



City of Racine

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

Meeting Agenda - Revised City Plan Commission

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

Wednesday, July 9, 2008

4:15 PM

Room 102

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 June 25, 2008 Meeting

08-2203

Subject: (Direct Referral) Review of a request for a conditional use permit to allow the partial conversion of first floor commercial space into residential space at 1639 Douglas Avenue.

Recommendation of Access Corridor on 5-22-08: To recommend to the Plan Commission that the partial conversion of first floor commercial space into residential space at 1639 Douglas Avenue is found to be an acceptable use, subject to the repair and retention of the store front façade, and submittal of detailed scalable plans consistent with the plans presented to the Access Corridor Development Review Committee on May 22, 2008

Recommend to approve, subject to conditions.

Agendas sent to El Perro LLC; Mike Jaeger and Abby Matthais of Equity Real Estate Management; Robert Morrison, Tom Sollman; and Alderman David Maack.

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.

Recommendation of City Development on 6-25-08: That the item be deferred.

Attachments: [habitat_for_humanity.pdf](#)

Recommend not in conflict with City plans and programs.

Agendas sent to Jan Roland, Aldermen Jeff Coe and Q.A. Shakoor, II.

ZOrd.0004-08 An Ordinance to Rezone 1439 N. 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:

The property known as 1439 N. Main Street and more particularly described as follows:

"Excepting the east 21 feet 2 inches, Lot 16, Block 44, of the Original Plat of the City of Racine, as recorded in the office of the Racine County Register of Deed's Office Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "O" Restricted Office District, to "O with a FD Flex Development Overlay District" and 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 the ordinance be adopted.

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

08-2403 **Subject:** (Direct Referral) Use Supplement for a flex development at 1439 N. Main Street for a candy and ice cream shop.

Recommend for approval.

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

ZOrd.0005-08 An Ordinance for Rezoning South Street and Mt. Pleasant 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:

Those properties known as 3026, 3100 3200 Mt. Pleasant Street & 2100, 2200, 2201, 2227, 2300 South Street and more particularly described as follows:

"3026 Mt. Pleasant Street; Block 1 Huck Industrial Park, as described on page 292-292A, volume 3568. 3100 Mt. Pleasant Street: Block 1 Huck Industrial Park part Lot 1 as described on pages 383-384, volume 2193 aka part Parcel 1 CSM No. 1094 recorded Volume 3, CSM pages 225-226 & excepting parts described Volume 3568 page 292. 3200 Mt. Pleasant Street; Block 1 Huck Industrial Park part Lot 1 as described on pages 886, Volume 1766 aka part Parcel 1 CSM No. 1094 recorded Volume 3, CSM pages 225-226. 2100 South Street; Block 1 Huck Industrial Park Lot 6, 2200 South Street; Block 1 Huck Industrial Park Lot 7, 2201 South Street; Block 1 Huck Industrial Park part Lot 2 CSM 1560 recorded April 16, 1992 Volume 4, pages 787-788. 2227 South Street; Block 1 Huck Industrial Park part Lot 1 & 2, CSM no. 1561 recorded April 16, 1992 Volume 4, CSM pages 789-790. 2300 South Street; Block 1 Huck Industrial Park part Lots 3 & 4, described as parcel 2, CSM No. 1056, recorded Volume 3, CSM pages 141-142, as recorded in the office of the Racine County Register of Deed's Office Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "I-2" General Industrial District, to "I-2 with an I-P Industrial Park District Overlay" and 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 the ordinance be adopted.

Agendas sent to Kristin Niemiec, David Namowicz, and Alderman Raymond DeHahn.

Public Hearings Starting at 4:30 p.m.

[08-2404](#)

Subject: (Direct Referral) Request by Xavier Hernandez seeking a conditional use permit to accommodate an auto body repair and painting facility at 1546 Layard Avenue.

Attachments: [1546 Layard Ave.pdf](#)

Recommend - pending.

Agendas sent to Xavier Hernandez and Alderman David Maack.

[08-2405](#)

Subject: (Direct Referral) Request to amend a conditional use permit to allow building identification signage at the Gateway Technical College Campus at 1001 Main Street.

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

Recommend to approve, subject to conditions.

Agendas sent to Mark Zlevor of Gateway Technical College; John C. Murphy of Architectural Associates; Fred Zabel of Badger Lighting & Signs; Aldermen Jeff Coe and Robert Anderson.

End of Public Hearings

[07-0255](#)

Subject: Request of SkyLink Networks, Inc. to discuss placing a cellular tower at Lockwood Park.

Recommendation of the Board of Parks, Recreation & Cultural Services 3-14-07: that the request be deferred.

Recommendation of the Board of Parks, Recreation & Cultural Services 5-9-07: that the request be deferred.

Recommendation of the Board of Parks, Recreation & Cultural Services 8-8-07: that staff work with the City Plan Commission and other City offices to move forward with Skylinks/T-Mobile to negotiate the plan to have a cell tower at Lockwood Park to include the following conditions: easement arrangement, public input from neighbors and suitable compensation to the City.

Further recommend this item be referred to City Plan Commission.

Fiscal Note: To be determined

Attachments: [Skylink](#)

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.