

# **City of Racine**

*Room 103, City Hall*



## **Meeting Agenda - Final**

**Wednesday, May 30, 2007**

**4:15 PM**

**Room 205, City Hall**

### **City Plan Commission**

*Mayor Gary Becker  
Alderman Gregory Holding  
Atty. Jud Wyant, Elaine Sutton Ekes  
Vincent Esqueda, Frank Tingle  
Brent Oglesby*

**Call To Order****Approval of Minutes for the May 9, 2007 Meeting**

**06-2167**      **Subject:** Vacation of Reichert Court.

*Recommend to approve.*

*Agendas sent to Scott Fergus of Keybridge Development Group and Alderman Jim Kaplan*

**06-1521**      **Subject:** Direct Referral. Consideration of a request by Ignacio Castaneda seeking a conditional use permit to operate an auto repair facility at 1440 West Street.

**Recommendation of City Plan Commission on 4-12-06:** Deferred.

**Recommendation of City Plan Commission on 5-9-07:** Deferred.

**Attachments:**    [P.H. - Castaneda.pdf](#)

*Recommend to approve with conditions.*

*Agendas sent to Ignacio Castaneda and Alderman Q.A. Shakoor.*

**Res.06-6925**    **CONDITIONAL USE PERMIT FOR 1440 WEST STREET**

RESOLVED, that a request by Ignacio Castaneda seeking a conditional use permit to operate an auto repair facility at 1440 West Street be approved, subject to the following conditions:

- a. That the plans stamped "Received January 20, 2006" and presented to the Plan Commission on February 22, 2006 are approved, subject to the conditions contained herein.
- b. That this conditional use permit shall be reviewed by the Plan Commission six months from the date of its approval to determine the level of compliance with the conditions of approval, and the appropriate Plan Commission response to the conduct of the operation.
- c. That by June 1, 2006 the following maintenance, repairs, clean up, and improvements shall be accomplished:
  1. Repair, straighten or replace damaged fence sections.
  2. Replace missing privacy slats in gates, and install privacy slats in the northern fence. All privacy slats are to be a uniform color.

3. Trim fence posts to a uniform height extending no greater than one foot above the fence panels.
  4. Repair or replace damaged soffit panels and wainscoting on West Street façade of building.
  5. Paint the building and fencing in a uniform color scheme in colors which have first been submitted to the Director of City Development for a determination of their appropriateness.
  6. Pave damaged or unpaved portions of the parking lot.
  7. Remove all unlicensed or inoperable vehicles from outside storage on the property unless they are awaiting repair, and that all vehicle storage be contained on-site.
  8. Remove all junked vehicles, vehicle parts, equipment, and materials from outside storage.
  9. Remove all assorted debris and junk from the property.
  10. Install clear/transparent windows in all window openings facing West Street.
- d. That there shall be no vehicle sales or salvage at this location.
- e. That all vehicles awaiting repairs, and tow trucks on the subject property shall be stored within the fenced area. Vehicles awaiting repairs, or those vehicles which have been repaired shall not be stored on the property for more than 30 days.
- f. That all vehicle repair shall be conducted indoors.
- g. That there shall be no vehicle preparation or painting conducted outdoors, and any preparation or painting of vehicles indoors shall be conducted in compliance with all appropriate codes and ordinances and that all required permits acquired.
- h. That off-street parking areas shall be provided for all customer and employee vehicles.
- i. That there shall be no outside storage of junked vehicles, vehicles parts and accessories, and equipment.
- j. That all trash and recyclables shall be stored in closed containers and screened from view.
- k. That the maximum hours of operation shall be from 8:00 a.m. to 8:00 p.m. Monday through Saturday with no hours on Sunday.
- l. That all signs be submitted to the Director of City Development for review and approval.
- m. That no pennants, banners, streamers, temporary signs be displayed at this location.
- n. That all applicable codes and ordinances be complied with and required permits

acquired, and that an occupancy permit be requested from the Building Inspector Department prior to operation of the business.

o. 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.

p. That this permit is subject to Plan Commission review for compliance with the listed conditions.

