



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*

Wednesday, September 28, 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 September 14, 2011 Meeting

11-6830

Subject: (Direct Referral) Consideration of request from Norwood Commercial Contractors, Inc. to rezone properties located at 1835 Clark Street, 1206 DeKoven Avenue, and 1849 Racine Street, from I-2 General Industrial District to B-2 Community Shopping District (PC-11).

Attachments: [PH Notice 1835 Clark St, 1206 DeKoven Ave, 1846 Racine St.](#)

Reviewer: Brian O'Connell, Director of City Development

Recommendation: Awaiting outcome of neighborhood meeting to be conducted by applicant.

Agenda sent to: Doug Hudson (Norwood Commercial Contractors, Inc.), Aubrey Sakowicz (Norwood Commercial Contractors, Inc.), and Alderman Eric Marcus.

11-6952

Subject: (Direct Referral) Review of a nomination request by Matthew Wagner, representing S.C. Johnson seeking re-designation as a Racine Landmark the buildings historically known as the S.C. Johnson and Son Administration Building and Research Tower at 1525 Howe Street.

Attachments: [PH Notice - Re-Des 1525 Howe Street](#)

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Pending action of the Landmarks Preservation Commission (LPC).

Agenda sent to: Matthew Wagner Ph.D (S.C. Johnson), Alderman Eric Marcus, and Jeannie Creekmore (LPC Chairwoman).

4:30 P.M. PUBLIC HEARINGS

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11-6956

Subject: (Direct Referral) Consideration of a request from Brad Carr seeking a conditional use permit at 1135 Chatham Street for an automobile repair and accessories installation. (PC-11)

Attachments: [PH Notice - 1135 Chatham Street](#)
[PH Notice - 1135 Chatham Street \(v.1\)](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Recommend approval, subject to conditions.

Agenda sent to: Brad Carr, Richard Pugh, and Alderman Jim Kaplan.

11-6957

Subject: (Direct Referral) Consideration of a request from David Martinez representing Devil Dog Motors seeking a conditional use permit to operate an automobile repair and accessories installation business at 3210 Durand Avenue. (PC-11)

Attachments: [PH Notice - 3210 Durand Avenue](#)

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Recommend approval subject to conditions.

Agenda sent to: David Martinez and Alderman Greg Helding.

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 denial.

Agenda sent to: Nasir Hanif and Alderman James Morgenroth.

11-6959

Subject: (Direct Referral) Consideration of a request from Matthew Wagner, representing S.C. Johnson, seeking a rezoning of the property at 1525 Howe Street from I-2 General Industrial to I-2 with a H-Historic District Overlay. (PC-11)

Attachments: [PH Notice - 1525 Howe Street](#)

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Recommend that an ordinance be prepared and a public hearing scheduled before the Common Council.

Agenda sent to: Matthew Wagner, Ph.D (S.C. Johnson), Alderman Eric Marcus and Jeannie Creekmore (LPC Chairwoman).

11-6960

Subject: (Direct Referral) Consideration of a request from Jeremy

Cynkar of WHG Real Estate South LLC, d/b/a Applebee's seeking an amendment to a conditional use permit at 2521 S. Green Bay Road for updates to signage and architectural treatments. (PC-11)

Attachments: [PH Notice - 2521 S. Green Bay Road](#)

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Recommend approval subject to conditions.

Agenda sent to: WGH Real Estate South, LLC d/b/a Applebee's, Jeremy Cynkar (Destree Architecture & Design), and Alderman Ron Hart.

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.