



City of Racine

Meeting Agenda - Final

City Plan Commission

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

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

Wednesday, October 31, 2007

4:15 PM

City Hall, Room 205

Call To Order

Approval of Minutes for the October 10 and October 23, 2007 Meetings.

[ZOrd.0005-07](#) An Ordinance to rezone properties in the 11th Street and Lake Avenue Area

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 1135 & 1145 South Main Street, 1121, 1127, 1132, 1135 & 1147 Lake Avenue as well as 100 & 107 Twelfth Street and more particularly described as follows:

"Lots 9, 10, 11, 12 as well as the south 60 feet of Lot 7 Block 28 of the School Section and Lots 1,2,3 (plus part of adjacent vacated Lake Avenue as described in Volume 1734, page 926, except those parts deeded to the City), 4, 5, & 6 of Block 27 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin."

be rezoned from "R-2" Single Family Residence District, or "R-3" Limited General Residence District, or "O-I" Office/Institutional District, to "R-2" Single Family Residence District, or "R-3" Limited General Residence District, or "O-I" Office/Institutional District, all with an H - Historic Property District Overlay, 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 that the ordinance be adopted.

*Agendas sent to Mary Whitman, Chair of Landmarks Preservation Commission;
Aldermen Robert Anderson and Jeff Coe.*

07-1352

Subject: (Direct Referral) Review of contributing property descriptions for the 11th Street and Lake Avenue Racine Historic District.

Recommend to approve.

*Agendas sent to Mary Whitman, Chair of Landmarks Preservation Commission;
Aldermen Robert Anderson and Jeff Coe.*

ZOrd.0006-07 An Ordinance to rezone 3801 Douglas Avenue

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 property known as 3801 Douglas Avenue and more particularly described as follows:

"That parcel located in the North ½ of the Northeast Section 32-4-23 as described on page 30, volume 949 as recorded in the office of the Racine County Register of Deed's Office. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "I-1" Restricted Industrial District, to "B-2" Community Shopping 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 that the ordinance be adopted.

Agendas sent to Kai Jensen and Alderman Raymond DeHahn.

Res.07-0243 Vacation of Reichert Court

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:

Reichert Court from Michigan Boulevard to its eastern most terminus

Fiscal Note: N/A

Attachments: [Notice of P.H..pdf](#)

Recommend to approve.

Agendas sent to Richard Jones, Commissioner of Public Works; John Rooney, City Engineer; and Alderman Jim Kaplan.

ZOrd.0007-07 An Ordinance to rezone 2415 Douglas Avenue

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 parcel of property located at 2415 Douglas Avenue, and more particularly described as follows:

"That parcel located in the SE 1/4 of the NE 1/4 of Section 5, T.3.N.R. 23E., Ortzel's Division, Block 1, Lot 5 as recorded in the office of the Racine County Register of Deed's Office. Said land being in the City of Racine, Racine County, Wisconsin."

be rezoned from "R-3" Limited General Residence District, to "R-3" Limited

General Residence District with an FD Flex Development Overlay 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 that the ordinance be adopted.

Agendas sent to Chris and Aleisha Djuricic, and Alderman David Maack.

07-1353

Subject: (Direct Referral) Review of flex development authorization language for Chris and Aleisha Djuricic related to a request for a conditional use permit for a sound studio at 2415 Douglas Avenue.

Recommend to approve.

Agendas sent to Chris and Aleisha Djuricic, and Alderman David Maack.

07-1354

Subject: (Direct Referral) Review of operational deficiencies, police records, and enforcement options related to the inability of Lydia Group Home to control resident behavior at their 3131 Taylor Avenue facility.

Recommend that the facility be closed.

Agendas sent to Terry & Theresa Ehiorobo of Lydia Group Home; Veronica Sutton of Lydia Group Home; Audrey Viau, Village President, Elmwood Park; Steven R. Hurley, Asst. Chief of Police; Al Days, Police Lt.; and Alderman Gregory Holding.

07-1355

Subject: (Direct Referral) Discussion regarding amending the process for the review of use changes in the designated access corridor areas.

Recommend that the ordinance be amended.

Agendas sent to Aldermen Jim Spangenberg, Michael Shields, Jim Kaplan, David Maack.

Public Hearings starting at 4:30 p.m.**07-1356****Subject:** (Direct Referral) Request by Jian Zheng seeking a conditional use permit for a restaurant at 3316 Douglas Avenue.**Attachments:** [3316 Douglas Ave.pdf](#)*Recommend approval with conditions.**Agendas sent to Jain Zheng, David Namowicz, Bob Morrison, Tom Sollman, Kristin Niemiec of RCEDC, and Alderman Raymond DeHahn.***07-1357****Subject:** (Direct Referral) Request by Joseph Sherer, agent for Time Warner Entertainment, seeking an amendment to a conditional use permit for the expansion of a storage building at 5812-21st Street.**Attachments:** [5812-21 St.pdf](#)*Recommend approval with conditions.**Agendas sent to Joseph Shereer, Werner Holentunder of Triad Construction, Inc., and Alderman Ron Hart.***07-1358****Subject:** (Direct Referral) Request by Pam Kaleka seeking a conditional use permit for a mixed use development at 600 Three Mile Road.**Attachments:** [600-3 Mile Rd.pdf](#)*Recommend to defer for further staff review.**Agendas sent to Parminder Kaleka, Steven R. Sharpe, and Alderman Robert Mozol.***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.