



City of Racine

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

Meeting Agenda - Final City Plan Commission

*Alderman Dennis Wiser
Mayor John Dickert
Molly Hall
Elaine Sutton Ekes
Vincent Esqueda
Tony Veranth
Pastor Melvin Hargrove*

Wednesday, November 26, 2014

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 November 12, 2014 Meeting

[14-10738](#)

Subject: (Direct Referral) A request by Elizabeth Robinson and Nick Price for conditional use approval to have an auto repair facility at 1427 Junction Avenue.

Attachments: [PH Notice - 1427 Junction Avenue](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Pending.

Agenda sent to: Elizabeth Robinson, Nick Price, and Alderman Michael Shields.

[14-10782](#)

Subject: (Direct Referral) Request by Jai Shree Swaminarayan of Port of Call Liquors, 918 West Boulevard, for an extension to an approval of a conditional use permit.

Reviewer: Jill Johanneck, Associate Planner

Recommendation: That the extension be granted.

Agenda sent to: Jai Shree Swaminarayan and Alderman Terry McCarthy.

4:30 P.M. PUBLIC HEARINGS

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[14-10783](#)

Subject: (Direct Referral) A request from Serena Barnes of Heaven's Heroes Learning Academy, LLC for conditional use approval to operate a child care facility at 2522 Douglas Avenue.

Attachments: [PH Notice - 2522 Douglas Avenue](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agenda sent to: Serena Barnes and Alderwoman Melissa Kaprelian Becker.

14-10784

Subject: (Direct Referral) A request from Matthew Mano to re-zone 3502 Douglas Avenue from B-2 Community Shopping District to R-3 Limited General Residence District to operate a charter school.

Attachments: [PH Notice - 3502 Douglas Ave](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Pending.

Agenda sent to: Matthew Mano and Alderman Ray DeHahn.

14-10785

Subject: (Direct Referral) A request from Alicia Villa for a conditional use permit to allow for a first floor residence at 1935 State Street.

Attachments: [PH Notice - 1935 State Street](#)

Reviewer: Matt Sadowski, Assistant Director

Recommendation: Pending.

Agendas to: Alicia Villa and Alderman Sandy Weidner.

14-10786

Subject: (Direct Referral) A request from Richard Donner of Reinhart Boerner Van Dueren s.c., representing TMC Wisconsin 2 LLC, for the rezoning of the south side of Washington Avenue in the 4600 Block between Ohio Street and Virginia Street to B2 Community Shopping District.

Attachments: [PH Notice - CVS Pharmacy](#)

Reviewer: Matt Sadowski, Assistant Director

Recommendation: Pending.

Agendas to: Richard Boerner, Alderman Henry Perez, Jim Spangenberg.

14-10787

Subject: (Direct Referral) A request from Richard Donner of Reinhart Boerner Van Dueren s.c., representing TMC Wisconsin 2 LLC, for a conditional use permit to allow for a CVS Pharmacy on the south side of Washington Avenue in the 4600 Block between Ohio Street and Virginia Street.

Attachments: [PH Notice - CVS Pharmacy](#)

Reviewer: Matt Sadowski, Assistant Director

Recommendation: Pending.

Agendas to: Richard Boerner, Alderman Henry Perez, Jim Spangenberg.

Administrative Business

Sign Heights Survey

Agenda sent to: Brian Dean

Adjournment

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