

# **City of Racine**

*Room 103, City Hall*



## **Meeting Agenda - Final**

**Wednesday, August 30, 2006**

**4:15 PM**

**Room 103, City Hall**

### **City Plan Commission**

*Mayor Gary Becker, John Dickert, Elaine Sutton Ekes,  
Vincent Esqueda, Alderman Gregory Holding,  
Howard Harper, Jud Wyant*

**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 August 9, 2006 Meeting

#### 06-2130

**Subject:** Direct Referral. A request from Felix Servantez of Servantez Property, Inc. seeking a conditional use permit to establish an automobile repair and sales facility at 4101 & 4105 Washington Avenue

**Recommendation of City Plan Commission 07-26-06:** That an ordinance be created to rezone the property at 4101 and 4105 Washington Avenue from B-1 Neighborhood Convenience District and R-3 Limited General Residence District to B-1 and R-3 with a Flex Development Overlay District.

**Fiscal Note:** N/A

**Attachments:** [4101&4105 Washington.pdf](#)

*Agendas sent to Felix Servantez, Aldermen Aron Wiseneski and James Spangenberg*

#### ZOrd.0007-06 AN ORDINANCE REZONING 4101 AND 4105 WASHINGTON AVENUE

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 4101 and 4105 Washington Avenue and more particularly described as follows:

"Lots 1 & 2 of Block 3 of Orchard Home Addition. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "B-1 Neighborhood Convenience District and "R-3" Limited General Residence District to "B-1" and "R-3" with a Flex Development Overlay District.

#### Part 2:

This ordinance shall take effect upon passage and the day after publication.

Passed by the Common Council:

\_\_\_\_\_

Approved:

\_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

FISCAL NOTE: N/A

*Agendas sent to Felix Servantez, Aldermen Aron Wiseneski and James Spangenberg*

06-2295

**Subject:** Direct. Referral. Review of a request by Milovan Milcevic for a conditional use permit for an auto sales and service, auto body repair and painting at 2711 Lathrop Avenue.

**Recommendation:** That the request by Milovan Milcevic seeking a conditional use permit for mixed use facility containing auto repair, sales and service, auto body repair and painting shop, and indoor storage and distribution be approved, subject to the following conditions:

- a. That the plans stamped "Received June 27, 2006" and presented to the Plan Commission on July 26, 2006 be approved, subject to the conditions contained herein.
- b. That all applicable building and occupancy permits are obtained from the Building Inspection Department.
- c. That as illustrated on the building and site plan, the use of the building shall be apportioned as follows: 4,000 square feet for auto sales, repair and service, 8,120 square feet for auto repair and body shop and, 4,912 square feet for auto painting, and 5,880 square feet for a storage and distribution facility.
- d. That up to ten vehicles may be displayed for sale along the front of the building but not adjacent to the sidewalk.
- e. That the outside storage of junked vehicles, vehicle parts, materials and equipment be prohibited.
- f. That all aspects of the operation of the automobile repair, servicing,

body shop, auto paint and storage and distribution facility businesses be conducted indoors including vending machines, product displays or sales, excluding automobiles for sale.

- g. That other than those vehicles offered for sale, only employee vehicles, and customer vehicles awaiting repair shall be permitted to be parked or stored on site, and for no longer than 20 days. Outdoor storage of vehicles for more than 20 days is prohibited.
- h. That all parked or displayed vehicles be confined to spaces that are striped, and that vehicles be positioned in a manner that does not constrict traffic circulation on the property.
- i. That the maximum hours of operation be from 8:00 a.m. to 9:00 p.m. Monday through Saturday with no hours on Sunday.
- j. That all trash and recyclables be stored in closed containers and screened from view.
- k. That all codes and ordinances be complied with and required permits acquired.
- l. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.
- m. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Further that the item be deferred.

*Agendas sent to Milovan Milicevic, Ted Hart*

[06-2327](#)

**Subject:** Direct Referral. Request by Jeffery L. Ventura seeking a conditional use for the expansion of a carpentry contractor's storage facility at 1107 Racine Street.

**Recommendation:** Deferred.

**Attachments:** [1107 Racine St..pdf](#)

*Agendas sent to Jeffery L. Ventura and Alderman Keith Fair.*

[06-2332](#)

**Subject:** Request by Scott Fergus of Keybridge Development Group seeking a conditional use permit for the Pointe Blue planned development at 1129 Michigan Boulevard.

**Attachments:** [Keybridge.pdf](#)

*Agendas sent to Scott Fergus of Keybridge Development Group, Michael D. Pasche of National Survey & Engineering, Aldermen Jim Kaplan and Keith Fair.*

**Public Hearings starting at 4:30 p.m.**

**06-2416**

**Subject:** Direct Referral. Request by the Department of City Development for the rezoning of properties on both sides of Michigan Boulevard between Dodge and Hamilton Streets (Commonly known as the Walker Manufacturing and W.H. Pugh properties) from I-2 General Industrial District to B-5 Central Service District.

**Attachments:** [Michigan Blvd.pdf](#)

*Agendas sent to Scott Fergus of Keybridge Development Group, Michael D. Pasche of National Survey & Engineering, Aldermen Jim Kaplan and Keith Fair.*

**06-2417**

**Subject:** Direct Referral. Request by Tim Hunt seeking a conditional use permit for a roofing contractor's office, showroom and storage facility at 1830 Charles Street.

**Attachments:** [1830 Charles St.pdf](#)

*Agendas sent to to Tim Hunt, David Namowicz, Robert Morrison, Aldermen David Maack, and Tom Sollman.*

**06-2418**

**Subject:** Direct Referral. Request by Eric and Theresa Marcus of Allied Commercial Holdings, Inc. seeking a conditional use permit for a dog hotel and spa at 1308-18th Street.

**Attachments:** [1308-18th St.pdf](#)

*Agendas sent to Eric and Theresa Marcus of Allied Commercial Holdings, Inc., and Alderman Robert Anderson.*

**Miscellaneous**

**Alderman Holding wishing to discuss City Plan Commission start time**

**Adjournment**

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

