



City of Racine

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

Meeting Agenda - Final City Plan Commission

*Mayor John T. Dickert, Alderman Aron Wisneski
Atty. Jud Wyant, Atty. Elaine Sutton Ekes
Vincent Esqueda, Alderman Eric Marcus, Tony Veranth*

Wednesday, October 12, 2011

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 September 28, 2011 Meeting

[ZOrd.6-11](#)

AN ORDINANCE REZONING 1525 HOWE 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 property located at 1525 Howe Street and more particularly described as follows:

"Those lands located in Racine County, WI, in the SW 1/4 of Sec. 16, T.3N, R.23E, in the City of Racine, being the southern 490 feet (2.699 acres) of the parcel described as being part of Blocks 79 and 82 of the School Section, plus the adjacent vacated 15th Street right-of-way as described in Document #2174120 (4.110 acres more-or-less). Parcel ID No. 09042005"

be rezoned from I-2 General Industrial to I-2 with a H-Historic District Overlay.

Part 2:

this ordinance shall take effect upon passage and the day after publication.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Recommend that the ordinance be adopted.

Agenda sent to: Matthew Wagner (S.C. Johnson), Alderman Eric Marcus, and Jeannie Creekmore (LPC Chairwoman).

11-6998

Subject: (Direct Referral) Consideration of a request for a minor amendment to the Regency Mall Conditional Use Permit at 5820 Durand Avenue for a tenant space exterior façade update project.

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Approve subject to conditions.

Agenda sent to: David Cowan (Herschman Architects), Lisa Sawchyn (Imageone Industries), and Alderman Ron Hart.

4:30 P.M. PUBLIC HEARINGS

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11-6999

Subject: (Direct Referral) Request by Bernie Rauwerda, representing Living Light Christian Church, for a Conditional Use Permit to utilize the property at 740 College Avenue as a religious institution, including offices and possibly continuing health center activities. (PC-11)

Attachments: [PH Notice - 740 College Avenue](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Conduct public hearing and defer pending and accurate accounting of current tenants and planned future uses and operational characteristics.

Agenda sent to: Bernie Rauwerda, John Lalgee (Living Light Christian Church), Kenneth Kurt (Kurt Sport Complex), and Alderman O. Keith Fair.

11-7000

Subject: (Direct Referral) Request by Blake Thompson seeking a

Conditional Use Permit for a facility for personal / non-commercial auto repair and storage at 1274 Mound Avenue. (PC-11)

Attachments: [PH Notice - 1274 Mound Ave](#)

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Recommend approval, subject to conditions.

Agenda sent to: Blake Thompson and Alderman Q.A. Shakoor, II.

11-7001

Subject: (Direct Referral) Request by Ruben Bramow, Representing Ruben and Amigo's Quality Detailing Service seeking a Conditional Use Permit for an automobile detailing facility and a landscaping contractor's office with related outdoor equipment and materials storage at 3625-16th Street. (PC-11)

Attachments: [PH Notice - 3625 16th Street](#)

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Recommend approval, subject to conditions.

Agenda sent to: Ruben Bramow and Alderman James Morgenroth.

Administrative Business

11-6980

Subject: Communication from the Alderman of the 2nd District requesting that the City of Racine Comprehensive Land Use Plan regarding the properties located at 1835 Clark Street, 1206 DeKoven Avenue, and 1849 Racine Street be revised to rezone/redesignate these properties as residential.

Attachments: [Comp Plan request](#)

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.