

# **City of Racine**

*Room 103, City Hall*



## **Meeting Agenda - Revised**

**Wednesday, May 9, 2007**

**4:15 PM**

**Room 209, City Hall**

### **City Plan Commission**

*Mayor Gary Becker  
Alderman Gregory Holding  
Vincent Esqueda, Frank Tingle  
Atty. Jud Wyant, Elaine Sutton Ekes*

**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 April 11, 2007 Meeting

#### 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.

**Recommendation of the City Plan Commission on 11-29-06:**

Deferred.

Fiscal Note: N/A

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

*Recommendation is pending.*

*Agendas sent to Randy Musaitef of Stereo City and Alderman Greg Holding.*

#### 06-2287

**Subject:** Direct Referral. Review of the use supplement for Flex Development Overlay at 2711 Lathrop Avenue.

**Recommendation of City Plan Commission on 7-26-06:** That a use supplement be adopted by a resolution of the Common Council in association with a Flex Development Overlay District at 2711 Lathrop Avenue, subject to the following conditions:

- a. That all uses listed in the underlying "I-1" Restricted Industrial District are permissible by right or by conditional use permit as specified in each district.
- b. That all applicable permits are obtained from the Building Inspection Department.
- c. That the following flex uses are permitted in addition to those permitted in the "I-1" Restricted Industrial District.
  1. Permitted uses: those uses permitted in the "B-2" Community Shopping District except those excluded herein.
  2. Conditional uses: those conditional uses permitted in the "B-2" Community Shopping District including auto sales as a primary use not to exceed ten vehicles for sales display or storage

- except those excluded herein.
3. Uses excluded: bus stations and terminals, adult entertainment uses, recycling drop-off or processing sites, live entertainment, and outdoor recreation facilities.
- d. That all aspects of the flex uses and all other uses shall be contained on site.
- e. That all trash and recyclables be stored in closed containers and screened from view.
- f. That the following is prohibited.
1. Changes in exterior light fixtures unless first approved by the Director of City Development for design, placement and intensity.
  2. Pennants, banners, streamers, balloons, spot lights, or string lights.
  3. Vehicle mounted advertising devices such as antenna sleeves, balloons, or other forms of advertising or visual attraction methods other than window signs and price stickers.
  4. Storage or display of inoperable vehicles or vehicles part.
- g. That the following be submitted for the review and approval of the Director of City Development prior to the implementation of desired uses at this facility, but before September 1, 2006:
1. A landscape plan for implementation that illustrates plantings along Lathrop Avenue, and the design and location of a dumpster enclosure.
  2. A comprehensive sign package for implementation that creates a unified design for all tenants to be occupying this location.
- h. That the following be accomplished by October 31, 2006.
1. Repair and paint the fencing.
  2. Install approved landscaping.
  3. Clear brush, weed trees and debris from the rear/eastern yard area.
  4. Paving and striping of the rear/eastern yard area if intended to be used for parking.
- i. That the Chief Building Inspector or Director of City Development may impose additional conditions on a single or a group of flex uses to mitigate potential negative impacts on the subject or surrounding properties.

Decisions in this regard may be appealed by the affected operator(s) to the Plan Commission who will forward a recommendation to the Common Council.

j. That upon consultation between the Chief Building Inspector and Director of City Development, additional uses not listed in this resolution may be permitted if found to comply with the spirit and intent of this flex development and the Flex Development Overlay District.

k. That all applicable codes and ordinances be complied with and required permits acquired.

l. That no minor changes be made from the conditions of this flex development without the approval of the Plan Commission and no major changes be made without the approval of the Common Council.

m. That this flex development is subject to Plan Commission review for compliance with the listed conditions.

Further that the item be deferred.

*Recommend to adopt as a resolution.*

*Agendas sent to Milovan Milicevic and Alderman Greg Holding.*

**07-0564**

**Subject:** (Direct Referral) Non-compliance with the conditions of Approval for R & S Performance at 2101 Lathrop Avenue.

*Recommendation is for compliance with conditons of approval..*

*Agendas sent to Samuel D. Hutchins, Jr. of R & S Performance and Alderman Gregory Holding.*

**Public Hearing starting at 4:30 p.m.**

**07-0558**

**Subject:** (Direct Referral) Request by John and Denise Helm for a conditional use permit to operate a carryout restaurant at 803-16th Street.

**Attachments:** [803.16th St.pdf](#)

*Recommend to approve with conditions.*

*Agendas sent to John and Denise Helm and Alderman Robert Anderson.*

**Inactive Items**

**06-1521**

**Subject:** Direct Referral. Consideration of a request by Ignacio Castaneda seeking a conditional use permit to operate an auto repair facility at 1440 West Street.

