



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 Eric Marcus, Tony Veranth*

Wednesday, March 28, 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 March 14, 2012 Meeting

[12-7467](#)

Subject: (Direct Referral) Request from Bryan Linstroth, representing Stein Gardens and Gifts, seeking a conditional use permit to operate a seasonal garden center at 3502 Douglas Avenue. (PC-12)

Attachments: [PH Notice - 3502 Douglas Avenue](#)

Reviewer: Matthew Sadowski, Principal Planner

Recommendation: Recommend approval, subject to Staff conditions.

Agenda sent to: Bryan Linstroth (Stein Garden's and Gifts), David Namowicz (DARA & Douglas Avenue BID), and Alderman Ray DeHahn.

[12-7521](#)

Subject: (Direct Referral) Request from Chris Barton of NTP Wireless, representing AT&T Mobile, seeking a minor amendment to a conditional use permit for equipment modifications including additional antennas at 100 7th Street. (PC-12)

Reviewer: Matthew Sadowski, Principal Planner

Recommendation: Recommend approval, subject to Staff conditions.

Agenda sent to: Chris Barton (NTP Wireless) and Alderman Keith Fair.

[12-7522](#)

Subject: (Direct Referral) Request from Chris Barton of NTP Wireless, representing AT&T Mobile, seeking a minor amendment to a conditional use permit for equipment modifications including additional antennas at 2501 Kinzie Avenue. (PC-12)

Reviewer: Matthew Sadowski, Principal Planner

Recommendation: Recommend approval, subject to Staff conditions.

Agenda sent to: Chris Barton (NTP Wireless) and Alderwoman Sandy Weidner.

12-7523

Subject: (Direct Referral) Request from Chris Barton of NTP Wireless, representing AT&T Mobile, seeking a minor amendment to a conditional use permit for equipment modifications including additional antennas at 1828 DeKoven Avenue. (PC-12)

Reviewer: Matthew Sadowski, Principal Planner

Recommendation: Recommend approval, subject to Staff conditions.

Agenda sent to: Chris Barton (NTP Wireless) and Alderman Michael Shields.

12-7524

Subject: (Direct Referral) Request from Michael Bieniek, representing AT&T Mobility, seeking a minor amendment to a conditional use permit for replacement of 6 antennas and addition of 3 antennas and base equipment at the water tank site located at 1600 Summit Avenue. (PC-12)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Recommend approval, subject to Staff conditions.

Agenda sent to: Michael Bieniek, AT&T Mobility, and Alderman Q.A. Shakoor, II.

Ord.3-12

Ord. 3-12

To repeal and recreate Ch. 114, Sec. 845(2) and amend Ch. 114, Sec. 890(e)1.

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

Part 1:

Sec. 845(2) of the Municipal Code of the City of Racine is hereby **repealed** and **recreated** to read as follows:

Official maps: Based on the FIS.

(a) Flood Insurance Rate Map (FIRM), panels 55101C0111D, 55101C0113D, 55101C0114D, 5101C0118D, 55101C0119D, 55101C0209D, 55101C0226D, 55101C0227D, 55101C0228D, 55101C0229D, 55101C0231D, 55101C0232D, 55101C0233D, 55101C0234D, 55101C0236D, 55101C0237D, and 55101C0241D, dated May 2, 2012; with corresponding profiles that are based on the Flood Insurance Study (FIS) dated May 2, 2012, Volume numbers 55101CV001A and 55101CV002A.

Part 2:

Sec. 114-890(e) 1. of the Municipal Code of the City of Racine is hereby amended to read as follows:

(e) 1. Except as provided in subsection 2., if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be replaced, reconstructed or rebuilt unless the use and the structure meet the current requirements of this chapter. A structure is considered substantially damaged if the total cost to restore the structure to its predamaged condition equal to or exceeding 50 percent of the structure's present equalized assessed value just before the destruction or damage.

Part 3:

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

*Reviewer: Matthew Sadowski, Principal Planner
Jim Luellhoff, Planning Aide*

Recommendation: That the ordinance be adopted.

Agenda sent to: Tanya L. Lourigan, P.E. (Wisconsin DNR).

4:30 P.M. PUBLIC HEARING

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[12-7525](#)

Subject: (Direct Referral) Request from Terry J. Walz seeking a conditional use permit to operate a facility for the tuning and restoration of motorcycles at 2711 Lathrop Avenue. (PC-12)

Attachments: [PH Notice - 2711 Lathrop Ave](#)

Reviewer: Matthew Sadowski, Principal Planner

Recommendation: Recommend approval, subject to Staff conditions.

Agenda sent to: Terry J. Walz and Alderman Greg Holding.

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.