



City of Racine

Meeting Agenda - Final

City Plan Commission

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

Mayor Gary Becker
Alderman Gregory Holding
Atty. Jud Wyant, Elaine Sutton Ekes
Vincent Esqueda, Frank Tingle
Brent Oglesby

Wednesday, January 9, 2008

4:15 PM

City Hall, Room 205

Call To Order

Approval of Minutes for the December 12, 2007 Meeting

[ZOrd.0005-07](#) An Ordinance to rezone properties in the 11th Street and Lake Avenue Area

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 1135 & 1145 South Main Street, 1121, 1127, 1132, 1135 & 1147 Lake Avenue as well as 100 & 107 Twelfth Street and more particularly described as follows:

"Lots 9, 10, 11, 12 as well as the south 60 feet of Lot 7 Block 28 of the School Section and Lots 1,2,3 (plus part of adjacent vacated Lake Avenue as described in Volume 1734, page 926, except those parts deeded to the City), 4, 5, & 6 of Block 27 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin."

be rezoned from "R-2" Single Family Residence District, or "R-3" Limited General Residence District, or "O-I" Office/Institutional District, to "R-2" Single Family Residence District, or "R-3" Limited General Residence District, or "O-I" Office/Institutional District, all with an H - Historic Property 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

Agendas sent to Mary Whitman, Chair of Landmarks Preservation Commission; owners of District Properties; Attorney Karen DaCosta Perzan of Quarles & Brady LLC.; Aldermen Robert Anderson, and Jeff Coe.

07-1352

Subject: (Direct Referral) Review of contributing property descriptions for the 11th Street and Lake Avenue Racine Historic District.

Recommendation of City Plan Commission on 10-31-07: That this item be deferred.

Recommendation of City Plan Commission on 11-14-07: That this item be deferred.

Recommendation of City Plan Commission on 11-28-07: That this item be deferred.

Attachments: [100TwelfthDescript_2_.pdf](#)
[107TwelfthDescript.pdf](#)
[1121LakeDescript_3_.pdf](#)
[1127LakeDescript_2_.pdf](#)
[1132LakeDescript_2_.pdf](#)
[1135 Main Descript_2_.pdf](#)
[1145MainDescript_2_.pdf](#)

Agendas sent to Mary Whitman, Chair of Landmarks Preservation Commission; owners of District Properties; Attorney Karen DaCosta Perzan of Quarles & Brady LLC.; Aldermen Robert Anderson, and Jeff Coe.

ZOrd.0010-07 An Ordinance

To adopt an addendum to the comprehensive plan of the City of Racine, Wisconsin titled *Artist Relocation Program* as an addendum to the *Uptown Improvement Plan* adopted under the authority Wis. Stat. §§62.23 and 66.1001, and by the City of Racine Common Council through adoption on May 3, 2005 of An Ordinance To Amend The City's Comprehensive Plan.

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

Part 1:

The addendum to the *Uptown Improvement Plan*, said addendum referred to as the *Artist Relocation Program*, as recommended for adoption by the city plan commission on November 28, 2007, is adopted as part of the comprehensive plan of the City of Racine and is added to the list of comprehensive plan reports maintained by the director of city development.

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 Kristin Niemiec of RCEDC, Aldermen Michael Shields, and Jeff Coe.

07-1594

Subject: (Direct Referral) Review of a four-lot Certified Survey Map for KHK Holdings, Ltd. at 3037 Mount Pleasant Street.

Agendas sent to Paul Kubicek of National Survey & Engineering, and Alderman Raymond DeHahn.

07-1358

Subject: (Direct Referral) Request by Pam Kaleka seeking a conditional use permit for a mixed use development at 600 Three Mile Road.

Recommendation of City Plan Commission on 10-31-07: That this item be deferred.

Attachments: [600-3 Mile Rd.pdf](#)

Agendas sent to Pam Kaleka and Alderman Steven R. Sharpe.

07-1354

Subject: (Direct Referral) Review of operational deficiencies, police records, and enforcement options related to the inability of Lydia Group Home to control resident behavior at their 3131 Taylor Avenue facility.

Recommendation of City Plan Commission on 10-31-07: That this item be deferred.

Recommendation of City Plan Commission on 11-28-07: That this item be deferred.

Attachments: [Lydia Group Home.pdf](#)

Agendas sent to Terry Ehiorobo and Theresa Ehiorobo and Veronica Sutton of Lydia Group Home; Audrey Viau of Village President, Elmwood Park; Assistant Chief of Police Steven R. Hurley, Police Lt. Al Days; and Aldermen Gregory Holding.

Public Hearings Starting at 4:30 p.m.

[07-1595](#)

Subject: (Direct Referral) Request by Carolyn Seeger of Lincoln Lutheran of Racine seeking a rezoning from R-1 Single Family Residence District to R-3 General Residence District for a mini-planned development at 3720 North Main Street.

Attachments: [3720 Main Street.pdf](#)

Agendas sent to Carolyn Seeger and Alderman Robert Mozol.

[07-1596](#)

Subject:(Direct Referral) Request by Doug Wurl of Toys "R" Us seeking consideration of a request to amend a conditional use permit for a facade update and Babies "R" Us store facade at 2433 South Green Bay Road.

Attachments: [2433 S.GreenBayRd.pdf](#)

Agendas sent to Doug Wurl and the Manager of Toys "R" Us, Toys "R" Us Head Office, and Alderman Ron Hart.

[07-1597](#)

Subject: (Direct Referral) Request by Ken Rohan seeking to rezone the property at 3625-16th Street from R-3 General Residence District to B-2 Community Shopping District to facilitate a conditional use permit for an automotive repair facility.

Attachments: [3625-16thStreet.pdf](#)

Agendas sent to Ken Rohan and Alderman Jim Spangenberg.

[07-1598](#)

Subject: (Direct Referral) Request by Terry Ehiorobo representing Lydia Group Home, LLC seeking a conditional use permit to regularize a temporary occupancy permit for a group home at 3131 Taylor Avenue, Building #1.

Attachments: [3131 Taylor Ave.pdf](#)

Agendas sent to Terry Ehiorobo, Theresa Ehiorobo, Veronica Sutton of Lydia Group Home; Audrey Viau of Village President, Elmwood Park; Assistant Chief of Police, Steven R. Hurley, Police Lt. Al Days; and Alderman Gregory Holding.

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.