



City of Racine

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

Meeting Agenda City Plan Commission

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

Wednesday, August 27, 2008

4:15 PM

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 times. Following the public hearings, the Plan Commission will resume action on postponed items.

1. **Call To Order**
2. **Approval of Minutes from the August 13, 2008 Plan Commission meeting.**
3. [07-0355](#) **Subject:** (Direct Referral) Compliance review of unified development plan for 3210 Durand Avenue, and 2908 & 2920 Taylor Avenue, Kiernan Heating and A.C. Inc.

Recommendation of the City Plan Commission on 3-28-07: To defer.

Recommendation: Determine acceptability of proposed signage plan for Kiernan Heating and A.C.

Agendas sent to Brian Kiernan and Michelle Lipp of Kiernan Heating and A.C., Inc. and Alderman Holding.

Public Hearings starting at 4:15 p.m.

4. [08-2408](#) **Subject:** (Direct Referral) Consideration of the re-designation of a Racine Landmark at 716 College Avenue; First Presbyterian Church.

Recommendation of the Landmarks Preservation Commission on 7-7-08: That the property at 716 College Avenue be re-designated a landmark under criteria 58-61 (a) (1) (3) and (4) of the Historic Properties Ordinance.

Further, that the re-designation be referred to the Plan Commission for a rezoning public hearing, and further review and recommendation.

Attachments: [716 College Ave.pdf](#)
[716 College Rezoning](#)

Recommendation: Recommend approval of the Landmarks Commission recommendation, create an ordinance and schedule public hearing.

Agendas sent to Virginia Hole, Clerk of Session of First Presbyterian Society, Milwaukee Presbytery and Alderman Jeff Coe.

5. [08-2409](#)

Subject: (Direct Referral) Consideration of the re-designation of a Racine Landmark at 1001 Main Street; East Park and the Mary Todd/Abraham Lincoln Statue.

Recommendation for the Landmark Preservation Committee on 7-7-08: That the property at 1001 Main Street be re-designated a landmark under criteria 58-61 (a) (2) and (4) of the Historic Properties Ordinance.

Further, that the re-designation be referred to the Plan Commission for a rezoning public hearing , and further review and recommendation.

Attachments: [1001 Main St Ave.pdf](#)
[1001 Main Rezoning](#)

Recommendation: Recommend approval of the Landmarks Commission recommendation, create an ordinance and schedule public hearing.

Agendas sent to Mark Zlevor, CFO of Gateway Technical College, Alderman Jeff Coe, and Alderman Robert Anderson.

6. [08-2410](#)

Subject: (Direct Referral) Consideration of the re-designation of a Racine Landmark at 1135 Main Street; Eli Cooley/Wm. F. Kuehneman House.

Recommendation for Landmark Preservation Committee on 7-7-08: That the property at 1135 Main Street be re-designated a landmark under criteria 58-61 (a) (3) and (4) of the Historic Preservation Ordinance.

Further, that the re-designation be referred to Plan Commission for a rezoning public hearing, and further review and recommendation.

Attachments: [1135 Main St.pdf](#)

[1135 Main Rezoning](#)

Recommendation: Recommend approval of the Landmarks Commission recommendation, create an ordinance and schedule public hearing.

Agendas sent to David Bahlman and Alderman Robert Anderson.

7. [08-2411](#)

Subject: (Direct Referral) Consideration of the re-designation of a Racine Landmark at 1611 College Ave.; Robert M. Boyd/Ellis Gaskell House.

Recommendation of the Landmark Preservation Committee on 7-7-08: That the property at 1611 College Avenue be re-designated a landmark under criteria 58-61 (a) (3) and (4) of the Historic Preservation.

Further, that the re-designation be referred to the Plan Commission for a rezoning public hearing, and further review and recommendation.

Attachments: [1611 College Ave.pdf](#)

[1611 College Rezoning](#)

Recommendation: Recommend approval of the Landmarks Commission recommendation, create an ordinance and schedule public hearing.

Agendas sent to Robert & Jill Hartman and Alderman Robert Anderson.

Public Hearings starting at 4:30 p.m.

8. [08-2549](#)

Subject: (Direct Referral) Creation of Tax Incremental District No. 16 and adoption of its Project Plan.

Attachments: [TID 16 Tax Increments and Maps](#)

Recommendation: Recommend approval

Agendas sent to Alderman Jeff Coe, Alderman Michael Shields, Alderman Robert Anderson, Kristin Niemiec of RCEDC, Walter Madsen of Uptown Improvement Organization and Dr. Richard Kemper of Uptown Business Improvement District.

9. [08-2402](#)

Subject: Request of MDS Investments, LLC that A Business Improvement District be established on Douglas Avenue.

Attachments: [Ltr of MDS - Business Improvement District.pdf](#)

[Proposed Bid Budget](#)

Recommendation: Recommend approval

Agendas sent to Alderman Jim Kaplan, Alderman David Maack, Alderman Robert

Mozol, Alderman Ray DeHahn, Kristen Niemiec of RCEDC and David Namowicz of Douglas Avenue Redevelopment Association.

Public Hearings starting at 4:45 p.m.

10. [08-2575](#) **Subject:** (Direct Referral) Consideration of a request for a conditional use permit for a building materials recycling operation at 1425 North Memorial Dr.: a.k.a. Champion Steel

Attachments: [1425 N Memorial CUP](#)

Recommendation: approval subject to conditions.

Agendas sent to Alderman Q.A. Shakoor

11. [08-2576](#) **Subject:** (Direct Referral) Consideration of a request to rezone the properties at 1423 State Street from B-3 General Business District and I-2 General Industrial District to B-2 Community Shopping District.

Attachments: [1423 State-1402 Liberty Rezoning](#)

Recommendation: Recommend that an ordinance be created and public hearing scheduled.

Agendas sent to Alderman Q.A. Shakoor

12. Administrative Business

13. Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact Department of City Development at 636-9151 at least 48 hours prior to this meeting.