



City of Racine

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

Meeting Agenda - Final City Plan Commission

*Mayor Cory Mason
Mario Martinez
Christina Hefel
Marvin Austin
Alderman Jason Meekma
Trevor Jung
Sam Peete*

Wednesday, September 26, 2018

4:30 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 September 12, 2018 Meeting

4:30 P.M. PUBLIC HEARINGS

[0994-18](#)

Subject: (Direct Referral) A request from Tom Paschen of Pet Parlor of Racine seeking a conditional use permit to operate an animal kennel in an existing building at 1325 - 14th Street. (PC-18)

Attachments:

[1325 - 14th St. Review & Recommendations](#)

[1325 - 14th St. Applicant Submittal](#)

[1325 - 14th St. Public Hearing Notice](#)

Staff Summary:

Being zoned B-2 Community Shopping, an animal kennel is a permitted use at this location upon the granting by the Common Council of a conditional use permit [114-467(1)]. Subject to the satisfaction of certain conditions requiring site modification to address deficiencies in parking, fencing, landscaping, and storm water draining, the Plan Commission should consider recommending to the Common Council that the request be approved.

[0995-18](#)

Subject: (Direct Referral) A request from Jake Chance of Rockford Contractors, agent for AMNJ Enterprise seeking a conditional use permit to operate a drive-in establishment and a takeout-carryout restaurant in an existing building at 2815 Durand Avenue. (PC-18)

Attachments: [2815 Durand Ave. Review & Recommendations](#)
[2815 Durand Ave. Applicant Submittal](#)
[2815 Durand Ave. Public Hearing Notice](#)

Staff Summary:

Being zoned B-2 Community Shopping, takeout-carryout restaurants and drive through establishments are a permitted use at this location upon the granting by the Common Council of a conditional use permit [114-467(1)]. And while historically a host to such an establishment, this location has been vacant for more than 12 months thus necessitating a re-application for a conditional use permit. Subject to the satisfaction of certain conditions requiring site modification to address deficiencies in parking, fencing, and landscaping, the Plan Commission should consider recommending to the Common Council that the request be approved.

[0996-18](#)

Subject: (Direct Referral) A request from Kelli Aiello of Fury II LLC, seeking a conditional use permit for mixed uses in an existing building addressed as 1800 Clark Street and 1825 Holborn Street. (PC-18)

Attachments: [1800 Clark St. Review & Recommendations](#)
[1800 Clark St. Applicant Submittal](#)
[1800 Clark St. Public Hearing Notice](#)

Staff Summary:

Being zoned I-2 General Industrial, mixed use facilities are a permitted use at this location upon the granting of a conditional use permit [114-587(b)]. While each individual use may be permitted by right or by conditional use permit within the zoning district, their coalescence on a single property can pose operational, safety and aesthetics concerns that can be aggravated by the their common presence (e.g. auto repair and a construction contractor). Treated as a mixed use development these concerns can be addressed in a unified manner for the betterment of the entire site and surrounding area. Subject to the satisfaction of certain conditions related to operational standards of the facility, and site modification to address deficiencies in parking, fencing, screening, and landscaping, the Plan Commission should consider recommending to the Common Council that the request be approved.

END OF PUBLIC HEARINGS

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.