



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*

Wednesday, March 9, 2016

4:15 PM

City Hall, Room 205

Call To Order

Approval of Minutes for the February 24, 2016 Meeting

[0154-16](#)

Subject: (Direct Referral) A request by Jay Williams, representing Care Bear Child Care, for an exemption to the required financial surety for site improvements at 1315 Douglas Avenue. (PC-16)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Denial.

Agenda sent to: Jay Williams, De Wayne Perry, Nicole Larsen, and Alderman Jim Kaplan.

[0108-16](#)

Subject: (Direct Referral) A request by Nicholas J. Infusino, representing Bill Moore & Associates Graphics, Inc. for exceptions to the Regency Mall Planned Development sign standards to permit signage exceeding the total square footage allowed for Ross Stores, Inc. (PC-16)

Attachments:

[PH Notice - 5538 Durand Avenue](#)

Reviewer: Matt Sadowski, Interim Director

Recommendation: Pending.

Agenda sent to: Nicholas J. Infusino and Alderman Ron Hart.

[ZOrd.0001-16](#)

ZOrd. 0001-16

An Ordinance Rezoning 2219 Washington 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 located at 2219 Washington Avenue, and more particularly described as follows:

Block 9 of Oakwood Grove Addition Number 2, Lot 1,

be rezoned from O/I Office/Institutional District to O/I Office/Institutional District with a FD Flex Development Overlay District.

Part 2: 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.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Reviewer: Matt Sadowski, Interim Director

Recommendation: That ZOrd.0001-16 be adopted.

Agenda sent to: Keith and Kathleen Meyer and Alderman Michael Shields.

[0205-16](#)

Subject: (Direct Referral) Consideration of a Use Supplement as a companion to the FD Flex Development Overlay District rezoning (ZOrd.0001-16) for the property at 2219 Washington Avenue. (PC-16)

Reviewer: Matt Sadowski, Interim Director

Recommendation: That the use supplement be adopted by resolution of the Common Council.

Agenda sent to: Keith and Kathleen Meyer and Alderman Michael Shields.

[0206-16](#)

Subject: (Direct Referral) Consideration of a request by Keith and Kathleen Meyer seeking a conditional use permit for a catering, event, banquet, and lodging facility at 2219 Washington Avenue. (PC-16)

Reviewer: Matt Sadowski, Interim Director

Recommendation: Approval, subject to conditions.

Agenda sent to: Keith and Kathleen Meyer and Alderman Michael Shields.

[ZOrd.0002-16](#) ZOrd. 0002-16

An Ordinance Rezoning 512, 712, 800, 820, 900 and 1010 Water 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 properties located at 512, 712, 800, 820, 900 and 1010 Water Street, and more particularly described as follows:

That part of Block one of the Harbor Addition as described in Volume 1670, Page 183 in the Register of Deeds, and that part of the Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Block 21, a part of Lot 7 of Block 11 and a part of Block 22 all of the Original Plat of Racine, all of Blocks 1, 5, 6, 9, 10, 11, 12, 15, 16 and 21 of Harbor Addition, portions of vacated Water Street, Villa Street, Grand Avenue, Center Street, Park Street, Howe Street, Harbor Street and Stannard Street and that part of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, all located in the Southwest ¼ and Southeast ¼ of the Southwest ¼ and the Southeast ¼ of Section 9, Township 3 North, Range 23 East, City of Racine, Racine County, Wisconsin (containing 893,000± square feet or 20.54 acres),

be rezoned from I-2 general Industrial District to B-4 Central Business District with a FD Flex Development Overlay District.

Part 2: 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.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Reviewer: Matt Sadowski, Interim Director

Recommendation: That Zord.0002-16 be adopted.

Agenda sent to: Rodney Blackwell, Jolena Presti, Jennifer Kakert, Jordan Brown, Alderman Jeff Coe, Alderman Q.A. Shakoor, II.

[0207-16](#)

Subject: (Direct Referral) Consideration of a Use Supplement as a companion to the FD Flex Development Overlay District rezoning (ZOrd.0002-16) for the properties at 512, 712, 800, 820, 900 Water Street. (PC-16)

Reviewer: Matt Sadowski, Interim Director

Recommendation: That the use supplement be adopted by resolution of the Common Council.

Agenda sent to: Rodney Blackwell, Jolena Presti, Jennifer Kakert, Jordan Brown, Alderman Jeff Coe, Alderman Q.A. Shakoor, II.

[0208-16](#)

Subject: (Direct Referral) Consideration of a request by Rodney Blackwell, representing Financial District Properties, MR LLC seeking a conditional use permit for a mixed use development containing commercial, residential, recreational and other compatible uses at 512, 712, 800, 820, 900 Water Street. (PC-16)

Reviewer: Matt Sadowski, Interim Director

Recommendation: Defer.

Agenda sent to: Rodney Blackwell, Jolena Presti, Jennifer Kakert, Jordan Brown, Alderman Jeff Coe, Alderman Q.A. Shakoor, II.

[0152-16](#)

Subject: (Direct Referral) A request from Kyle Peterson of Herman & Kittle Properties, Inc. representing Lutheran Social Services of Wisconsin and Upper Michigan to vacate a portion of the City's right-of-way on 15th Street between the railroad and Clark Street.

Recommendation of the Public Works and Services Committee on

02-23-16: Since public interest requires it, that the following parcel of land, more particularly described as follows, be and hereby is vacated and discontinued:

That part of Block 52 in School Section, a recorded plat in the City of Racine, Racine County, Wisconsin that is part of the Southwest ¼ of Section 16 Township 3 North, Range 23 East described as follows:

Vacate that part of 15th Street from the east line of "Chicago and

Northwestern Transportation Company” also known as “Union Pacific Railroad;” to west line of Clark Street; Said described tract containing 14,449.80 square feet more-or-less., City of Racine retains unto itself a perpetual Easement and right-of-way to construct, reconstruct, maintain, operate, supplement, and/or remove any sewer and/or water mains, or conduit duct system for communications facilities, and other related fixtures, equipment, and appurtenances that may from time to time be required, including the right to preserve, protect, remove or plant thereon any vegetation that the City of Racine may deem necessary or desirable, with the right of ingress and egress for the purpose of this Easement, over the area. All improvements shall be located below grade. Non-use or limited use of the Easement rights shall not prevent the City of Racine from later use of the Easement rights to the fullest extent authorized.

Further recommends this item be referred to the City Plan Commission.

Fiscal Note: N/A

Attachments:

[Street Vacation H&K Request](#)

[0152-16 Street Vacate](#)

Reviewer: Matt Sadowski, Interim Director

Recommendation: That the vacation is consistent with City Plans and programs, and that a resolution to item 0152-16 be adopted.

Agenda sent to: Sarah Beck (Herman & Kittle) and Alderman Michael Shields.

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.