



City of Racine

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

Meeting Agenda - Final City Plan Commission

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

Wednesday, April 30, 2008

4:15 PM

City Hall, Room 205

Call To Order

Approval of Minutes for the April 9, 2008 Meeting

Ord.07-08 Ordinance No. 07-08

To amend Sec. 114-1(b), to amend the title of Sec. 114-182, and to amend Sec. 114-468 (24) of the Municipal Code of the City of Racine, Wisconsin relating to Zoning - Rules of construction and definitions; conditional uses.

The Common Council of the City of Racine do ordain as follows:

Part 1:

Sec. 114-1(b) of the Municipal Code of the City of Racine is hereby amended by repealing the definition of "*Drive-in, takeout, or fast food establishment*" and by adding the following definitions as follows:

Insert the following definition after the definition of "*Day care home*":

"Delicatessen or butcher means an establishment whose primary intent is to offer for retail sale to patrons prepared or unprepared meal components to carry away for off premise consumption at a later time."

Insert the following definition after the definition of "*Drainage system*":

"Drive-in or Drive-through establishment means an establishment where either all or a portion of the operation affords the patron the ability to receive or consume goods, services, entertainment, or conduct business while seated in or on a vehicle."

Insert the following definition after the definition of "*Mezzanine*":

"Mixed use development means a building or grounds intended to accommodate more than one use, either by right or by conditional use

permits within a zoning district."

Insert the following definition after the definition of "*Mixed use development*":

"Mixed use - flex development means a building or group of buildings and/or grounds redeveloped to accommodate uses that may not be included as those uses permitted either by right or by conditional use permit, within the zoning district in which it is located."

Insert the following definition after the definition of "*Mixed use - flex development*":

"Mixed use - planned development as defined in 114-182."

Insert the following definition after the definition of "*Substantial improvement*":

"Takeout - carryout restaurant" means an establishment where the areas devoted to food preparation, related activities, and other areas not accessible to the public (walk-in coolers, food lockers, etc.), totals over 50% of the floor area of the occupancy, or where it is anticipated that over 50% of patron visits involves the ability of patrons to order and carry away prepared foods for off premise consumption."

Part 2:

Sec. 114-182 of the Municipal Code is hereby amended by changing the title to read: "Mixed use."

Part 3:

Sec. 114-468 (24) of the Municipal Code of the City of Racine is hereby amended by changing the number "10,000" to read "5,000".

Part 4:

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.

Public Hearings Starting at 4:30 p.m.

08-1934

Subject: Subject: Communication from the Director of City Development requesting to amend the project plans of Tax Incremental Districts No. 2, No. 5, and No. 7.

Attachments: [TID_no_2.pdf](#)

Public Hearing at 4:30 p.m.

Recommend approval.

08-1931

Subject: Communication from the Director of City Development requesting to amend the project plan and boundary of Tax Incremental District No. 10.

Attachments: [TID_no_10.pdf](#)

Public Hearing at 4:35 p.m.

Recommend approval.

08-1969

Subject: Request to amend the project plan of Tax Incremental District No. 15.

Attachments: [Amending Project plan of TID15.pdf](#)

Public Hearing at 4:40 p.m.

Recommend approval.

08-2078

Subject: (Direct Referral) Request by Dr. Kenneth Kurt seeking a conditional use permit for a health clinic at 740 College Avenue.

Attachments: [740 College Ave.pdf](#)

Recommend is pending due to need for additional submittals from applicant.

Agendas sent to Dr. Kenneth J. Kurt; Devin Sutherland of DRC; and Alderman Jeff Coe.

08-2079

Subject:(Direct Referral) Request by Kevin Libby representing Cardinal Fitness of Racine seeking a conditional use permit for a Physical Fitness Center at 2323 S. Green Bay Road.

Attachments: [2323 S.Green Bay Rd.pdf](#)

Recommend approval subject to conditions.

Agendas sent to Kevin Libby; High Ridge Improvements, LLC; and Alderman Ronald Hart.

08-2080

Subject: (Direct Referral) Request by Thomas Holmes representing Chocolate City seeking to amend a conditional use permit to change hours of operation at 522 Sixth Street .

Attachments: [522-6th Street.pdf](#)

Recommend approval subject to conditions.

Agendas sent to Thomas Holmes; Randy Myricks; Devin Sutherland; and Alderman Jeff Coe.

08-2081

Subject: (Direct Referral) Request by James McCann representing Tinita, LLC seeking a conditional use permit for a night club at 500 Sixth Street.

Attachments: [500-6th Street.pdf](#)

Recommend approval subject to conditions.

Agendas sent to James McCann; James Spodick; Devin Sutherland of DRC; 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 636-9151 at least 48 hours prior to this meeting.