

City of Racine

Room 103, City Hall



Meeting Agenda - Final

Wednesday, July 26, 2006

4:00 PM

Room 103, City Hall

City Plan Commission

*Mayor Gary Becker, John Dickert, Elaine Sutton Ekes,
Vincent Esqueda, Alderman Gregory Holding,
Howard Harper, Jud Wyant*

Call To Order**Approval of Minutes for the July 12, 2006 Meeting****06-2286**

Subject: Direct Referral. Request by Jessica Beckner of MS Consultants, Inc. representing White Castle System, Inc. seeking a minor amendment to a conditional use permit for the remodeling of the building at 5550 Durand Avenue.

Agendas sent to Jessica Beckner of MS Consultants, Inc., Curt Pruitt of Regency Mall, and Alderman Ron Hart.

06-2122

Subject: Compliance review of the conditional use permit for the Journal Times to expand operations at 212 & 300 Fourth Street.

Recommendation: That photographic documentation of the building and selected artifacts for preservation be accomplished to Wisconsin Historical Society standards and that a set of those photos be provided to the Landmarks Preservation Commission, the Racine Heritage Museum, the Racine Fire Bells and the Racine Fire Department.

Further, that the communication be received and filed.

Fiscal Note: N/A

Attachments: [HistoricFireStation.pdf](#)

Agendas sent to Richard Johnston of the Journal Times and Alderman Keith Fair.

06-2126

Subject: Direct Referral. A request from Barbara Kegg seeking a conditional use permit to operate a carry-out restaurant at 3523 Douglas Avenue.

Agendas sent to Barbara Kegg, Aldermen Ray DeHahn & Tom Sollman, Robert Morrison and David Namowicz

Attachments: [3523 Douglas .pdf](#)

Agendas sent to Barbara Kegg, Bob Morrison, David Namowicz, Aldermen Ray DeHahn, and Tom Sollman.

06-2130

Subject: Direct Referral. A request from Felix Servantez of Servantez Property, Inc. seeking a conditional use permit to establish an automobile repair and sales facility at 4101 & 4105 Washington Avenue

Recommendation: To defer action to allow staff and Attorney Servantez the ability to explore a conditional use permit as applied to a flex development overlay.

Attachments: [4101&4105 Washington.pdf](#)

Agendas sent to Felix Servantez of Servantez Properties, Inc., Aldermen Aron Wisneski, and James Spangenberg.

ZOrd.0004-06 AN ORDINANCE REZONING 2711 LATHROP 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 2711 Lathrop Avenue, and more particularly described as follows:

"Begin at a point which is 500 feet south of the southeast corner of the intersection of Blue River and Lathrop, from that point travel easterly 481.03 feet, thence travel southerly 212.70 feet, thence travel easterly 60 feet, thence travel northerly 106.35 feet, thence travel westerly 421.03 feet to the east line of Lathrop Avenue, thence travel northerly 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 "I-1" Restricted Industrial District, to "I-1" with a Flex Development Overlay 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

Agendas sent to Milovan Milicevic and Ted Hart of Century 21.

06-2290

Subject: Ordinance ZOrd.0004-06 to rezone 2711 Lathrop Avenue from I-1 Restricted Industrial District to 1-1 Restricted Industrial District with a Flex Development Overlay District

Recommendation: That the ordinance be adopted.

Agendas sent to Milovan Milicevic and Ted Hart of Century 21.

06-2287

Subject: Direct Referral. Review of the use supplement for Flex Development Overlay at 2711 Lathrop Avenue.

Agendas sent to Milovan Milicevic and Ted Hart of Century 21.

06-2295

Subject: Direct. Referral. Review of a request by Milovan Milicevic for a conditional use permit for an auto sales and service, auto body repair and painting at 2711 Lathrop Avenue.

Agendas sent to Milovan Milicevic and Ted Hart of Century 21.

ZOrd.0005-06

AN ORDINANCE REZONING 1028 AND 1038 SOUTH MEMORIAL DRIVE

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 parcels located at 1028 and 1038 South Memorial Drive, and more particularly described as follows:

"Begin at a point which is 80 feet north of the northwest corner of Eleventh Street and S. Memorial Drive, from that point travel westerly 108.7 feet, travel thence northerly 34 feet, travel thence westerly 20.1 feet, travel thence northerly 137.6 feet, thence travel easterly 120.5 feet to the west line of S. Memorial Drive, thence travel southerly 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-2" Community Shopping District, to "R-3" General Residence 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

Agendas sent to James L. Frank, III, King's Liquor Mart, and Alderman Q.A. Shakoor.

06-2291

Subject: Ordinance Z0ord.0005-06 to rezone 1028 and 1038 South Memorial Drive from "B-2" Community Shopping District to "R-3" General Residence District.

Recommendation: That the ordinance be adopted.

Agendas sent to James L. Frank, III, King's Liquor Mart, and Alderman Q.A.

ZOrd.0006-06 AN ORDINANCE REZONING 720 SOUTH MARQUETTE 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 parcel located at 720 South Marquette Street, and more particularly described as follows:

"The West ½ of Bush's Subdivision of Block 50 School Section Lots 1 thru 12 except part dedicated for street purposes as described in Volume 1617 page 440 as recorded in the office of the Register of Deeds of Racine County. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "I-2" General Industrial District, to "R-5" General Residence District with a Flex Development 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

Agendas sent to James R. Walters of Riverbend Lofts LLC., Devin Sutherland, and Alderman Keith Fair.

