



City of Racine

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

Meeting Agenda - Revised City Plan Commission

Wednesday, December 11, 2019

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 November 13, 2019 Meeting

Start of Public Hearings

[1356-19](#)

Subject: (Direct Referral) Request from Zignego Company seeking a conditional use permit for a contractor yard and shop, to operate a concrete and gravel recycling site with yard and concrete plant at 1917 S. Memorial Drive (PC-19).

Attachments:

[Public Hearing Notice](#)

[Review & Recommendation](#)

[Applicant Submittal](#)

Staff Summary: Being zoned I-2 General Industrial Zone District, the applicant seeks to reintroduce a use on the lot which was once used by another operator for substantially the same purpose. The yard and property would be active on a project specific basis generally tied to paving projects the Zignego Company would be awarded, and inactive at other times. The site would have anywhere from 1-4 employees at a time. The application includes using a tracking pad to control debris on roadways, and crushing machines with integral water lines for dust suppression, and a water truck. Subject to conditions outlined in the staff report, the Plan Commission should consider recommending to the Common Council that the request be approved.

End of Public Hearings

[1357-19](#)

Subject: (Direct Referral) Request from Michael Bannon and Nicholas Verhaalen, seeking approval of a two lot certified survey map for the property at 1917 S. Memorial Drive (PC-19).

Attachments:

[Recommendation](#)

[Applicant Submittal](#)

Staff Summary: Related to agenda item 1356-19, the applicant proposes to create a two lot division of the existing parcel. Lot 1 will contain the Pioneer Products operations and totals 6.136 acres (267,263 square feet), while Lot 2 will contain the Zignego operations

and totals 4.255 acres (185,346 square feet). Subject to conditions outlined in the staff report, the Plan Commission should consider recommending to the Common Council that the request be approved.

[1371-19](#)

Subject: (Direct Referral) Consideration of an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035", to incorporate the document titled "Downtown Racine Pedestrians, Plaza and Parking Plan" (PC-19).

Attachments:

[Downtown Public Realm and Parking Plan](#)

Staff Summary: The Plan Commission will receive a brief presentation and introduction to the Plan from City Staff. The public comment and review period will begin and a formal public hearing on the plan would occur at the January 23, 2020 Plan Commission meeting.

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.