



City of Racine

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

Meeting Agenda - Final City Plan Commission

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

Wednesday, April 8, 2015

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 25, 2015 Meeting

[15-00214](#)

Subject: (Direct Referral) Communication to rescind Legislative File 15-00115 relating to Ord. 02-15.

Recommendation of the Public Works and Services Committee on 03-10-15: Rescind Legislative File 15-00115 relating to Ord. 02-15.

Further recommends that this item be referred to the City Plan Commission.

Fiscal Note: N/A

Attachments: [15-00214](#)

[15-00115](#)

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Receive and file.

[15-00299](#)

Subject: (Direct Referral) Request from Sivagowri Surendran for a minor amendment to a conditional use to allow for operation of a 24-hour childcare facility at 1015 Washington Avenue.

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agendas to: Sivagowri Surendran and Alderman Jeff Coe

[14-10831](#)

Subject: (Direct Referral) Consideration of an amendment to the 2035 Comprehensive Land Use Plan Map designation for properties at 1223 Ohio Street and 1212, 1218 & 1222 Virginia Street from Medium Density Residential to Commercial.

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Denial

Agendas to: Richard Donner, Alderman Henry Perez, Jim Spangenberg, owners of subject properties

[14-10786](#)

Subject: (Direct Referral) A request from Richard Donner of Reinhart Boerner Van Dueren s.c., representing TMC Wisconsin 2 LLC, for the rezoning of the south side of Washington Avenue in the 4600 Block between Ohio Street and Virginia Street from B-1 Neighborhood Convenience, R-2 Single Family Residence, and R-3 Limited General Residence to B-2 Community Shopping District.

Attachments: [PH Notice - CVS Pharmacy](#)

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Denial.

Agendas to: Richard Donner, Alderman Perez and Jim Spangenberg

[14-10787](#)

Subject: (Direct Referral) A request from Richard Donner of Reinhart Boerner Van Dueren s.c., representing TMC Wisconsin 2 LLC, for a conditional use permit to allow for a CVS Pharmacy on the south side of Washington Avenue in the 4600 Block between Ohio Street and Virginia Street.

Attachments: [PH Notice - CVS Pharmacy](#)

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Denial.

Agendas to: Richard Donner, Alderman Perez and Jim Spangenberg

4:30 P.M. PUBLIC HEARINGS**4:30 P.M. PUBLIC HEARINGS**[15-00300](#)

Subject: (Direct Referral) Request from Ed Malacara, representing William Garcia & Luis Bautista, for a conditional use permit to operate an automobile repair facility known as "B & L Auto Repair" at 1304 Douglas Avenue.

Attachments: [PH Notice - 1304 Douglas Avenue](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agendas to: Ed Malacara, William Garcia, Luis Bautista and Alderman Jim Kaplan

[15-00301](#)

Subject: (Direct Referral) Request from Marvin Letven, representing RUGN (Racine Urban Garden Network) for a conditional use permit to allow a community garden at 3825 Erie Street. (PC-15)

Attachments: [PH Notice - 3825 Erie Street \(2\)](#)

Reviewer: Brian Dean, VISTA Intern

Recommendation: Approval, subject to conditions.

Agendas to: Marvin Letven, Trinity United Methodist Church and Alderman Edward 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.