Pharmacy](#)

Reviewer: Matt Sadowski, Interim Director

Recommendation: Receive and File.

Agendas to: Richard Donner, Jim Spangenberg, Alderman Henry Perez

4:30 P.M. PUBLIC HEARING

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[15-00716](#)

Subject: (Direct Referral) A request by Open Pantry Foods to allow a 25-foot tall freestanding sign where the maximum allowable height is 15-feet at 3441 Spring Street.

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Denial.

Agendas to: Don Nimmerdor and Alderman Terry McCarthy

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.