**Recommendation of City Plan Commission on 4-12-06:** Deferred.

**Attachments:** [P.H. - Castaneda.pdf](#)

*Recommend to receive and file.*

*Agendas sent to Ignacio Castaneda and Q.A. Shakoor, II.*

**Res.06-6925** CONDITIONAL USE PERMIT FOR 1440 WEST STREET

RESOLVED, that a request by Ignacio Castaneda seeking a conditional use permit to operate an auto repair facility at 1440 West Street be approved, subject to the following conditions:

- a. That the plans stamped "Received January 20, 2006" and presented to the Plan Commission on February 22, 2006 are approved, subject to the conditions contained herein.
- b. That this conditional use permit shall be reviewed by the Plan Commission six months from the date of its approval to determine the level of compliance with the conditions of approval, and the appropriate Plan Commission response to the conduct of the operation.
- c. That by June 1, 2006 the following maintenance, repairs, clean up, and improvements shall be accomplished:
  1. Repair, straighten or replace damaged fence sections.
  2. Replace missing privacy slats in gates, and install privacy slats in the northern fence. All privacy slats are to be a uniform color.
  3. Trim fence posts to a uniform height extending no greater than one foot above the fence panels.
  4. Repair or replace damaged soffit panels and wainscoting on West Street façade of building.
  5. Paint the building and fencing in a uniform color scheme in colors which have first been submitted to the Director of City Development for a determination of their appropriateness.
  6. Pave damaged or unpaved portions of the parking lot.
  7. Remove all unlicensed or inoperable vehicles from outside storage on the property unless they are awaiting repair, and that all vehicle storage be contained on-site.
  8. Remove all junked vehicles, vehicle parts, equipment, and materials from outside storage.
  9. Remove all assorted debris and junk from the property.
  10. Install clear/transparent windows in all window openings facing West Street.
- d. That there shall be no vehicle sales or salvage at this location.
- e. That all vehicles awaiting repairs, and tow trucks on the subject property shall be stored within the fenced area. Vehicles awaiting repairs, or those vehicles

which have been repaired shall not be stored on the property for more than 30 days.

f. That all vehicle repair shall be conducted indoors.

g. That there shall be no vehicle preparation or painting conducted outdoors, and any preparation or painting of vehicles indoors shall be conducted in compliance with all appropriate codes and ordinances and that all required permits acquired.

h. That off-street parking areas shall be provided for all customer and employee vehicles.

i. That there shall be no outside storage of junked vehicles, vehicles parts and accessories, and equipment.

j. That all trash and recyclables shall be stored in closed containers and screened from view.

k. That the maximum hours of operation shall be from 8:00 a.m. to 8:00 p.m. Monday through Saturday with no hours on Sunday.

l. That all signs be submitted to the Director of City Development for review and approval.

m. That no pennants, banners, streamers, temporary signs be displayed at this location.

n. That all applicable codes and ordinances be complied with and required permits acquired, and that an occupancy permit be requested from the Building Inspector Department prior to operation of the business.

o. 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.

p. That this permit is subject to Plan Commission review for compliance with the listed conditions.

**FISCAL NOTE:** N/A

*Recommend to receive and file.*

*Agendas sent to Ignacio Castaneda and Q.A. Shakoor, II.*

**06-2198**

**Subject:** Request by the Chief Building Inspector seeking an interpretation of Sec. 114-735.5 of the Zoning Ordinance regarding building design standards for residential properties and the "snout house" as it relates to a proposed condo development at 1108 N. Wisconsin Avenue.

*Recommend to receive and file.*

*Agendas sent to David Coles of Vision Builders and Alderman Jim Kaplan.*

**06-2203**

**Subject:** Direct Referral. Request by Ilija B. & Marika Georgievski seeking to rezone 3400 Rapids Drive from R-2 Single Family Residence to B-2 Community Shopping District.

**Recommendation of City Plan Commission on 7-12-06:** Deferred.

**Attachments:** [3400Rapids.pdf](#)

*Recommend to receive and file.*

*Agendas sent to Ilija & Marika Gerogievski and Alderman Sandy Weidner.*

**06-2204**

**Subject:** Direct Referral. Ilija B. and Marika Georgievski seeking a conditional use permit to allow a ground floor single family residence in a B-2 Community Shopping District at 3400 Rapids Drive.

**Attachments:** [3400Rapids.pdf](#)

*Recommend to receive and file.*

*Agendas sent to Ilija & Marika Gerogievski and Alderman Sandy Weidner.*

**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](#)

*Recommend to receive and file.*

*Agendas sent to Randy Echeverria and Alderman Q.A. Shakoor, II.*

## 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.**