



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://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, September 10, 2008

4:15 PM

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 the minutes from the August 27, 2008 City Plan Commission meeting

#### 07-0355

**Subject:** (Direct Referral) Compliance review of unified development plan for 3210 Durand Avenue, and 2908 & 2920 Taylor Avenue, Kiernan Heating and A.C. Inc.

**Recommendation of the City Plan Commission on 3-28-07:** To defer.

*Recommendation: Approve subject to conditions.*

*Agendas sent to: Brian Kiernan, Michelle Lipp, and Alderman Holding*

#### 08-2402

**Subject:** Request of MDS Investments, LLC that A Business Improvement District be established on Douglas Avenue.

**Recommendation of the City Plan Commission 08-27-08:** That the proposed BID is in conformity with City plans and programs.

Further, that the operating plan be adopted.

**Fiscal Note:** Refer to the operating plan.

**Note:** Item being held pending 30 day review period.

*Recommend approval.*

*Agendas sent to Kristen Niemiec, David Namowicz, and Warren Industries*

08-2621

**Subject:** (Direct Referral) Minor amendment to a conditional use permit for emergency generator at 3212 Michigan Blvd for the Racine Water and Waste Water Utility.

*Recommendation: Approve subject to conditions.*

*Agendas sent to Keith Haas and Alderman Robert Mozol*

08-2603

**Subject:** Communication from Extendicare Health Services, Inc., offering to purchase City-owned land bounded by Newman Road, Spring Street, and North Green Bay Road.

*Recommendation: Recommend approval.*

*Agendas sent to Keith Haas and Alderman Robert Mozol*

ZOrd.006-08

An Ordinance to rezone 716 College 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 property known as 716 College Avenue and more particularly described as follows:

"Lots 1,7,8, and the East 8.78 feet of the South 49 feet of Lot 2 also Lot 5 excepting the West 52.53 feet of the North 28 feet of said lot in Block 5 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "O/I" Office Institutional District, to "O/I" with an H-Historic Properties 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

*Recommendation: Recommend that the ordinance be adopted.*

*Agendas sent to Virginia G. Holle, Milwaukee Presbytery, and Alderman Coe*

**ZOrd.007-08**

An Ordinance to rezone 1001 Main 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 known as 1001 Main Street and more particularly described as follows:

"Block 25 and Lots 1 thru 12 of Block 26 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "O/I" Office Institutional District , to "O/I" with an H-Historic Properties 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

*Recommendation: Recommend that the ordinance be adopted.*

*Agendas sent to Mark Zlevor, Alderman Coe, and Alderman Anderson*

**ZOrd.008-08**

An Ordinance to rezone 1135 Main 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 property known as 1135 Main Street and more particularly described as

follows:

"Lot 10 and the South 60 feet of Lot 7 of Block 28 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "R-2" Single Family Residence District, to "R-2" with an H-Historic Properties 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

*Recommendation: Recommend that the ordinance be adopted.*

*Agendas sent to David A. Bahlman and Alderman Anderson*

[ZOrd.009-08](#) An Ordinance to rezone 1611 College 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 1611 College Avenue and more particularly described as follows:

"The South 2.6 feet of the West 10 feet of Lot 1 and the South 2.6 feet of the North 40 feet of Lot 3 and the West 10 feet of the North 40 feet of Lot 4 of Block 46 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "R-2" Single Family Residence District, to "R-2" with an H-Historic Properties 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

*Recommendation: Recommend that the ordinance be adopted.*

*Agendas sent to Robert R. & Jill Hartmann and Alderman Anderson*

[ZOrd.010-08](#) An Ordinance to rezone 1423 State Street and 1402 Liberty 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:

Those properties known as 1423 State Street and 1402 Liberty Street and more particularly described as follows:

"Begin at a point which is the intersection of the West line of the Union Pacific Railway row and the South line of State Street, travel thence; 89.61 feet Westerly along said line, travel thence; Southerly 133.0 feet, travel thence; Easterly 34.25 feet, travel thence; Southerly 117.6 feet, travel thence; Easterly 40 feet, travel thence; Southerly 123.96 feet to the North line of Liberty Street, travel thence; Easterly 52.75 feet along said line to the intersection of the East line of Randolph Street, travel thence Southeasterly along said line 165.64 feet, travel thence; Easterly 30.72 feet to the West line of to Union Pacific Railway row; travel thence Northwesterly along said line to the point of beginning of this description. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "B-3" General Business District and "I-2" General 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

*Recommendation: Recommend that the ordinance be adopted.*

*Agenda sent to Alderman Q.A. Shakoor*

08-2521

**Subject:** (Direct Referral) Minor amendment to the conditional use permit for Regency Mall at 5538 Durand Avenue for temporary tenant signage.

**Fiscal Note:** N/A

*Recommendation: Approve.*

### **Administrative Business**

Update on study of the potential for the designation of a Racine "H" Historic District in the area of the National Register Southside Historic District.

### **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.**