



# City of Racine

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

## Meeting Agenda - Revised City Plan Commission

*Mayor John Dickert, Alderman Dennis Wiser,  
Molly Hall, Vincent Esqueda, Tony Veranth,  
Pastor Melvin Hargrove, Attorney Tom Durkin*

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Wednesday, December 9, 2015

4:15 PM

City Hall, Room 205

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**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 November 11, 2015 Meeting

[15-00980](#)

**Subject:** (Direct Referral) A request from Party City, represented by Rosie Olle of Michael's Signs, for approval to deviate from the adopted Regency Mall Signage standards for signage proposed at 5900 Durand Avenue.

**Attachments:**

[PH Notice - 5900 Durand Avenue](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Receive and File.*

*Agenda sent to: Rosie Olle (Michael's Signs), Heather Noble (Party City), and Ald. Ron Hart.*

[Ord.12-15](#)

Ordinance 12-15 - Breweries and Brew Pubs

An ordinance to amend Chapter 114 - Zoning, of the Municipal Code of the City of Racine, Wisconsin.

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

Part 1: Amend Sec. 114-467(1) by adding after the words "where produced" the words "except as permitted herein".

Part 2: Create Sec. 114-468(11) to read as follows: "(11) A brewery, a brewery with a restaurant, or a brew pub, each as defined by Wis. Stat. §§ 125.29 and 125.295, and producing less than 1,000 barrels per year."

Part 3: Create Sec. 114-568 (39) to read as follows: "(39) Brewery as defined by Wis. Stat. § 125.29."

Part 4: Repeal and recreate Sec. 114-587 (b) (39) to read as follows: "(39) Breweries as defined by Wis. Stat. § 125.29."

Part 5: Create Sec. 114-587 (40) to read as follows: "(40) Reserved."

Part 6: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Fiscal Note: N/A

*Reviewer: Matt Sadowski, Interim Director*

*Recommendation: That the ordinance be adopted.*

[15-01070](#)

**Subject:** (Direct Referral) A request by Jay Williams of Care Bear Child Care for an exception to the required financial surety for incomplete site improvements at 1315 Douglas Avenue. (PC-15)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Denial.*

*Agenda sent to: Jay Williams, DeWayne Perry, and Ald. Jim Kaplan.*

#### 4:30 P.M. PUBLIC HEARINGS

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[15-01053](#)

**Subject:** (Direct Referral) A request from Pastor Frank James II of Changing Lives Ministries seeking a conditional use permit for the re-establishment of a church at 2829 Durand Avenue. (PC-15)

**Attachments:**

[PH Notice - 2829 Durand Avenue](#)

*Reviewer: Matt Sadowski, Interim Director*

*Recommendation: Approval, subject to conditions.*

*Agenda sent to: Pastor Frank James (Changing Lives Ministries), Leonard Montalbano (Montalbano Realty), and Ald. Dennis Wiser.*

[15-01054](#)

**Subject:** (Direct Referral) A request from Nathan Ward, representing Racine Cellular Telephone Company, for a conditional use permit to remove an existing 120-foot lattice tower and replace it with a 120-foot monopole at 1301 W. Sixth Street. (PC-15)

**Attachments:**

[PH Notice - 1301 W Sixth Street](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Pending.*

*Agenda sent to: Nathan Ward, Kevin Haines (US Cellular), and Ald. Q. A. Shakoor, II.*

[15-01055](#)

**Subject:** (Direct Referral) A request from Abdul Motlani for a conditional use permit to operate an oil change center at 3101 Rapids Drive. (PC-15)

**Attachments:**

[PH Notice - 3101 Rapids Drive](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Pending.*

*Agenda sent to: Abdul Motlani, Jerry Holasek (Holasek Architecture & Design), Jay Impson, and Ald. Sandy Weinder.*

## **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.**