



City of Racine

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

Meeting Agenda - Revised City Plan Commission

*Alderman Dennis Wiser
Mayor John Dickert
Molly Hall
Elaine Sutton Ekes
Vincent Esqueda
Tony Veranth
Pastor Melvin Hargrove*

Wednesday, April 29, 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 April 8, 2015 Meeting

[15-00383](#)

Subject: (Direct Referral) A request by Donald Bostick to modify the hours of operation for a carry-out restaurant at 1644 Washington Avenue.

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval.

Agenda sent to: Donald Bostick and Alderman Michael Shields

[15-00381](#)

Subject: (Direct Referral) A request by Racine Habitat for Humanity for expansion of a non-conforming use at 2049 Racine Street.

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Approval, subject to conditions.

Agenda sent to: Jan Roland (HFH) and Alderwoman Krystyna Sarrazin.

[14-10831](#)

Subject: (Direct Referral) Consideration of an amendment to the 2035 Comprehensive Land Use Plan Map designation for properties at 1223 Ohio Street and 1212, 1218 & 1222 Virginia Street from Medium Density Residential to Commercial.

Recommendation of the City Plan Commission on 4-8-15: That the request for an amendment to the Comprehensive Land Use Plan designation for properties at 1223 Ohio Street and 1212, 1218 & 1222

Virginia Street from Medium Density Residential to Commercial be denied based on the findings as follows:

1. The proposed amendment is inconsistent with the goals, objectives, and policies of the plan.
2. The proposed amendment leads to detrimental environmental effects.
3. The proposed amendment is not compatible with surrounding uses.
4. The existing local City (County) facilities and services are not adequate to serve the type of development associated with the amendment.
5. The proposed amendment at the proposed location does not enhance economic development within the City.

Fiscal Note: N/A

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: That an ordinance be created and a public hearing scheduled.

Agenda sent to: Richard Donner, Alderman Henry Perez, Jim Spangenberg, owners of subject properties

[14-10786](#)

Subject: (Direct Referral) A request from Richard Donner of Reinhart Boerner Van Dueren s.c., representing TMC Wisconsin 2 LLC, for the rezoning of the south side of Washington Avenue in the 4600 Block between Ohio Street and Virginia Street from B-1 Neighborhood Convenience, R-2 Single Family Residence, and R-3 Limited General Residence to B-2 Community Shopping District.

Recommendation of the City Plan Commission on 4-8-15: That the request for the rezoning of the south side of Washington Avenue in the 4600 block between Ohio Street and Virginia Street to B-2 Community Shopping District be received and filed.

Fiscal Note: N/A

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

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Pending.

Agenda sent to: Richard Donner, Alderman Henry Perez, and Jim Spangenberg.

[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, Assistant Director/Principal Planner

Recommendation: Pending.

Agenda sent to: Richard Donner, Alderman Henry Perez, and Jim Spangenberg.

4:30 P.M. PUBLIC HEARINGS

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[15-00379](#)

Subject: (Direct Referral) A request by David Cecchini, representing Mark and Anthony Porcaro, for a conditional use permit to allow for a side wall sign on the east side of the building at 512-522 Sixth Street.

Attachments: [PH Notice - 512-522 Sixth Street](#)

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Approval, subject to conditions.

Agenda sent to: David Cecchini, Mark and Anthony Porcaro, and Alderman Jeff Coe.

[15-00380](#)

Subject: (Direct Referral) A request by Tom Meredith for a conditional use permit to operate an activity/event facility at 740 Lake Avenue.

Attachments: [PH Notice - 740 Lake Avenue](#)

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Approval, subject to conditions.

Agenda sent to: Tom Meredith and Alderman Jeff Coe.

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.