



# City of Racine

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

## Meeting Agenda - Final City Plan Commission

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

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Wednesday, October 26, 2011

4:15 PM

City Hall, Room 205

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**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 October 12, 2011 Meeting

[11-6958](#)

**Subject:** (Direct Referral) Consideration of a request from Nasir Hanif, representing RZQ Oil Inc. d/b/a Washington Petro Mart seeking and amendment to a conditional use permit at 4301 Washington Avenue to allow certain changes to the approved site and operation plan addressing outside sales, services and signage. (PC-11)

**Attachments:** [PH Notice - 4301 Washington Avenue](#)

*Reviewer: Matt Sadowski, Principal Planner*

*Recommendation: Recommend approval with conditions.*

*Agenda sent to: Nasir Hanif and Alderman James Morgenroth.*

[11-6999](#)

**Subject:** (Direct Referral) Request by Bernie Rauwerda, representing Living Light Christian Church, for a Conditional Use Permit to utilize the property at 740 College Avenue as a religious institution, including offices and possibly continuing health center activities. (PC-11)

**Attachments:** [PH Notice - 740 College Avenue](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Recommend approval, subject to conditions.*

*Agenda sent to: Bernie Rauwerda, John Lalgee (Living Light Christian Church), Kenneth Kurt (Kurt Sport Complex), and Alderman O. Keith Fair.*

[11-6149](#)

**Subject:** [ Direct Referral ] City of Racine Park and Open Space Plan Update

**Recommendation of the Board of Parks, Recreation and Cultural Services on 3-9-11:** Defer

**Fiscal note:** N/A

**Recommendation of the Board of Parks, Recreation and Cultural Services on 4-13-11:** Defer

**Fiscal note:** N/A

**Recommendation of the Board of Parks, Recreation and Cultural Services on 6-9-11:** Defer

**Fiscal note:** N/A

**Recommendation of the Board of Parks, Recreation and Cultural Services on 7-13-11:** Defer

**Fiscal note:** N/A

**Recommendation of the Board of Parks, Recreation and Cultural Services on 7-28-11:** Defer

**Fiscal note:** N/A

**Recommendation of the Board of Parks, Recreation and Cultural Services on 8-10-11:** Defer

**Fiscal note:** N/A

**Recommendation of the Board of Parks, Recreation and Cultural Services on 9-14-11:** To conceptually approve Chapters 1-6 of the City of Racine 2035 Park and Open Space Plan.

**Fiscal note:** N/A

**Recommendation of the Board of Parks, Recreation and Cultural Services on 10-12-11:** To approve and adopt the City of Racine 2035 Park and Open Space Plan.

Further recommend referral to the City Plan Commission and the City Council for adoption.

**Fiscal note:** To be determined

**Attachments:** [11-6149 - SEWRPC Racine Park and Open Space Plan Update Schedule](#)  
[Park and Open Space Plan 2035 Summary](#)  
[Park and Open Space Plan 2035 Summary - Revised October 17 2011](#)

*Reviewer: Matt Sadowski, Principal Planner*

*Recommendation: Set 30-day public review and comment period.*

*Agenda sent to: Donnie Snow, Director of Parks, Recreation and Cultural Services and Southeastern Wisconsin Regional Planning Commission (SEWRPC).*

#### **4:30 P.M. PUBLIC HEARING**

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**11-7045**

**Subject:** (Direct Referral) Request by Andrew Bukacek of Bukacek Construction, representing Razor Sharp Fitness, LLC for Conditional Use approval to operate a fitness facility at 3900 Erie Street. (PC-11)

**Attachments:** [PH Notice - 3900 Erie Street](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Approval, subject to conditions*

*Agenda sent to: Razor Sharp Fitness, Andrew Bukacek, and Alderman Ray DeHahn.*

#### **Administrative Business**

**11-6980**

**Subject:** Communication from the Alderman of the 2nd District requesting that the City of Racine Comprehensive Land Use Plan regarding the properties located at 1835 Clark Street, 1206 DeKoven Avenue, and 1849 Racine Street be revised to rezone/redesignate these properties as residential.

**Attachments:** [Comp Plan request](#)

**Briefing regarding the review of land use and project proposals located within Access Corridor areas.**

#### **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.**