



City of Racine

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

Meeting Agenda - Revised City Plan Commission

*Alderman Dennis Wiser
Mayor John Dickert
Molly Hall
Elaine Sutton Ekes
Vincent Esqueda
Tony Veranth
Pastor Melvin Hargrove*

Wednesday, November 12, 2014

4:15 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 October 29, 2014 Meeting

14-10704

Subject: (Direct Referral) A request by Dale Parker of DJS Automotive to operate an automobile repair facility at 1607 Goold Street.

Attachments: [PH Notice - 1607 Goold Street](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agendas sent to: Dale Parker and Alderman Raymond DeHahn.

ZOrd.004-14

ZOrd. 004-14 - An Ordinance Rezoning 3701 Durand 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 3701 Durand Avenue and more particularly described as follows:

“Said lands being in Racine County, WI, City of Racine, in the NE 1/4 Section 30-3-23, Beginning on the South Line Durand Avenue to a point 113.6 feet East of the East Line of Lathrop Avenue, then South 135 feet, then West 113.6 feet, then South 252.5 feet, then East 344 feet, then South 232.5 feet, then East 1037.38 feet to the West Line of

Wheelock Drive, then North-Easterly along said line to the South Line of Durand Avenue, then West along the South Line of Durand Avenue 1505 feet to the point of beginning, and;

the property located at 3709 Durand Avenue and more particularly described as follows:

“Said lands being in Racine County, WI, City of Racine, in the NE 1/4 Section 30-3-23, Beginning at the West Line of Section 30 and proceed 660 feet south of the North Line of Said Section, then South 680 feet, then East 307.73 feet North 53 degrees East for 38.3 feet, then North 35 degrees East 243.45 feet, then North 36 degrees East 110 FT, then North 69 degrees East 207 FT, then South 85 degrees East 220 feet, then North 59 degrees East 71.93 feet, then North 33 degrees East 329.94 feet, then West 1199.43 feet to the point of beginning, except Elmwood Subdivision Lot No. 6.

be rezoned from B2 Community Shopping District to B2 Community Shopping District with FD Flex development Overlay.

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: Jill Johanneck, Associate Planner

Recommendation: That the ordinance be adopted.

Agendas sent to: Peggy Celaya and Alderman Greg Holding.

14-10740

Subject: (Direct Referral) A Use Supplement to accompany the rezoning of Elmwood Plaza Shopping Center, 3701 Durand Avenue, from B-2 to B-2 with a FD Flex Development.

Reviewer: Jill Johanneck, Associate Planner

Recommendation: That the Use Supplement be adopted in association with the Flex Development Overlay District at 3701 Durand Avenue.

Agendas sent to: Peggy Celaya and Alderman Greg Holding.

14-10708

Subject: (Direct Referral) A request from Elmwood Racine, LLC seeking an amendment to their conditional use permit at the Elmwood Shopping Center, 3701 Durand Avenue, to allow for use of a portion of the property for a storage unit facility.

Attachments: [PH Notice - 3701 Durand Avenue](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agendas sent to: Peggy Celaya and Alderman Greg Holding.

14-10745

Subject: (Direct Referral) A request by the Redevelopment Authority for a two-lot Certified Survey Map for properties at Washington Avenue between West Boulevard and Grove Avenue.

Reviewer: Brian O'Connell, Director of City Development

Recommendation: Approval, subject to conditions.

Agenda sent to: Mark Madsen and Alderman Terry McCarthy.

4:30 P.M. PUBLIC HEARINGS**4:30 P.M. PUBLIC HEARINGS****14-10738**

Subject: (Direct Referral) A request by Elizabeth Robinson and Nick Price for conditional use approval to have an auto repair facility at 1427 Junction Avenue.

Attachments: [PH Notice - 1427 Junction Avenue](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agendas sent to: Elizabeth Robinson, Nick Price and Alderman Mike Shields.

14-10739

Subject: (Direct Referral) A request from Architectural Associates, representing Dr. David Reesman, for an addition to a dental office located at 3900 North Bay Drive.

Attachments: [PH Notice - 3900 North Bay Drive](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agendas sent to: David Reesman, Charlie Sautner, and Alderman Ed Diehl.

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.