



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 Wisler
Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez

Wednesday, March 29, 2017

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 March 8, 2017 Meeting

[215-17](#)

Subject: (Direct Referral) Request from Ron Scasny, representing TIRBA, LLC, seeking a conditional use permit to allow a Community Based Residential Facility, out-patient medical clinic, and a rooming house at 3710 Douglas Avenue. (PC-17)

Attachments:

[PH Notice - 3710 Douglas Avenue](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval with conditions.

Agendas to: Ron Scasny, Alderman Ray DeHahn, and David Namowicz.

[Ord.0003-17](#)

Ordinance 03-17

An ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (The Plan) for the properties located at 1315 Kewaunee Street and 1442 & 1446 Dr. Martin Luther King Jr. Drive, City of Racine, Wisconsin.

The Common Council of the City of Racine do ordain as follows:

Part 1: Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Racine is authorized to prepare and adopt certain amendments to The Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

Part 2: Following a 30 day notice period, and direct notice to property owners within the direct vicinity, the Plan Commission of the City of Racine conducted a public hearing on February 22, 2017 to solicit opinion and educate the public on a proposed rezoning and conditional use permit effectuating a development project needing an amendment to The Plan which must be preceded by a change in the land use classification of the properties at 1315 Kewaunee Street and 1442 & 1446 Dr. Martin Luther King Jr. Drive; and

Part 3: On February 22, 2017 the Plan Commission forwarded a recommendation to the Common Council that the process to amend The Plan move forward based on the findings as enumerated in the staff report to the Plan Commissioners for the meeting on February 22, 2017 and recommendation in the commission report to the Common Council for the March 7, 2017 meeting, and in said report that the associated requests to amend The Plan for 1315 Kewaunee Street and 1442 & 1446 Dr. Martin Luther King Jr. Drive and rezoning of 1315 Kewaunee Street proceed, and that the request for a conditional use permit be denied; and

Part 4: On March 7, 2017 the Common Council referred all matters related to an amendment to The Plan and the rezoning, all associated with the redevelopment of 1315 Kewaunee Street and 1442 & 1446 Dr. Martin Luther King Jr. Drive, be referred back to the Plan Commission, and directed that ordinances be prepared and public hearings scheduled for an amendment to The Plan and the rezoning; and

Part 5: Ordinance 03-17 was herein prepared for amendment to the Plan and transmitted to the Common Council, and a public hearing before the Common Council was scheduled for April 18, 2017, and that the same vehicles for the rezoning were subsequently acted on separately; and

Part 6: The Plan Commission of the City of Racine, on _____, 2017 by a majority vote of the commission recorded in its official minutes, recommended to the Common Council the _____ of a resolution and an ordinance adopting a change to the land use designation of the properties at 1315 Kewaunee Street and 1442 & 1446 Dr. Martin Luther King Jr. Drive from High Density Residential to Commercial as an amendment to The Plan; and

Part 7: The Common Council has duly noticed and conducted a public hearing on the amendment to The Plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

Part 8: The Common Council of the City of Racine, Wisconsin, does, by the enactment of this ordinance, formally adopt the amendment to the

document titled "A Comprehensive Plan for the City of Racine: 2035" to change the land use designation of the properties at 1315 Kewaunee Street and 1442 & 1446 Dr. Martin Luther King Jr. Drive from High Density Residential to Commercial, pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes.

Part 9: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Fiscal Note: N/A

Reviewer: Matt Sadowski, Assistant Director

Recommendation: That the ordinance be adopted.

Agendas to: Richard Christensen, Isauro Santiago, Elsa Carreno, and Alderman Q.A. Shakoor, II.

[ZOrd.0001-17](#) ZOrd. 01-17

An Ordinance Rezoning 1315 Kewaunee Street.

To amend the map of the Zoning Ordinance of the City of Racine.

The Common Council of the City of Racine do ordain as follows:

Part 1: That the property located at 1315 Kewaunee Street, more particularly described as follows: Being in the Northwest ¼ of Section 9, Township 3 North, Range 23 East, Block 36 of Wright's Addition, including the Western 33 feet of the Eastern 153 of the Northern 115 feet of Dietrich's Subdivision, South of the Kewaunee Street South right-of-way line, with a West lot line being 147 feet East and parallel to the West Section Line, and an East lot line being parallel to the West Section Line with a Northern starting point being 120 feet West of the Dr. Martin Luther King Jr. Drive West right-of-way line, be rezoned from R-3 Limited General residence District to B-1 Neighborhood Convenience District.

Part 2: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Fiscal Note: N/A

Reviewer: Matt Sadowski, Assistant Director

Recommendation: That the ordinance be adopted.

Agendas to: Richard Christensen, Isauro Santiago, Elsa Carreno, and Alderman Q.A. Shakoor, II.

[279-17](#)

Subject: (Direct Referral) A request from Ron Porasik, representing Screwheads Decking, for consideration of a minor amendment to the conditional use to allow expansion of business operations into Suite A of the building at 2711 Lathrop Avenue. (PC-17)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval with conditions.

Agendas to: Ron Porasik, Milicevic Milovan, and Alderman Mary Land.

4:30 P.M. PUBLIC HEARINGS

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[269-17](#)

Subject: (Direct Referral) Review and discussion of the proposed establishment of the project plan, boundaries, and creation of Tax Incremental District 20, Regency Mall.

Attachments:

[Racine TID No. 20 Project Plan 2nd Draft 2017-3-16](#)

[2017.3.14.TID 20 Formation Memo.Demographics](#)

[TID 20 FAQs](#)

Reviewer: Amy Connolly, Director

Recommendation: Approval with conditions.

Agendas to: Jordan Brown (RCEDC), Todd Taves (Ehlers & Associates), John Mulherin (Hull Property Group), and Alderman Jason Meekma.

[280-17](#)

Subject: (Direct Referral) Consideration of a resolution designating proposed boundaries and approving a project plan for Tax Increment District No. 20, City of Racine, Wisconsin. (PC-17)

Attachments:

[TID 20 Public Notice](#)

Reviewer: Amy Connolly, Director

Recommendation: Approval with conditions.

Agendas to: Jordan Brown (RCEDC), Todd Taves (Ehlers & Associates), John Mulherin (Hull Property Group), and Alderman Jason Meekma.

[281-17](#)

Subject: (Direct Referral) A request from Dennis Dahlen, representing Christ Church United Methodist, seeking conditional use approval for an electronic message center sign at 5109 Washington Avenue. (PC-17)

Attachments:

[PH 5109 Washington Ave](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval with conditions.

Agendas to: Dennis Dahlen, Christ Church United Methodist, and Alderman Henry

Perez.

[282-17](#)

Subject: (Direct Referral) A request from the City of Racine, Department of City Development to rezone the property at 2124 Sixteenth Street from B-2 Community Shopping District, to R-3 Limited General Residence District as supported by the document "A Comprehensive Plan for the City of Racine: 2035, Land Use Plan Map". (PC-17)

Attachments:

[PH RZ 2124 Sixteenth Street](#)

Reviewer: City Attorney's Office

Recommendation: That an ordinance be prepared and a public hearing scheduled.

Agendas to: Nhu Tran, Nicole Larsen, Patrick Pias, and Alderman Michael Shields.

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at (262) 636-9151 at least 48 hours prior to this meeting.