FISCAL NOTE: N/A

*Recommend to approve.*

*Agendas sent to Ignacio Castaneda and Alderman Q.A. Shakoor.*

[07-0424](#)

**Subject:** Compliance review for Toys-R-US at 2433 S. Green Bay Road.

**Recommendation of City Plan Commission on 4-11-07:** To defer

*Recommend is pending.*

*Mark Manske of Toys-R-Us, Kevin Larking of Giraffe Properties, LLC, and Alderman Ron Hart.*

[07-0558](#)

**Subject:** (Direct Referral) Request by John and Denise Helm for a conditional use permit to operate a carryout restaurant at 803-16th Street.

**Recommendation of the City Plan Commission on 5-9-07:** That the item be deferred.

**Attachments:** [803.16th St.pdf](#)

*Recommend to approve with conditions.*

*Agendas sent to John and Denise Helm and Alderman Robert Anderson.*

[07-0613](#)

**Subject:** Communication from Jan Roland, President of Racine Habitat for Humanity, requesting the transfer of the north side of Jones Park to Habitat for Humanity to build homes.

(Also refer to Board of Parks, Recreation and Cultural Services.)

*Recommend to approve subject to conditions.*

*Agendas sent to Jan Roland of Racine Habitat for Humanity and Alderman Michael Shields.*

[07-0607](#)

**Subject:** (Direct Referral) Request by the Director of City Development to rezone 1300 (odd) Block of Washington Avenue.

*Recommend to create an ordinance and hold a public hearing.*

*Agendas sent to Kristin Niemiec, Wally Madsen, and Alderman Michael Shields.*

[07-0679](#)

**Subject:** (Direct Referral) Request from Wheaton Franciscan Healthcare/All Saints for a minor amendment to their conditional use permit to address a comprehensive sign package at 1320 Wisconsin Avenue.

*Recommend to approve subject to conditions.*

*Agendas sent to Administration of Wheaton Franciscan Healthcare/All Saints, Ronald Rogahn and Deb Burton of Poblocki Sign Co., and Alderman Robert Anderson.*

[07-0681](#)

**Subject:** (Direct Referral) Request from Wheaton Franciscan/All Saints for a minor amendment to their conditional use permit to address a comprehensive sign package at 3811 Spring Street.

*Recommend to approve subject to conditions.*

*Agendas sent to Administration of Wheaton Franciscan Healthcare/All Saints, Ronald Rogahn and Deb Burton of Poblocki Sign Co., and Alderman Aron Wisenski.*

### **Public Hearings Starting at 4:30 p.m.**

[07-0676](#)

**Subject:** (Direct Referral) Request from Bhupendra and Parit Patel seeking consideration of an amendment to a gas station conditional use permit to construct a convenience store at 1616 Durand Avenue.

**Attachments:** [1616 Durand.pdf](#)

*Recommend to approve subject to conditions.*

*Agendas sent to Bhupendra and Parit Patel, David Brown, and Alderman Thomas Friedel.*

[07-0677](#)

**Subject:** (Direct Referral) Request from Mike Glasheen, City of Racine Transportation Planner, seeking an amendment to a conditional use permit to construct an office at the BUS facilities at 1824 Kentucky Street.

**Attachments:** [1824 Kentucky.pdf](#)

*Recommend to approve subject to conditions.*

*Agendas sent to Mike Glasheen and Alderman Ron Hart.*

[07-0678](#)

**Subject:** (Direct Referral) Request from Ms. Harinder Kaur and Devendar Sing of Nagra Inc., seeking to rezone the property at 1813 Taylor Avenue to expand their convenience store.

**Attachments:** [1813 Taylor.pdf](#)

*Recommend to receive and file.*

*Agendas sent to Harinder Kaur and Devendar Sing, Attorney John M. Bjelajac, and Alderman Q.A. Shakoar.*

[07-0683](#)

**Subject:** (Direct Referral) Request seeking a minor amendment to a conditional use permit to the property at 1813 Taylor Avenue to expand their convenience store.

*Recommend to approve subject to conditions.*

*Agendas sent to Harinder Kaur and Devender Sing, Attorney John M. Bjelajac, and Alderman Q.A. Shakoor.*

### **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.**