06-2292

Subject: Ordinance ZOrd.0006-06 to rezone S. Marquette Street from "I-2" General Industrial District to "R-5" General Residence District with a Flex Development Overlay District.

Recommendation: That the ordinance be adopted.

Agendas sent to James R. Walters of Riverbend Lofts LLC., Devin Sutherland, and Alderman Keith Fair.

06-2288

Subject: Direct Referral. Review of a use supplement for the Flex Development Overlay District at 720 S. Marquette Street.

Agendas sent to James R. Walters of Riverbend Lofts LLC., Devin Sutherland, and Alderman Keith Fair.

ZOrd.0003-06 AN ORDINANCE TO REZONE 710 SIXTH 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 710 Sixth Street, and more particularly described as follows:

"Lots 5, 6, & West 25 feet of Lot 4 of Block 7 of the Harbor Addition to the City of Racine. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "B-5" Central Service, to "B-4" Central Business, 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

Agendas sent to ARB Enterprises, Pegleg Properties, LLC., Devin Sutherland, and Alderman Keith Fair.

06-2293

Subject: Ordinance ZOrd.0003-06 to rezone the property at 710 Sixth Street from "B-5" Central Service District to "B-4" Central Business District.

Recommendation: That the ordinance be adopted.

Agendas sent to ARB Enterprises, Pegleg Properties, LLC., Devin Sutherland, and Alderman Keith Fair.

Ord.32-06

ORDINANCE NO. 32-06

To amend Sec. 82-153(c) and (d) and Sec. 82-155 of the Municipal Code of the City of Racine, Wisconsin relating to Streets, sidewalks and certain other public places - Sidewalk café; application; Renewal permit.

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

Part 1:

Sec. 82-153(c) of the Municipal Code of the City of Racine is hereby amended by deleting the phrase "city plan commission" and inserting "chief building inspector and director of city development" in its place.

Part 2:

Sec. 82-153(d) of the Municipal Code of the City of Racine is hereby amended by deleting the phrase "city plan commission" in two places in the paragraph, and by inserting "director of city development" in its place in the first sentence; by inserting the following at the end of the first sentence: ", and shall provide the chief building inspector his recommendation. The chief building inspector shall review the application for compliance with zoning and shall consider the recommendation of the director of city development, and"

Part 3:

Sec. 82-155 of the Municipal Code of the City of Racine is hereby amended by deleting "plan commission" in the first sentence and inserting "director of city development, the chief building inspector" in its place; by deleting in the first sentence "approved by" and inserting "has received" in its place and by adding "approval" at the end of the sentence. In the second sentence, delete the word "and" after the word "division," and after the word "used", add the following phrase: "and the permittee has not been cited for or convicted of a permit violation or an alcohol license violation relating to the sidewalk café, then" and by deleting at the end of the paragraph the phrase, "after common council approval."

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

Recommendation of the License and Welfare Committee of 07/24/06: That Ord. 32-06 relating to streets, sidewalks and certain other public places - Sidewalk cafe'; application; renewal permit, be approved.

Fiscal Note: N/A

06-2294

Subject: Ordinance No. 32-06 to amend Sec. 82-153(c) and (d) and Sec. 82-155 of the Municipal Code of the City of Racine, Wisconsin relating to Streets, sidewalks, and certain other public places - Sidewalk cafe; application; renewal permit.

Recommendation: That the ordinance be adopted.

06-2187

Subject: Communication from the Director of City Development requesting the establishment of a tax increment district for the Pointe Blue redevelopment project.

Also refer to City Plan Commission

Recommendation of the Finance & Personnel Committee of 07-10-06: The item be deferred.

Fiscal Note: N/A

Attachments: [Pointe Blue.pdf](#)
[Pointe Blue Redev.pdf](#)

Agendas sent to Aldermen Jim Kaplan and Keith Fair.

06-2188

Subject: Communication from the Executive Director of Neighborhood Housing Services requesting the creation of a Tax Increment Financing District to assist in the redevelopment of the site at 1014 Martin Luther King Drive.

Also refer to City Plan Commission

Recommendation of the Finance & Personnel Committee of 07-10-06: The item be deferred.

Fiscal Note: N/A

Attachments: [NHS.pdf](#)
[1014 MLK Dr.pdf](#)

Agendas sent to Aldermen Q.A. Shakoor and Jim Kaplan.

06-2296

Subject: Direct Referral. Request by Narendra Sha seeking a conditional use permit to construct additions to the convenience store at 2418 Douglas Avenue for a 1,110 sq. ft. single bay car wash and 1,500 sq. ft. laundromat.

Attachments: [2418 Douglas Ave.pdf](#)

Agendas sent to Narendra Shah, Thomas A. Cecchini of United Construction, Richard Christensen of ARC, Robert Morrison, David Namowicz, Aldermen David Maack, and Tom Sollman.

06-2297

Subject: Direct Referral. Request by Dorothy Metz of McDonald's seeking a conditional use permit to install awnings with logos, and to install an electronic reader board on the pole sign at 3037 Douglas Avenue.

Attachments: [3037 Douglas Ave.pdf](#)

Agendas sent to Dorothy A. Metz of McDonald's, Steve Jeske of Haag Muller, Inc., Neighborhood Watch Block Captain Tonia Raspberry, Robert Morrison, David Namowicz, Aldermen Ray DeHahn and Tom Sollman.

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at least 48 hours prior to this meeting.