



City of Racine

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

Meeting Agenda - Revised City Plan Commission

*Mayor Thomas Friedel, Alderman Gregory Holding
Atty. Jud Wyant, Elaine Sutton Ekes
Vincent Esqueda, Brent Oglesby, Eric Marcus*

Wednesday, March 25, 2009

4:30 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 February 25 & March 11, 2009 Meetings

05-1360

Subject: Direct Referral. Gary De Pelecyn seeking to amend a Conditional Use Permit to allow internal illumination of the changeable letter signs (reader boards) currently affixed to the bottom of the side wall billboard sign at 1525 Washington Avenue (Deferred from the July 13, 2005 meeting).

Recommendation: Receive and file.

06-2166

Subject: Partial vacation of the 700 block of Racine Street.

Also refer to the City Plan Commission.

Recommendation of the Public Works and Services Committee:

Long Term Deferral

Recommendation: Recommend that the item be received and filed.

07-1372

Subject: ZOrd.0005-07 is to rezone properties in the 11th Street and Lake Avenue Area.

Recommendation of City Plan Commission on 10-31-07: That the ZOrd.0005-07 be deferred.

Recommendation of City Plan Commission on 11-14-07: That the ZOrd.0005-07 be deferred.

Fiscal Note: N/A

Recommendation: Recommend that the item be received and filed.

[07-1430](#)

Subject: Request to discuss the redevelopment of 3102 Washington Avenue, Ralph Pierce Park.

Also referred to City Plan Commission

Recommendation of the Board of Parks, Recreation & Cultural Services 12-12-07: that the request be deferred.

Fiscal note: To be determined.

Recommendation of the Board of Parks, Recreation & Cultural Services 1-14-09: that the communication be received and filed.

Fiscal Note: N/A

Attachments: [3102 Washington Ave.pdf](#)

Recommendation: Recommend that the item be received and filed.

Agendas sent to: Alderman Terrence McCarthy, Alderman James Spangenberg, Kristin Niemiec (RCEDC)

[08-2124](#)

Subject: (Direct Referral) Minor amendment to a conditional use permit for revised landscaping plan at 110-7th Street, McMynn Tower.

Recommendation: Receive and file.

[08-2210](#)

Subject: (Direct Referral) Minor amendment to a conditional use permit for revised landscaping plan at 110-7th Street, McMynn Tower.

Recommendation: Receive and file.

[08-2217](#)

Subject: (Direct Referral) Conditional Use Permit request by Michael G. Jaeger representing El Perro, LLC. for the conversion of a portion of first floor commercial space into a residential unit at 1639 Douglas Avenue.

Recommendation of City Plan Commission on 5-28-08: That the item be deferred.

Attachments: [1639 Douglas Ave.pdf](#)

Recommendation: Receive and file.

[08-2747](#)

Subject: (Direct Referral) Request by Racine Fire Department seeking a conditional use permit for an electronic message board at 730 Center Street.

Recommendation: Receive and file.

[08-2827](#)

Subject: Ordinance No. 14-08 to repeal and recreate Sec. 114-693 of the Municipal Code of the City of Racine, Wisconsin relating to

Accessory buildings and structures - Height limitations.

Recommendation of the Public Works and Services Committee on 10-28-08: That the item be referred to the City Plan Commission.

Fiscal Note: Not applicable.

Recommendation: Receive and file.

PUBLIC HEARINGS

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09-3357

Subject: (Direct Referral) Consideration of a request from Amad Otallah seeking a rezoning of property at 3333 Douglas Avenue from B-1 Neighborhood Convenience District to B-2 Community Shopping District to facilitate an application for an establishment engaged in the buying and selling of jewelry and electronics.

Attachments: [PH Notice - 3333 Douglas Ave.](#)

Staff Recommendation: Recommend that an ordinance be prepared and a public hearing scheduled.

Agendas sent to: Amad Otallah, Alderman Raymond DeHahn, Kristin Niemiec (RCEDC)

09-3358

Subject: (Direct Referral) Consideration of a request from Amad Otallah seeking a conditional use permit for an establishment engaged in the buying and selling of jewelry and electronics at 3333 Douglas Avenue.

Attachments: [PH Notice - 3333 Douglas Ave.](#)

Staff Recommendation: Recommend deferral pending the submittal of additional information.

Agendas sent to: Amad Otallah, Alderman Raymond DeHahn, Kristin Niemiec (RCEDC)

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