



City of Racine

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

Meeting Agenda - Final City Plan Commission

*Mayor John T. Dickert, Alderman Aron Wisneski
Atty. Jud Wyant, Atty. Elaine Sutton Ekes
Vincent Esqueda, Alderman Dennis Wiser, Tony Veranth*

Wednesday, June 27, 2012

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 May 30, 2012 Meeting

Review of notes from the June 13, 2012 public hearings, and review of public comment on RootWorks Plan.

12-7809

Subject: A Resolution to adopt the document titled "Root Works - Revitalizing Racine's Urban River Corridor Plan: Root River Corridor Redevelopment Plan". (PC-12)

Attachments: [RCEDC Root River Plan Support](#)

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Review public comments, recommend adoption of the resolution.

Agenda sent to: Root River Council, Monte Osterman, Cory Mason, Helen Sarakinos, Ben Lehner, Jolena Presti, City Department Heads and members of boards, commissions and committees, Alderman Jim Kaplan, Alderman O. Keith Fair, Alderman Q.A. Shakoor, II, and Alderman Michael Shields.

ZOrd.001-12

Zoning Ordinance 1-12

Ordinance adopting the document "RootWorks-Revitalizing Racine's Urban River Corridor: Root River Corridor Redevelopment Plan" for the City of Racine, Wisconsin

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

SECTION 1: Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Racine is authorized to prepare and adopt the document "RootWorks-Revitalizing Racine's Urban River Corridor: Root River Corridor Redevelopment Plan" (the Plan), as an amendment to the City's comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

SECTION 2: The Root River Council, with the assistance of the firm of

Vandewalle & Associates, Inc., and in consultation with the River Alliance of Wisconsin and the City of Racine, in September of 2011 began preparation of the Plan that serves to assist in promoting and guiding development within the study area by: understanding the context within the city and the region, stimulating economic growth, allowing for public access and interaction with the river, improving water quality, and recommending implementation strategies; and

SECTION 3: The Root River Council (RRC) conducted stakeholders' interviews and public informational meetings to solicit opinion and educate the public on the Plan, and upon approval on April 20, 2012 the RRC forwarded a recommendation for adoption to the Plan Commission; and

SECTION 4: The Plan Commission of the City of Racine, by a majority vote of the entire commission recorded in its official minutes, recommended to the City Common Council approval of a resolution adopting the document titled "RootWorks-Revitalizing Racine's Urban River Corridor: Root River Corridor Redevelopment Plan"; and

SECTION 5: The Common Council has duly noticed and conducted a public hearing on the Plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6: The Common Council of the City of Racine, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled "RootWorks-Revitalizing Racine's Urban River Corridor: Root River Corridor Redevelopment Plan" pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 7: 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

Attachments: [RCEDC Root River Plan Support](#)

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Recommend that the ordinance be adopted.

12-7810

Subject: (Direct Referral) Discussion of possible revocation of a Conditional Use Permit approved for an automobile repair facility at 2835 Lathrop Avenue. (PC-12)

*Reviewers: Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector / Zoning Administrator*

Recommendation: Request for guidance from Plan Commission on how to proceed.

Agenda sent to: Gus Antonneau, Richard Scheel, and Alderman Greg Holding.

12-7684

Subject: (Direct Referral) Request by Sheila Sheets representing "2 Sheets to the Wind" seeking a conditional use permit to operate a pub and grill at 3316 Douglas Avenue. (PC-12)

Attachments: [PH Notice - 3316 Douglas Avenue](#)

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Pending completion of review.

Agenda sent to: Sheila R. Sheets, Anna Maria DeRango, and Alderman Ray DeHahn.

12-7811

Subject: (Direct Referral) Review of a request by Donna Daams of Chartroom Charlie's seeking a minor amendment to a conditional use permit to construct a stage for outdoor music performances at 209 Dodge Street. (PC-12)

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Approve subject to conditions.

Agenda sent to: Donna Daams (Chartroom Charlie's) and Alderman Jim Kaplan.

12-7812

Subject: (Direct Referral) Request by Mark Madsen, representing Vivian and Anthony Merlo, for approval of a two-lot Certified Survey Map for the property located at 2504, 2514, 2518, and 2522 Douglas Avenue. (PC-12)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Recommend approval subject to conditions.

Agenda sent to: Vivian & Anthony Merlo, Mark Madsen, and Alderwoman Melissa Kaprelian-Becker.

12-7813

Subject: (Direct Referral) Request by Vivian and Anthony Merlo to re-zone the property located at 2514 & 2518 Douglas Avenue from R-3 Limited General Residence to B-2 Community Shopping District, as well as amend the 2035 Land Use Plan for the City of Racine to reflect a change in land use from High Density Residential to Commercial Use for the aforementioned properties. (PC-12)

Attachments: [PH Notice - 2514 & 2518 Douglas Avenue](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: That an ordinance be prepared and a public hearing scheduled.

Agenda sent to: Vivian & Anthony Merlo and Alderwoman Melissa Kaprelian-Becker.

12-7814

Subject: (Direct Referral) Request by Terynce Guthrie representing The Hawks Motorcycle Club - Wisconsin Chapter, for a Conditional Use permit to operate a meeting hall/clubhouse at 2051 Mead Street. (PC-12)

Attachments: [PH Notice - 2051 Mead Street](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Recommend approval subject to conditions.

Agenda sent to: Terynce Guthrie, Zinn Properties and Alderwoman Krystyna Sarrazin.

PUBLIC HEARINGS

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12-7855

Subject: (Direct Referral) Request by Maurice and Kimberly Horton of Kimberland Daycare seeking a conditional use permit for a daycare facility at 3417 Douglas Avenue. (PC-12)

Attachments: [PH Notice - 3417 Douglas Ave](#)

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Recommend approval subject to conditions.

Agenda sent to: Maurice & Kimberly Horton and Alderman Ray DeHahn.

12-7860

Subject: (Direct Referral) Request by John Dunk of John's Dock seeking an amendment to a conditional use permit to expand an outdoor entertainment area at 303 Dodge Street. (PC-12)

Attachments: [PH Notice - 303 Dodge St](#)

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Recommend approval subject to conditions.

Agenda sent to: John Dunk and Alderman Jim Kaplan.

12-7861

Subject: (Direct Referral) Request by Rev. Daryn Crenshaw seeking a conditional use permit for a health and wellness center, and a church at 1034 West Boulevard. (PC-12)

Attachments: [PH Notice - 1034 West Blvd](#)

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Recommend approval subject to conditions.

Agenda sent to: Rev. Daryn Crenshaw and Alderman Terry McCarthy.

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.