



# City of Racine

## Meeting Agenda

### City Plan Commission

Room 103, City Hall

*Mayor Gary Becker, Alderman John M. Engel,  
John Dickert, Elaine Sutton Ekes,  
Vincent Esqueda, Joseph Muratore, Jr.,  
Jud Wyant*

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Wednesday, February 22, 2006

4:15 PM

Room 103, City Hall

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#### Call To Order

#### Approval of Minutes for the February 8, 2006 Meeting

**06-1447**      **Subject:** Consideration of an ordinance amendment to alter the area defined as the "downtown area" to facilitate the implementation of the updated Downtown Plan.

**Recommendation:** Defer.

*(Deferred from the February 8, 2006 meeting). Agendas sent to Devin Sutherland, Aldermen Keith Fair, Q.A. Shakoor, II, and Jarvis Finley.*

**06-1448**      **Subject:** Consideration of an ordinance amendment referencing design documents cited in the updated Downtown Plan as resources to be consulted when considering a project in the downtown area.

**Recommendation:** Defer.

*(Deferred from the February 8, 2006 meeting). Agendas sent to Devin Sutherland, Aldermen Keith Fair, Q.A. Shakoor, II, and Jarvis Finley.*

**06-1520**      **Subject:** Direct Referral. Consideration of a request by Andy Bohl of Bohl Automotive seeking a conditional use permit to offer for sale up to five vehicles at 2525 Douglas Avenue.

**Recommendation:** Defer.

**Attachments:** [P.H.-Bohl.pdf](#)

*(Deferred from the February 8, 2006 meeting). Agendas sent to Andy Bohl, Robert Morrison, David Namowitz, Aldermen David Maack, and Thomas Sollman.*

**06-1521**      **Subject:** Direct Referral. Consideration of a request by Ignacio Castaneda seeking a conditional use permit to operate an auto repair facility at 1440 West Street.

**Recommendation:** Pending.

**Attachments:** P.H. - Castaneda.pdf

*(Deferred from the February 8, 2006 meeting). Agendas sent to Ignacio Castaneda and Alderman Q.A. Shakoor II.*

**06-1540**

**Subject:** Review of a two-parcel certified survey map at 1500 Durand Avenue for Emil Ruffalo of Racine Durand, LLC.

**Recommendation:** Approve.

*Agendas sent to Emil Ruffalo of Racine Durand, LLC, Ted Hart of Century 21 Savaglio & Cape, and Alderman Tom Friedel.*

**06-1541**

**Subject:** Direct Referral. Amendments to subdivision ordinance regarding review of splits and joiners, and the institution of land division fees.

**Recommendation:** Create ordinance.

**Public Hearings at 4:30 p.m.**

**06-1537**

**Subject:** Direct Referral. Consideration of a request by Frank Rosselli of Northwest Medical Center seeking a rezoning from O/I to O/I FD.

**Recommendation:** Create ordinance and use supplement.

**Attachments:** [P.H. Rosselli.pdf](#)

*Public Hearing Notices were sent to 20 surrounding property owners, and Agendas sent to Frank Rosselli, Alderman Pete Karas.*

**06-1538**

**Subject:** Direct Referral. Consideration of a request by Daniel Oakes of AW Oakes & Son, Inc. seeking to amend a conditional use permit for a contractor's facility at 2000 Oakes Road for the construction of a 9,975 square foot storage building, and a 8,400 square foot office building.

**Recommendation:** Approve with conditions.

**Attachments:** [P.H. D. Oakes.pdf](#)

*Public Hearing Notices sent to 5 surrounding property owners, and Agendas sent to Daniel Oakes and Alderman Ron Hart.*

**06-1539**

**Subject:** Direct Referral. Consideration of a request by Robert Martins of Lukas Classics seeking a conditional use permit to operate an auto restoration business at 1500 Summit Avenue.

**Recommendation:** Approve with conditions.

**Attachments:** [P.H. Lukas Classic.pdf](#)

*Public Hearing Notices sent to 26 surrounding property owners, and Agendas sent to Robert Martins of Lukas Classic and Alderman Sandy Weidner.*

### **Adjournment**

**If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at least 48 hours prior to this meeting.**