



# City of Racine

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

## Meeting Agenda - Final City Plan Commission

*Mayor John Dickert, Alderman Dennis Wiser,  
Molly Hall, Vincent Esqueda, Tony Veranth,  
Pastor Melvin Hargrove, Attorney Tom Durkin*

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Wednesday, June 24, 2015

4:15 PM

City Hall, Room 205

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**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 June 10, 2015 Meeting

#### [Ord.07-15](#)

Ordinance 07-15

An ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (The Plan) for the properties located at 1223 Ohio Street and 1212, 1218, 1222 Virginia Street City of Racine, Wisconsin.

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

Part 1: Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Racine is authorized to prepare and adopt certain amendments to The Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

Part 2: The Plan Commission of the City of Racine conducted a public hearing on November 26, 2014 to solicit opinion and educate the public on a proposed rezoning and conditional use permit effectuating a development project needing an amendment to The Plan which must be preceded by a change in the land use classification of the properties at 1223 Ohio Street and 1212, 1218, 1222 Virginia Street; and

Part 3: On April 8, 2015 the Plan Commission forwarded a recommendation to the Common Council that the amendment to The Plan be denied based on the findings as enumerated in the Plan Commission's report for the April 20, 2015 Common Council meeting, and in said report that the associated rezoning and conditional use requests be received and filed; and

Part 4: On April 20, 2015 the Common Council referred all matters related to 1223 Ohio Street and 1212, 1218, 1222 Virginia Street back to the Plan Commission and directed that an ordinance be prepared and public hearing scheduled for an amendment to The Plan; and

Part 5: Ordinance \_\_\_\_\_ -15 was herein prepared and transmitted to

the Common Council; and a public hearing before the Common Council was scheduled for June 16, 2015; and

Part 6: The Plan Commission of the City of Racine, on June 10, 2015 by a majority vote of the commission recorded in its official minutes, recommended to the Common Council the \_\_\_\_\_ of a resolution and an ordinance adopting a change to the land use designation of the properties at 1223 Ohio Street and 1212, 1218, 1222 Virginia from Medium Density Residential to Commercial as an amendment to The Plan; and

Part 7: The Common Council has duly noticed and conducted a public hearing on the amendment to The Plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

Part 8: The Common Council of the City of Racine, Wisconsin, does, by the enactment of this ordinance, formally adopt the amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035" to change the land use designation of the properties at 1223 Ohio Street and 1212, 1218, 1222 Virginia from Medium Density Residential to Commercial, pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes.

Part 9: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Fiscal Note: N/A

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: Denial.*

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

[ZOrd.002-15](#) ZOrd.002-15

An Ordinance Rezoning 1223 Ohio Street, 4601, 4615, 4619 Washington Avenue and 1212, 1218, 1222 Virginia 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 located at 1223 Ohio Street, and more particularly described as follows:

"The Southern 10 feet of Lot 8 and all of Lot 9, Block 8 of the Racine Gardens Subdivision, being in the City of Racine, Racine County, WI, in the South 1/4 of Section 18, Township 3 North, Range 22 East, said lands being 0.15 acres more or less"

be rezoned from R-3 Limited General Residence to B-2 Community Shopping District, and

Part 2: That the properties located at 1212, 1218, 1222 Virginia Street, and more particularly described as follows:

“The Northern 10 feet of Lot 25, and all of Lots 26 thru 28, Block 8 of the Racine Gardens Subdivision, being in the City of Racine, Racine County, WI, in the South 1/4 of Section 18, Township 3 North, Range 22 East, said lands being 0.40 acres more or less”

be rezoned from R-2 Single Family Residence to B-2 Community Shopping District, and

Part 3: That the properties located at 4601, 4615 Washington Avenue, and more particularly described as follows:

“Lots 1 thru 4, Block 8 of the Racine Gardens Subdivision, being in the City of Racine, Racine County, WI, in the South 1/4 of Section 18, Township 3 North, Range 22 East, said lands being 0.55 acres more or less”

be rezoned from B-1 Neighborhood Convenience District to B-2 Community Shopping District, and

Part 4: That the property located at 4619 Washington Avenue, and more particularly described as follows:

“Lot 5 Block 8 of the Racine Gardens Subdivision, being a Subdivision of part of Orchard Home Addition, being in the City of Racine, Racine County, WI, in the South 1/4 of Section 18, Township 3 North, Range 22 East, said lands being 0.14 acres more or less”

be rezoned from B-1 Neighborhood Convenience District to B-2 Community Shopping District.

Part 5: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Fiscal Note: N/A

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: Denial.*

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

[15-00574](#)

**Subject:** (Direct Referral) A request by Jai Shree Swaminarayan for an extension of a conditional use approval for Port of Call Liquors, 918 West Boulevard.

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Approval, subject to conditions.*

*Agenda to: Jud Wyant, Jai Shree Swaminarayan, and Alderman*

[15-00580](#)

**Subject:** (Direct Referral) Adoption of the document titled "A Restoration Plan for the Root River Watershed" as a guide to planning and development efforts. (PC-15)

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: That the plan be adopted.*

*Agenda to: Julie Kinzelman, Ken Yunker, and Michael Hahn*

[15-00581](#)

**Subject:** (Direct Referral) Adoption of the document titled "Supplemental Information Developed for the Root River Watershed Restoration Plan" as a guide to planning and development efforts.

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: That the plan be adopted.*

*Agenda to: Julie Kinzelman, Ken Yunker, and Michael Hahn.*

#### 4:30 P.M. PUBLIC HEARINGS

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[15-00578](#)

**Subject:** (Direct Referral) A request by Joanne and Jeff Raffini for a conditional use permit for a contractor's storage facility at 1824 Charles Street.

**Attachments:** [PH Notice - 1824 Charles Street](#)

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: Approval, subject to conditions.*

*Agenda to: Jeff & Joanne Raffini and Alderman Jim Kaplan*

[15-00575](#)

**Subject:** (Direct Referral) A request by Desiree Veasey for a conditional use permit to operate a daycare center at 3131 Taylor Avenue.

**Attachments:** [PH Notice - 3131 Taylor Avenue](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Approval, subject to conditions.*

*Agenda to: Desiree Veasey, John Murphy, and Alderman Mary Land*

[15-00576](#)

**Subject:** (Direct Referral) A request by Jon Majdoch, representing Halloween Express for a conditional use permit to allow annual placement of a temporary building for Halloween related sales at 5200 Durand Avenue.

**Attachments:** [PH Notice - 5200 Durand Avenue](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Pending.*

*Agenda to: Jon Majdoch and Alderman Ron Hart*

[15-00577](#)

**Subject:** (Direct Referral) A request by David Israel, of Penny Racine LLC, for a major amendment to the Regency Mall conditional use to modify the former JC Penney Department store into three (3) separate retail tenant spaces at 5900 Durand Avenue.

**Attachments:** [PH Notice - 5900 Durand Avenue](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Approval, subject to conditions.*

*Agenda to: David Israel, David Schwartz and Alderman Ron Hart*

## 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.**