



# 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 Wiser  
Tom Durkin  
Tony Veranth  
Ann Brodek  
Mario Martinez*

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Wednesday, November 9, 2016

4:15 PM

City Hall, Room 205

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**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 October 26, 2016 Meeting

[0747-16](#)

**Subject:** (Direct Referral) An application from Planet Fitness, represented by Chris Fish, seeking approval of a conditional use amendment to allow deviations from the Regency Mall Sign Criteria for exterior signage at Planet Fitness, 5538 Durand Avenue. (PC-16)

**Attachments:**

[PH Notice - 5538 Durand Ave](#)

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: Pending.*

*Agenda sent to: Brianna Button, Chris Fish, and Ald. Jason Meekma.*

[0955-16](#)

**Subject:** (Direct Referral) Consideration of a Use Supplement amendment for 2711 Lathrop Avenue. (PC-16)

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: That the amendment to the Use Supplement be approved.*

[ZOrd.0005-16](#)

ZOrd.005-16

An Ordinance Rezoning 1614, 1624 and 1630 Yout Street (commonly referred to as 1624 Yout 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 properties located at 1614, 1624 and 1630 Yout Street, and more particularly described as being in that part of Southeast ¼ of Section 5, Township 3 North, Range 23 East, and all being North of the North Right-Of-Way line of Yout Street and East of East Right-Of-Way line of Blake Avenue, more particularly described as follows:

1614 Yout Street being the Eastern 150 feet of the Western 264 feet, of the Northern 178 feet, of the Southern 341.5 feet, excluding the Western 3.5 feet and the Western 32 feet of the Northern 46 feet,

1624 Yout Street being the Eastern 132.6 feet of the Western 302.6 feet of the Southern 163.5 feet, and

1630 Yout Street being the Eastern 50 feet of the Western 170 feet of the Southern 163.5 feet,

be rezoned from I-1 Restrictive Industrial District to I-2 with a FD Flex Development Overlay District, and

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.

Passed by the Common Council:

Fiscal Note: N/A

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: That the ordinance be adopted.*

*Agenda sent to: Jeff Gustin, Donald Frost, and Ald. Ray DeHahn.*

[0949-16](#)

**Subject:** (Direct Referral) A consideration of Use Supplement as a companion to the rezoning for the property at 1624 Yout Street. (PC-16)

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: Pending.*

*Agenda sent to: Jeff Gustin, Donald Frost, and Ald. Ray DeHahn.*

[0950-16](#)

**Subject:** (Direct Referral) A request by Jeff Gustin, representing Veterans Outreach of Wisconsin, seeking approval of a conditional use permit to operate a Transitional Living Facility with detached rooming units at 1624 Yout Street. (PC-16)

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: Pending.*

*Agenda sent to: Jeff Gustin, Donald Frost, and Ald. Ray DeHahn.*

[0951-16](#)

**Subject:** (Direct Referral) A request by Jeff Gustin, representing Veterans Outreach of Wisconsin, seeking approval of a 1-Lot Certified

Survey Map for 1624 Yout Street. (PC-16)

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: Pending.*

*Agenda sent to: Jeff Gustin, Donald Frost, Mark Madsen, and Ald. Ray DeHahn.*

#### 4:30 P.M. PUBLIC HEARINGS

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[0952-16](#)

**Subject:** (Direct Referral) A request by Jodie Hoffman, representing Woof Gang Rescue Inc., seeking a conditional use permit to operate a canine rescue and adoption center at 1535 Layard Avenue. (PC-16)

**Attachments:**

[PH Notice - 1535 Layard Avenue](#)

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: Pending.*

*Agenda sent to: Jodie Hoffman and Ald. Steve Smetana*

[0953-16](#)

**Subject:** (Direct Referral) A request by David Yandel representing Lakefront Fitness LLC, for consideration of a conditional use permit to operate a fitness facility offering CrossFit, personal training, and nutrition classes at 1344 Lathrop Avenue. (PC-16)

**Attachments:**

[PH Notice - 1344 Lathrop Avenue](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Pending.*

*Agenda sent to: David Yandel and Ald. Jim Morgenroth.*

[0954-16](#)

**Subject:** (Direct Referral) A request by Parnell McCray, representing McCray's Auto and Used Tires, seeking a conditional use permit to operate an automobile sales and used tire shop at 2828 Lathrop Avenue. (PC-16)

**Attachments:**

[PH Notice - 2828 Lathrop Avenue](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Pending.*

*Agenda sent to: Parnell McCray and Ald. Mary Land.*

#### 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.**