



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, Brent Oglesby, Eric Marcus*

Wednesday, January 27, 2010

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 January 13, 2010 Meeting

New Business

[10-4686](#)

Subject: (Direct Referral) Review of a two-lot certified survey map for Badger Plaza, LLC at 4003 Durand Avenue.

Staff recommendation: Pending review.

Agenda sent to: Badger Plaza LLC, Pete Bailey (American Surveying Company, Inc.) and Alderman Greg Holding

[10-4690](#)

Subject: (Direct Referral): Consideration of amendments to Sec. 114 of the Municipal Code regarding the location of religious institutions, and the location of daycare facilities in the business districts.

Staff recommendation: Provide input regarding potential ordinance amendments.

Old Business

[09-4567](#)

Subject: (Direct Referral) Request from Felix Servantez, representing Norma Carter of New Life Christian Fellowship, Inc., for a conditional use permit to establish a church at 1701 Douglas Avenue.

Attachments: [PH Notice - 1701 Douglas Avenue](#)

[Storefront Churches memo \(Atty. Weber\)](#)

[Storefront churches memo \(2\) \(Atty. Weber\)](#)

Staff recommendation: Access Corridor Development Review Committee has recommended approval subject to conditions.

Agenda sent to: Norma Carter (New Life Christian Fellowship, Inc.), Felix Servantez (Servantez Law Offices, S.C.), Alderman Jim Kaplan and Kristin Niemiec (RCEDC)

08-1906 **Subject:** (Direct Referral) Request by Robert Watring of Virginia Towers, LLC seeking a rezoning from O-I Office Institutional District to B-5 Central Service District at 73 Eight Street. Also seeking a conditional use permit for a mixed use planned development at 73 Eight Street.

Recommendation of City Development on March 26, 2008: That the item be deferred.

Attachments: [Virginia Towers.pdf](#)

Staff recommendation: Receive and file.

08-2425 **Subject:** Communication from Olatoye Baiyewu, Executive Director for First Choice Pre-Apprenticeship Training, requesting permission to install a storage barn on the property located at 1437 Marquette Street, Racine, Wisconsin.

Attachments: [first choice preapprentice training request storage.doc](#)

Staff recommendation: Receive and file.

08-2748 **Subject:** (Direct Referral) Discussion regarding allowing beauty salons in the "O" Office District.

Staff recommendation: Receive and file.

08-3045 **Subject:** Communication from American Tower Company requesting to erect a lightpole/monopole structure in Lockwood Park for their client Cricket Communications.

Attachments: [American Tower](#)

[American Tower 2](#)

Staff recommendation: Receive and file.

09-3358 **Subject:** (Direct Referral) Consideration of a request from Amad Otallah seeking a conditional use permit for an establishment engaged in the buying and selling of jewelry and electronics at 3333 Douglas Avenue.

Attachments: [PH Notice - 3333 Douglas Ave.](#)

Staff recommendation: Receive and file.

09-3657 **Subject:** (Direct Referral) Consideration of the rezoning of a property at 625 College Avenue from B-4 Central Business District to B-4 with an H-Historic Properties District overlay to facilitate the re-designation of a Racine Landmark, Unitarian Universalist Church of Racine and Kenosha (Historical Name: Church of the Good Shepherd).

Attachments: [PH Notice - 625 College Avenue](#)

Staff recommendation: Receive and file.

09-3731 **Subject:** (Direct Referral) Consideration of the rezoning of a property at

625 College Avenue from B-4 Central Business District to B-4 with an H-Historic Properties District Overlay to facilitate the re-designation of a Racine Landmark, Unitarian Universalist Church of Racine and Kenosha (Historical Name: Church of the Good Shepherd).

Staff recommendation: Receive and file.

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.