



City of Racine

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

Meeting Agenda - Final City Plan Commission

*Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez
Mayor Dennis Wiser
Christina Hefel*

Wednesday, October 25, 2017

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 October 11, 2017 Meeting

4:30 P.M. PUBLIC HEARINGS

[1038-17](#)

Subject: (Direct Referral) A request from Sam and Lori Azarian seeking a major amendment to a conditional use permit for the construction yard component of a multi-tenant property at 1535 High Street. (PC-17)

Attachments:

[\(1038-17\) PH Notice - 1535 High St.](#)

[\(1038-17\) 1535 High St. Staff Review](#)

[\(1038-17\) 1535 High St. Submittal](#)

Staff Summary:

Pending.

[1039-17](#)

Subject: (Direct Referral) A request from Joshua Jeffers of Jeffers & Co. seeking to rezone the property at 1701 Packard Avenue (including portions of 1700 Packard Avenue) to include a FD Flex Development Overlay District designation. (PC-17)

Attachments:

[\(1039-17\) PH Notice - 1701 Packard Ave.](#)

[\(1039-17\) 1701 Packard Ave. Staff Review](#)

[\(1039-17\) 1701 Packard Ave. Submittal](#)

Staff Summary:

Consider recommending that the Common Council create an ordinance and set a public hearing date, and that Staff prepare a use supplement, all for the facilitation of the continued use of the property for non-disruptive and/or passive industrial type uses as well as commercial type uses which are compatible with a proposed residential

development containing: townhomes; 1, 2 & 3 bedroom and studio apartments; related amenities and facilities.

The subject property is zoned I-2 General Industrial District. Enacting a Flex Development Overlay will allow the continued use of the property as a warehousing and sales facility for office furniture and accessories while the proposed residential development make its way through the lengthy regulatory and lending process. As utilized for other development proposal in the City, a Flex Development Overlay zoning classification on the property that allows for residential use is a pre-qualifying factor in accessing certain financing tools at the local, State and Federal levels.

END OF PUBLIC HEARINGS

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.