

City of Racine

Room 103, City Hall



Meeting Agenda - Final

Wednesday, April 12, 2006

4:00 PM

Room 103, City Hall

City Plan Commission

*Mayor Gary Becker, Alderman John M. Engel,
John Dickert, Elaine Sutton Ekes,
Vincent Esqueda, Joseph Muratore, Jr.,
Jud Wyant*

Call To Order**Approval of Minutes for the March 29, 2006 Meeting****06-1747****Subject:** The Establishment of a Flex Development Use Supplement for 2333-2405 Northwestern Avenue.**Attachments:** [NrwthwestrnAve .pdf](#)*Agendas sent to Frank Rosselli and Alderman Pete Karas***06-1609****Subject:** Direct Referral. Consideration of an use supplement for a Flex Development Overlay District at 2333 & 2405 Northwestern Avenue.**Recommendation:** That a use supplement be adopted by a resolution of the Common Council in association with a Flex Development Overlay District at 2333 & 2405 Northwestern Avenue, subject to the following conditions:

- a. That all uses listed in the underlying O/I Office Institutional District are permissible by right or by conditional use permit as specified in that district.
- b. That the following flex uses are permitted by right in addition to those permitted in the O/I Office Institutional District: computer and other small equipment recycling or disassembly; warehousing, light manufacturing and assembly (no smoke stack, heavy stamping, chemical or refining industries); commercial recreational facilities; day care, pre-schools, K-12 schools as a permitted use by right; large and small batch printing and publishing; museums, production studios, art galleries and theatres for the performing arts (excluding adult entertainment); health and fitness centers; limited retail (excluding adult orientated materials).
- c. That all flex uses shall not result in more that one semi-truck servicing the site a 24-hour period, nor the parking or storage of such vehicles or other delivery or service vehicles on the site for more than 2 hours.
- d. That all aspects of the flex uses (excluding parking, deliveries, and other similar ancillary activities) shall be contained indoors and shall not be detectable beyond the boundary lines of the properties.
- e. That all trash and recyclables be stored in closed containers and screened from view.

- f. That no flex use operate or be serviced between the hours of 9:00 p.m. and 7:00 a.m.
- g. That the Chief Building Inspector or Director of City Development may impose additional conditions on a single or a group of flex use to mitigate potential negative impacts on the subject or surrounding properties.
- h. That upon consultation between the Chief Building Inspector and Director of City Development, additional uses not listed in this resolution may be permitted if found to comply with the spirit and intent of this flex development and the FD - Flex Development Overlay District.
- i. That all applicable codes and ordinances be complied with and required permits acquired.
- j. That no minor changes be made from the conditions of this flex development without the approval of the Plan Commission, and no major changes be made without the approval of the Common Council.
- k. That this flex development is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Agendas sent to Frank Rosselli and Alderman Pete Karas

[Ord.07-06](#)

ORDINANCE NO. 7-06 TO AMEND SEC. 114-637 RELATING TO ZONING

To amend Sec. 114-637 of the Municipal Code of the City of Racine, Wisconsin relating to Zoning - Mapped districts.

The Common Council of the City of Racine, Wisconsin do ordain as follows:

Part 1:

Sec. 114-637 of the Municipal Code of the City of Racine is hereby amended by inserting the following after the description of the "*West Racine Corridor District*":

"*Uptown Corridor District*. The district includes those lands within the boundaries described as follows:

Beginning at a point being the intersection of the centerlines of Pearl Street and Tenth Street and continuing east along said centerline to a point of intersection with the

centerline of Hilker Place. Then south along said centerline to the centerline of Eleventh Street. Then west along said centerline to the centerline of Racine Street. Then south along said centerline to the centerline of Thirteenth Street. Then west along said centerline to the east line of the Union Pacific (a.k.a. Chicago and Northwestern) railroad right-of-way. Then southwest along said right-of-way line to the south right-of-way line of Fifteenth Street. Then west along said right-of-way line extended to the centerline of Phillips Avenue. Then north along said centerline to the centerline of Washington Avenue. Then southwest along said line to the centerline of Valley Drive. Then northwest along said centerline to the extended centerline of Maiden Lane. Then east along said extended centerline to the centerline of South Memorial Drive. The north along said centerline to the centerline of Maiden Lane. Then northeast along said centerline to the centerline of Thirteenth Street. Then west along said centerline for approximately 85 feet to a point on the centerline of Thirteenth Street. Then from said point proceed north approximately 280 feet to a point. Then from said point proceed east approximately 195 feet to a point. Then from said point proceed north to the centerline of Twelfth Street. Then east long said centerline to the east line of the Union Pacific (a.k.a. Chicago and Northwestern) railroad right-of-way. Then northwest along said right-of-way line to the centerline of Eleventh Street. The east along said centerline to the centerline of Pearl Street. Then north along said center line to the point of beginning.”

