



City of Racine

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

Meeting Agenda - Final City Plan Commission

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

Wednesday, June 25, 2008

4:15 PM

City Hal, 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 28, 2008 Meeting and June 11, 2008 Public Hearings.

08-2309

Subject: Communication from Jan Roland, Board President for Habitat for Humanity, requesting the City of Racine to donate two properties located at 1112 Villa Street and 1501 West Street.

Attachments: [habitat for humanity.pdf](#)

Recommend to approve, not in conflict with City plans and programs.

Agendas sent to Jan Roland of Habitat for Humanity, Aldermen Jeff Coe and Q.A. Shakoor.

Res.08-0846

Vacation of alley and street dedication for the southwest corner of State and Spring Street

Resolved, that since public interest requires it, the following parcel of land, more particularly described as follows, be and hereby is vacated and discontinued:

"Vacate a 18.75 foot wide alley which lies between Hill Street and State Street and runs in a northeasterly direction described as follows: Vacate alley that lies between Lot 1 and Lot 7 of Jacobson's Addition, a recorded plat in the City of Racine, Racine County, Wisconsin, excepting therefrom the land described as follows: Start at the intersection of the southwesterly line of State Street and the northwesterly line of said alley; run thence South 22° 41' 20" East a distance of 20.06 feet to the northwesterly line of Lot 7; thence South 46° 28' 9" West along the northeasterly line of said Lot 7 a distance of 69.86 feet; thence South 73° 9' 10" West a distance of 7.57 feet to the point on a curve to

the right having a radius of 19.50 feet and a chord of 18.34 feet bearing North 78° 48' 19" West; thence westerly along said curve a distance of 19.09 feet; thence North 49° 57' 34" West a distance of 0.39 feet; thence North 46° 28' 9" East a distance of 94.40 feet to the intersection of the southwesterly line of State Street and the northwesterly line of said alley, said tract containing 0.037 acres more-or-less."

Further resolved, that since public interest requires it, the following parcels of land, more particularly described as follows, be dedicated for street right-of-way purposes:

"That part of the Southeast ¼ of Section 8, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, bounded as follows: Start at the southeast corner of Lot 1 of Jacobson's Addition, a recorded plat in the City of Racine, Racine County, Wisconsin, thence South 43° 50' 51" East a distance of 152.37 feet; thence South 41° 30' 22" West a distance of 50.67 feet to a point on a curve to the left, having a radius of 72.49 feet and a chord of 49.35 feet bearing North 2° 22' 36" West; thence northerly along said curve a distance of 50.36 feet; thence North 22° 41' 20" West a distance of 50.34 feet to the southeast corner of Lot 1, said tract containing 0.033 acres more-or-less, and;

That part of the Southeast ¼ of Section 8, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, bounded as follows: Commence at the southwest corner of Lot 1 of Jacobson's Addition, a recorded plat in the City of Racine, Racine County, Wisconsin, thence South 50° 45' 49" East a distance of 0.39 feet to the point of beginning and on a curve to the left, having a radius of 19.50 feet and a chord of 18.34 feet bearing South 78° 48' 19" East; thence easterly along said curve a distance of 19.09 feet; thence North 73° 9' 10" East a distance of 14.84 feet to the point on a curve to the right having a radius of 36.50 feet and a chord of 25.03 feet bearing South 86° 47' 50" East; thence easterly along said curve a distance of 25.55 feet; thence South 67° 3' 55" East a distance of 38.50 feet to the point on a curve to the right having a radius of 71.50 feet and a chord of 15.24 feet bearing South 11° 44' 54" West; thence southerly along said curve a distance of 15.27 feet; thence South 41° 30' 22" West a distance of 32.97 feet; thence South 50° 45' 49" West a distance of 87.38 feet to the Point of Beginning, said tract containing 0.059 acres more-or-less."

Fiscal Note: N/A

Recommend the ordinance be adopted, not in conflict with City plans and programs.

Agendas sent to Rick Jones, Aldermen Q.A. Shakoor and Sandy Weidner.

Ord.11-08

To amend Secs. 114-1(b) and 114-273 of the Municipal Code of the City of Racine, Wisconsin relating to Yard/Garage/Rummage Sales.

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

Part 1:

Section 114-1(b) of the Municipal Code of the City of Racine is hereby

amended by adding the following definition after the definition of "Rooming Unit":

"Rummage, garage, yard, patio, tag, attic, moving, or junk" sale (or the like) is defined as a sale of personal property accumulated during the course of ordinary residential living by selling the same to the public, conducted by any occupant from any location on the premises on any residential property. Rummage sales may also be allowed on properties of a religious or a non-profit organization."

