



City of Racine

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

Meeting Agenda - Revised City Plan Commission

*Mayor John T. Dickert, Alderman Gregory Holding
Atty. Jud Wyant, Atty. Elaine Sutton Ekes
Vincent Esqueda, Alderman Eric Marcus, Tony Veranth*

Wednesday, April 13, 2011

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 9, 2011 Meeting

Approval of the minutes of the March 31, 2011 Meeting

11-6040

Subject: Communication from Karen Sorenson requesting termination of the West Racine Business Improvement District (BID No. 2).

Attachments: [BID Petitions](#)
[West Racine BID Operating Plan 2011](#)
[Municipal Law 66.1109 BID](#)
[Notice, Letter, Survey](#)

*Reviewers: Matthew Sadowski, Principal Planner
Jill Johanneck, Associate Planner*

Staff recommendation: Pending the final tabulation of owner responses.

Agenda sent to: Karen Sorenson, Alderman James Spangenberg, Alderman Terry McCarthy, and Attorney Tim Pruitt.

11-6218

Subject: (Direct Referral) Request by Anthony Coey for a Conditional Use permit for 3317 Durand Avenue to operate a used automobile sales lot.

Attachments: [PH Notice - 3317 Durand Avenue](#)

Reviewer Jill Johanneck, Associate Planner

Staff recommendation: Pending discussions with the applicant and his representatives.

Agenda sent to: Anthony Coey, Attorney James Fetek, and Alderman Greg Holding.

11-6266

Subject: (Direct Referral) Request for a minor amendment to a

Conditional Use permit for a Speedway gas station at 4620 Washington Avenue for a revised pylon sign.

Reviewer: Matthew Sadowski, Principal Planner

Staff recommendation: Approval recommended.

Agenda sent to: Chad Engstrom (Lemberg Electric Co.) and Alderman Ron Hart.

11-6284

Subject: (Direct Referral) Request by Michael Lerner on behalf of Regency West Apartments, LLC, seeking a minor amendment to the planned development at 2300 Loni Lane to substitute LED exterior lighting for the lighting originally specified.

Reviewer: Matthew Sadowski, Principal Planner

Staff recommendation: Pending completion of review.

Agenda sent to: Michael Lerner and Alderman Ron Hart.

11-6243

Subject: (Direct Referral) Consideration of the designation of a Racine Landmark at 845 Villa Street.

Recommendation of the Landmarks Preservation Commission on 4-4-11: That the property be designated a Racine Landmark under criteria 58-61(a) (3), (4), and (5) of the Historic Preservation Ordinance.

Reviewer: Matthew Sadowski, Principal Planner

Staff recommendation: That the designation be recommended for approval.

Agenda sent to: Janet and Daniel Frey, Alderman Jeff Coe, and Alderman-elect Keith Fair.

4:30 P.M. PUBLIC HEARINGS

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11-6267

Subject: (Direct Referral) A request by Janet and Daniel Frey to rezone their home at 845 Villa Street from R-3 Limited General Residence to R-3 with a H-Historic Properties District Overlay.

Attachments: [PH Notice - 845 Villa Street](#)

Reviewer: Matthew Sadowski, Principal Planner

Staff recommendation: Recommend that an ordinance be prepared and a public hearing scheduled.

Agenda sent to: Janet and Daniel Frey, Alderman Jeff Coe, and Alderman-elect Keith Fair.

11-6268

Subject: (Direct Referral) Request by Abimael Gutierrez of Wisconsin Iron & Steel, LLC seeking a Conditional Use permit for a contractor's storage and materials fabrication facility at 724 Racine Street.

Attachments: [PH Notice - 724 Racine Street](#)

Reviewer: Matthew Sadowski, Principal Planner

Staff recommendation: Pending the completion of review.

Agenda sent to: Abimael Gutierrez, Alderman Jeff Coe, and Alderman-elect Keith Fair.

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 636-9151 at least 48 hours prior to this meeting.