



City of Racine

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

Meeting Agenda - Final City Plan Commission

*Mayor John Dickert, Alderman Dennis Wiser,
Molly Hall, Vincent Esqueda, Tony Veranth,
Pastor Melvin Hargrove, Attorney Tom Durkin*

Wednesday, April 13, 2016

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 City Plan Commission will resume action on postponed items.

Call To Order

Approval of the Minutes

Approval of the Minutes for March 30, 2016 City Plan Commission meeting (Pending).

[15-01056](#)

Subject: (Direct Referral) A request by Matt Richmond of Richmond Paints for a conditional use permit to operate an indoor painting and decorating contractor facility at 3402 Douglas Avenue. (PC-15)

Reviewer: Jill Johanneck, Associate Planner
Recommendation: Pending

Agendas to: Matt Richmond (richmondpainting@yahoo.com)
Nhu Tran, Attorney's Office
Alderman Ray DeHahn

Attachments: [PH Notice - 3402 Douglas Avenue](#)

[0312-16](#)

Subject: (Direct Referral): A request by Jeff Stahl representing Highland Park Terrace Corp. and Elmwood Racine, LLC, for a 2-Lot Certified Survey Map at 3701 and 3709 Durand Avenue. (PC-16)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, with conditions

Agendas to: Jeff Stahl (jstahl@stahllowen.com)
Alderman Mary Land

[0257-16](#)

Subject: (Direct Referral) Consideration of a conditional use request from Kenneth Brown for a ground floor residence in a B-4 Central Business District in the rear (western 40+/- feet) of the building located at 334 Main Street (PC-16). (Res No. 0116-16)

Recommendation of the Plan Commission on 3/30/2016: Recommends that a conditional use request from Kenneth Brown for a ground floor residence in a B-4 Central Business District in the rear (western 40+/- feet) of the building located at 334 Main Street be approved subject to conditions.

Fiscal Note: N/A

Attachments:

[Brown 334 Main](#)

[0257-16 Recommendations](#)

[0314-16](#)

Subject: (Direct Referral) Review of a Certified Survey Map for Financial District Properties for the consolidation of properties located at 308 Fourth Street and 470, 512, 702, 712, 800, 820, 900, and 1010 Water Street.(PC-16)

Reviewer: Matt Sadowski, Interim Director

Recommendation: Approve, with conditions

Agenda to: Donald Chaput (Chaput Land Surveys, LLC),
don@chaputlandsurveys.com
Rodney Blackwell, rodblackwell@yahoo.com
Alderman Jeff Coe

*** PUBLIC HEARINGS ***

[0315-16](#)

Subject: (Direct Referral) Consideration of a request by Joe Tikotzky representing Villa Healthcare seeking a major amendment to a conditional use permit for a building addition and southern façade canopy remodel project for The Villa at Lincoln Park; 1700 C.A. Becker Dr. (PC-16)

Reviewer: Matt Sadowski, Interim Director

Recommendation: Approve, with conditions.

Agendas to: Ald. Ron Hart ronald.hart@cityofracine.com
Ald. Elect Jason Meekma
jaymeekma@gmail.com
Joe Tikotzky joe@villahc.com
Jarek Wielgus - wielgus@sasarch.com

Administrative Business

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please call the Department of City Development at 262.636.9151 at least 48 hours prior to the meeting.