Part 2:

Section 114-273 of the Municipal Code of the City of Racine is hereby amended by adding the following at the end of the section:

"(16) Rummage sales in accordance with the following regulations:

- a. *Consecutive Days / Times*; Maximum of 3 consecutive days per property. Sale can start no earlier than 7:00 a.m. and may run no later than 6:00 p.m.
- b. *Display of Sale Items*; Allowed within the property boundaries only. Items for sale may not be placed within the sidewalk, parkway, alley or street.
- c. *Sales per Year*; Maximum of 3 sales, with a month separation between sales, within the calendar year.
- d. *Signage*; May be a maximum 12 square feet in size. Maximum 2 signs per sale. Signs may not be placed on any public structure, including light poles, directional or stop signs, city right-of-way, or in street medians. Signs may be placed on a neighboring property with owner consent. All signs must be removed by 8:00 a.m. of the day following the completion of the sales event.
- e. *Prohibited items at a rummage sale*; Motor vehicles, secondhand goods obtained for purposes of resale.
- f. *Enforcement*; Any person may file a complaint with the Building Inspection Department. The Building Inspector or designee shall investigate each complaint and, if warranted, issue a citation, give a written warning, or pursue other course of action."

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

Recommend the ordinance be adopted.

Agenda sent to Rick Heller.

ZOrd.0003-08 An Ordinance to rezone 1438 and 1440 Main Street

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 property known as 1438 and 1440 Main Street and more particularly described as follows:

“Lot 12, the south ½ of Lot 9, the south 10 feet of Lot 10, the north 30 feet of the south 40 feet of the east 32.7 feet of Lot 10, and the east 40 feet of Lot 11 of Block 91 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin”

be rezoned from “R-2” Single Family Residence, to “R-2” with a FD Flex Development Overlay District, as 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

Recommend to approve.

Agendas sent to TFB Real Estate Investments, LLC and Alderman Robert Anderson.

08-2274 **Subject:**(Direct Referral) Consideration of a use supplement for a flex development at 1438 - 1440 Main Street to facilitate a residential condominium at 1440 Main Street.

Attachments: [1440 Main St.pdf](#)

Recommend to approve, subject to conditions.

Agendas sent to TFB Real Estate Investments, LLC and Alderman Robert Anderson.

08-2277 **Subject:** (Direct Referral) Consideration of a Conditional Use Permit to convert an existing apartment building to a 15 unit residential condominium at 1440 Main Street.

Attachments: [1440 Main St.pdf](#)

Recommend to approve, subject to conditions.

Agendas sent to TFB Real Estate Investments, LLC and Alderman Robert Anderson.

08-2275 **Subject:** (Direct Referral) Consideration of a request by Keith Haas Manager of the Racine Water & Waste Water Utility seeking a conditional use permit for the installation of an emergency generator and associated equipment at 3213 Michigan Blvd. aka 3225 Michigan Blvd.

Attachments: [3213 Michigan Blvd.pdf](#)

Recommend to approve, subject to conditions.

Agendas sent to Keith Haas, Lex Heckman, and Alderman Robert Mozol.

08-2276 **Subject:** (Direct Referral) Consideration of a request by Rossi Construction Co. representing Lakeview Pharmacy seeking an amendment to a conditional use permit to construct an addition to a building to expand vehicle storage activities at 1414 Layard Avenue.

Attachments: [1414 Layard Ave.pdf](#)

Recommend is pending, requiring additional information from applicant.

Agendas sent to Rossi Construction Co., Lakeview Pharmacy, and Alderman David Maack.

Public Hearings starting at 4:30 p.m.

08-2273 **Subject:** (Direct Referral) Request by Tony DeRango seeking to rezone the property at 1439 N. Main Street from O Restricted Office District to O with a FD Flex Development Overlay District.

Recommend to create ordinance and use supplement, and schedule a public hearing.

Agendas sent to Tony DeRango, John Dickert, and Alderman Jim Kaplan.

08-2345 **Subject:** (Direct Referral) Request for a conditional use permit at 1439

N. Main Street for a candy and ice cream shop.

Attachments: [1439 N.MainSt.pdf](#)

Recommend to defer, pending Flex ordinance and use supplement.

Agendas sent to Tony DeRango, John Dickert, and Alderman Jim Kaplan.

End of Public Hearings

08-2218

Subject: (Direct Referral) Request to rezone property at South Street and Mt. Pleasant Street from I-2 General Industrial District to I-2 with an I-P Industrial Park District Overlay.

Recommendation of City Plan Commission on 5-28-08: That this item be deferred.

Attachments: [MtPleasant& South St.pdf](#)

Recommend an ordinance be prepared and a public hearing scheduled.

Agendas sent to Kristen Niemiec, David Namowicz (DARA), and Alderman Raymond DeHahn.

Administrative Business

Update on study of the potential for the designation of a Racine "H" Historic District in the area of the National Register Southside Historic District

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.