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

03-29-06 CPC

Recommendation: To adopt the Ordinance

Agendas sent to Wally Madsen, Aldermen Keith Fair, Cherri Cape, and Tim Hermes

06-1748

Subject: The Establishment of Design Guidelines for the Uptown Corridor District

Attachments: [Uptown Corridor.pdf](#)

Agendas sent to Wally Madsen, Aldermen Keith Fair, Cherri Cape, and Tim Hermes

06-1612

Subject: Direct Referral. Consideration of design guidelines based on the recommendations of the Uptown Improvement Plan as a resource to be consulted when considering a project in the Uptown area.

Recommendation: Deferred.

Agendas sent to Wally Madsen, Aldermen Keith Fair, Cherri Cape, and Tim Hermes

Ord.10-06

ORDINANCE NO. 10-06 TO AMEND SEC. 114-823 RELATING TO ZONING - DEFINITIONS

To amend Sec. 114-823 of the Municipal Code of the City of Racine, Wisconsin relating to Zoning - Definitions.

The Common Council of the City of Racine do ordain as follows:

Part 1:

Sec. 114.823 of the Municipal Code of the City of Racine is hereby amended by deleting the paragraph of the description of "Downtown area" and inserting the following paragraph in its place:

"In this chapter, downtown area means the area described as follows:

Begin at a point being on the centerline of North Wisconsin Avenue approximately 190 feet north of the intersection of the centerlines of North Wisconsin Avenue and Hamilton Street; from said beginning point proceed east to a line being the western shore of Lake Michigan; then southerly along said line to a point on the extended centerline of Tenth Street; then west along said extended centerline to a point on the centerline of Wisconsin Avenue; then north along said centerline to a point on the centerline of Ninth Street; then west along said centerline to a point on the centerline of College Avenue; then north along said centerline to a point on the centerline of Eight Street; then west along said centerline to a point on the centerline of Grand Avenue; then south along said centerline to a point on the centerline of Ninth Street; then west along said centerline to a point on the western line of the former Chicago, Milwaukee and St. Paul Railroad right-of-way; then southwest along said western line to a point on the centerline of Tenth Street; then west along said centerline to a point on the centerline of Racine Street; then north along said centerline to a point on the centerline of Ninth Street; then west-southwest along said centerline to a point on the east line of the Union Pacific (a.k.a. Chicago and Northwestern) Railroad right-of-way; then northwest along said east line to a point on the centerline of Liberty Street; then east along said

centerline to a point on the centerline of Marquette Street; then south along said centerline to a point on the line being the southern shore of the Root River; then easterly along said shoreline to a point on the centerline of Main Street at the Main Street bridge; then north along said centerline to a point on the centerline of Dodge Street; then west-southwest along said centerline to a point on the centerline of North Wisconsin Avenue; then north along said centerline to the point of beginning.”

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

Agendas sent to Devin Sutherland, Aldermen Keith Fair, Jarvis Finley, and Q.A. Shakoor.

06-1749

Subject: The Establishment of Updated Design Guidelines for the Expanded Downtown Area.

Attachments: [Dwntwn Cn.pdf](#)

Agendas sent to Devin Sutherland, Aldermen Keith Fair, Jarvis Finley, and Q.A. Shakoor.

06-1772

Subject: Direct Referral. Consideration of ordinance amendments to implement revised design guidelines for the Downtown Area.

Agendas sent to Devin Sutherland, Aldermen Keith Fair, Jarvis Finley, and Q.A. Shakoor.

06-1521

Subject: Direct Referral. Consideration of a request by Ignacio Castaneda seeking a conditional use permit to operate an auto repair facility at 1440 West Street.

Attachments: [P.H. - Castaneda.pdf](#)

Agenda sent to Ignacio Castaneda and Alderman Q.A. Shakoor

Res.06-6925**CONDITIONAL USE PERMIT FOR 1440 WEST STREET**

RESOLVED, that a request by Ignacio Castaneda seeking a conditional use permit to operate an auto repair facility at 1440 West Street be approved, subject to the following conditions:

