



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Agenda - Final City Plan Commission

*Alderman Dennis Wiser
Mayor John Dickert
Molly Hall
Elaine Sutton Ekes
Vincent Esqueda
Tony Veranth
Pastor Melvin Hargrove*

Wednesday, October 29, 2014

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 October 8, 2014 Meeting

[14-10703](#)

Subject: (Direct Referral) A request by David Namowicz for a 2-Lot Certified Survey Map at 1921 Charles Street.

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agendas sent to: David Namowicz, James Robinson (NMB), and Alderman Melissa Kaprelian-Becker

4:30 P.M. PUBLIC HEARINGS

4:30 P.M. PUBLIC HEARINGS

[14-10553](#)

Subject: (Direct Referral) Request by the Redevelopment Authority for the vacation of the east-west alley and part of the north-south alley in the block bounded by Washington Avenue, West Boulevard, Thirteenth Street, and Grove Avenue. (Res. No. 14-0401)

Recommendation of the Public Works and Services Committee on 9-30-14: Since public interest requires it, that the following parcel of land, more particularly described as follows, be and hereby is vacated and discontinued:

That part of Block 7 in Jay Eye See Land Co's Subdivision No 3 and Jay Eye See Addition No. 4, a recorded plat in the City of Racine, Racine County, Wisconsin that is part of the Southeast $\frac{1}{4}$ of Section 18

Township 3 North, Range 23 East described as follows:

Vacate the east-west alley between lot 6 and the west 19 feet of lot 27, and lots 5 through 3 and the west 20 feet of lot 2, which lies south of Washington Ave. and east of the east line of Grove Ave. to previously vacated portion of said alley.

Said described tract containing 2,235 square feet more-or-less.

And;

That part of Block 7 in Jay Eye See Land Co's Subdivision No 3 and Jay Eye See Addition No. 4, a recorded plat in the City of Racine, Racine County, Wisconsin that is part of the Southeast ¼ of Section 18 Township 3 North, Range 23 East described as follows:

Vacate the north-south alley between lots 6 through 8 and lots 25 through 27, which lies south of Washington Ave. and east of the east line of Grove Ave and west of the west line of West Blvd.

Said described tract containing 1,680 square feet more-or-less.

Further recommends that a preliminary resolution be introduced to the Common Council and referred to the City Plan Commission.

Fiscal Note: N/A

Attachments: [14-10553 Alley Vacations](#)
[14-10553 Legal Descriptions](#)
[PH Notice - Alley Vacation](#)

Res.14-0401 Vacation of Alley

Since public interest requires it, the following parcel of land, more particularly described as follows, is hereby vacated and discontinued:

That part of Block 7 in Jay Eye See Land Co's Subdivision No 3 and Jay Eye See Addition No. 4, a recorded plat in the City of Racine, Racine County, Wisconsin that is part of the Southeast ¼ of Section 18 Township 3 North, Range 23 East described as follows:

Vacate the east-west alley between lot 6 and the west 19 feet of lot 27, and lots 5 through 3 and the west 20 feet of lot 2, which lies south of Washington Ave. and east of the east line of Grove Ave. to previously vacated portion of said alley. Said described tract containing 2,235 square feet more-or-less; and

That part of Block 7 in Jay Eye See Land Co's Subdivision No 3 and Jay Eye See Addition No. 4, a recorded plat in the City of Racine, Racine

County, Wisconsin that is part of the Southeast ¼ of Section 18 Township 3 North, Range 23 East described as follows:

Vacate the north-south alley between lots 6 through 8 and lots 25 through 27, which lies south of Washington Ave. and east of the east line of Grove Ave and west of the west line of West Blvd. Said described tract containing 1,680 square feet more-or-less.

Further resolved, that a preliminary resolution be introduced to the Common Council and referred to the City Plan Commission.

Fiscal Note: N/A

14-10704

Subject: (Direct Referral) A request by Dale Parker of DJS Automotive to operate an automobile repair facility at 1607 Goold Street.

Attachments: [PH Notice - 1607 Goold Street](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agendas sent to: Dale Parker and Alderman Raymond DeHahn.

14-10705

Subject: (Direct Referral) A request by Erwing Jackson, of DEM Auto Sales and Service, to operate a used car sales lot with light repair at 1304 Douglas Avenue.

Attachments: [PH Notice - 1304 Douglas Avenue](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agendas sent to: Erwing Jackson and Alderman Jim Kaplan.

14-10706

Subject: (Direct Referral) A request from Elmwood Racine, LLC seeking a rezoning of the Elmwood Shopping Center at 3701 Durand Avenue from B2 to B2 with a FD Flex Development Overlay.

Attachments: [PH Notice - 3701 Durand Avenue](#)

*Reviewer: Matt Sadowski, Assistant Director
Jill Johanneck, Associate Planner*

Recommendation: Pending.

Agendas sent to: Peggy Celaya and Alderman Greg Holding.

14-10708

Subject: (Direct Referral) A request from Elmwood Racine, LLC seeking an amendment to their conditional use permit at the Elmwood Shopping Center, 3701 Durand Avenue, to allow for use of a portion of the property for a storage unit facility.

Attachments: [PH Notice - 3701 Durand Avenue](#)

*Reviewer: Matt Sadowski, Assistant Director
Jill Johanneck, Associate Planner*

Recommendation: Pending.

Agendas sent to: Peggy Celaya and Alderman Greg Holding.

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 (262) 636-9151 at least 48 hours prior to this meeting.