- a. That the plans stamped "Received January 20, 2006" and presented to the Plan Commission on February 22, 2006 are approved, subject to the conditions contained herein.
- b. That this conditional use permit shall be reviewed by the Plan Commission six months from the date of its approval to determine the level of compliance with the conditions of approval, and the appropriate Plan Commission response to the conduct of the operation.
- c. That by June 1, 2006 the following maintenance, repairs, clean up, and improvements shall be accomplished:
 1. Repair, straighten or replace damaged fence sections.
 2. Replace missing privacy slats in gates, and install privacy slats in the northern fence. All privacy slats are to be a uniform color.
 3. Trim fence posts to a uniform height extending no greater than one foot above the fence panels.
 4. Repair or replace damaged soffit panels and wainscoting on West Street façade of building.
 5. Paint the building and fencing in a uniform color scheme in colors which have first been submitted to the Director of City Development for a determination of their appropriateness.
 6. Pave damaged or unpaved portions of the parking lot.
 7. Remove all unlicensed or inoperable vehicles from outside storage on the property unless they are awaiting repair.
 8. Remove all junked vehicles, vehicle parts, equipment, and materials from outside storage.
 9. Remove all assorted debris and junk from the property.
 10. Install clear/transparent windows in all window openings facing West Street.
- d. That there shall be no vehicle sales or salvage at this location.
- e. That all vehicles awaiting repairs, and tow trucks on the subject property shall be stored within the fenced area. Vehicles awaiting repairs, or those vehicles

which have been repaired shall not be stored on the property for more than 30 days.

f. That all vehicle repair shall be conducted indoors.

g. That there shall be no vehicle preparation or painting conducted outdoors, and any preparation or painting of vehicles indoors shall be conducted in compliance with all appropriate codes and ordinances and that all required permits acquired.

h. That off-street parking areas shall be provided for all customer and employee vehicles.

i. That there shall be no outside storage of junked vehicles, vehicles parts and accessories, and equipment.

j. That all trash and recyclables shall be stored in closed containers and screened from view.

k. That the maximum hours of operation shall be from 8:00 a.m. to 8:00 p.m. Monday through Saturday with no hours on Sunday.

l. That all signs be submitted to the Director of City Development for review and approval.

m. That no pennants, banners, streamers, temporary signs be displayed at this location.

n. That all applicable codes and ordinances be complied with and required permits acquired.

o. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.

p. That this permit is subject to Plan Commission review for compliance with the listed conditions.

FISCAL NOTE: N/A

Agenda sent to Ignacio Castaneda and Alderman Q.A. Shakoor

06-1757

Subject: Direct Referral. Request by David Karlsen of Karlsen Plumbing seeking a minor amendment to a conditional use permit for a plumbing contractor's facility at 1951 Grove Avenue.

Agendas sent to David Karlsen, Aldermen James Spangenberg, Greg Holding, and Pete Karas.

06-1758

Subject: Rerquest by Tom Riley representing Racine Montessori School seeking a minor amendment to a conditional use permit to relocate the parking area at 2317 Howe Street.

Agendas sent to Tom Riley, Director/Principal of Racine Montessori School, and Alderman Cherri Cape.

06-1759

Subject: Direct Referral. Request by Kevin Bailey seeking a minor amendment to a conditional use permit for a multi-family building at 401 Wisconsin Avenue seeking to increase from 64 living units to 66 living units, and to include approximately 5,600 square feet of retail space.

Agendas sent to Kevin Bailey, Devin Sutherland, and Alderman Keith Fair.

Ord.09-06

ORDINANCE NO. 9-06 TO AMEND SEC. 114-254(n) RELATING TO ZONING-YARD REQUIREMENTS

To amend Sec. 114-254(n) of the Municipal Code of the City of Racine, Wisconsin relating to Zoning - Yard requirements and open space.

The Common Council of the City of Racine do ordain as follows:

Part 1:

Sec. 114-254(n) of the Municipal Code of the City of Racine is hereby amended by deleting from the last sentence of the paragraph the following phrase, "formed by a street line and a private drive line".

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

Agenda sent to Rick Heller, Chief Building Inspector.

Public Hearings Starting at 4:30 p.m.

06-1760

Subject: Direct Referral. Request by Michael and Ann Klinkhammer seeking a conditional use permit for a wellness center offering massage therapy services at 611-Sixth Street.

Attachments: 611-6th St.pdf

Agendas sent to Michael and Ann Klinkhammer, and Alderman Keith Fair.

06-1761

Subject: Direct Referral. Request by Dorothy A. Metz seeking to rezone the property at 3037 Douglas Avenue from B-1 Neighborhood Convenience District to B-2 Community Shopping District.

Attachments: 3037 Douglas.pdf

Agendas sent to Dorothy A. Metz, David Namowitz, Robert Morrison, Aldermen Raymond Dehahn, and Tom Sollman.

06-1762

Subject: Direct Referral: Request by Yan and Mei Li Zheng seeking a conditional use permit for a takeout and delivery restaurant at 2124-2126 Sixteenth Street.

Attachments: 2124-2126 16th St.pdf

Agendas sent to Yan and Mei Li Zheng, Patrick K. Pias, and Alderman Tim Hermes.

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at least 48 hours prior to this meeting.