



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://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, November 30, 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 November 9, 2011 Meeting

#### [Res.11-2809](#)

Adopt document titled "A Park and Open Space Plan for the City of Racine: 2035".

WHEREAS, the Board of Parks, Recreation and Cultural Services of the City of Racine (the Board) has worked with the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to prepare a plan for the City of Racine that will serve as a park and open space plan for City of Racine, which is articulated in the document titled "A Park And Open Space Plan For The City Of Racine: 2035" (the Plan); an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035". The Plan containing maps, references and other descriptive materials and information applicable and specific to the City of Racine; and

WHEREAS, under the authority of Section 62.23 of the Wisconsin Statutes, and in accordance with Section 66.1001 of the Wisconsin Statutes, the Plan is intended to assist in promoting environmental stewardship and to assess current and future parks, recreation, and open space needs within the City. To these ends, the Plan provides an inventory of current facilities and programs, status of progress on the previous park plan, framework for the development of the plan update, and recommendations for implementation of the Plan

WHEREAS, the Board conducted a public input meeting on October 12, 2011 for the purpose of educating the public and solicit public opinion on the Plan. On October 12, 2011 the Board forwarded a recommendation

for adoption to the Plan Commission; and

WHEREAS, On October 26, 2011 the Plan Commission received the Plan and directed that prior to its adoption, an ordinance and resolution be prepared, and a public hearing before the Common Council be held.

WHEREAS, the City duly noticed an public hearing before the Common Council for December 6, 2011 following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Racine hereby adopts the plan embodied in the document titled "A Park And Open Space Plan For The City Of Racine: 2035" as a guide to assist in promoting environmental stewardship and to assess current and future parks, recreation, and open space needs within the City; as an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035."

BE IT FURTHER RESOLVED that the City Clerk is authorized and directed to transmit a certified copy of this resolution to the Racine County Board and the SEWRPC.

Fiscal Note: To be determined

*Reviewer: Matt Sadowski, Principal Planner*

*Recommendation: Recommends that the Resolution be adopted.*

*Agenda sent to: Donnie Snow, Director of Parks, Recreation and Cultural Services and Southeastern Wisconsin Regional Planning Commission (SEWRPC).*

**ZOrd.7-11**

Ordinance adopting a park and open space plan for the City of Racine, Wisconsin

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

SECTION 1. Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Racine is authorized to prepare and adopt a park and open space plan, as a amendment to the City's comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

SECTION 2. The Board of Parks Recreation and Cultural Services (the Board) worked with the Southeastern Wisconsin Regional Planning Commission to prepare a plan for the City that served as a resource intended to assist in promoting environmental stewardship and to assess current and future parks, recreation, and open space needs within the City, which is articulated in the document titled " A Park And Open Space Plan For The City Of Racine: 2035" (the Plan) ; and

SECTION 3. The Board conducted a public input meeting on October 12, 2011 for the purpose of educating the public and solicit public opinion on the Plan, and on October 12, 2011 the Board forwarded a recommendation for adoption to the Plan Commission; and

SECTION 4. The Plan Commission of the City of Racine, by a majority vote of the entire commission recorded in its official minutes, recommended to the City Common Council approval of a resolution adopting the document titled " A Park And Open Space Plan For The City Of Racine: 2035" ; and

SECTION 5. The Common Council has duly noticed and conducted a public hearing on the Plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. The Common Council of the City of Racine, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Comprehensive Plan for The City of Racine: 2035," pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes, as the City of Racine park and open space plan.

SECTION 7. 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.

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: Donnie Snow, Director of Parks, Recreation and Cultural Services and Southeastern Wisconsin Regional Planning Commission (SEWRPC).*

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

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

[11-7148](#)

**Subject:** (Direct Referral) Consideration of a request from Kurt Jorgensen of Jorgensen General Contracting seeking an amendment to a conditional use permit for a contractor storage facility at 1530 Romaine Ave. (the rear portion of the lot also addressed as 2504 Douglas Avenue). (PC-11)

**Attachments:** [PH Notice - 1530 Romaine Avenue](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Recommend approval with conditions.*

*Agenda sent to: Kurt Jorgensen, Anthony and Vivian Merlo, and Alderwoman Melissa Kaprelian-Becker.*

**11-7149**

**Subject:** (Direct Referral) Consideration of a request from Ruban and Deliya Jackson seeking a conditional use permit for a church and activities facility at 2033 Lathrop Avenue. (PC-11)

**Attachments:** [PH Notice - 2033 Lathrop Ave](#)

*Reviewer: Matthew Sadowski, Principal Planner*

*Recommendation: Recommend approval with conditions.*

*Agenda sent to: Ruban and Deliya Jackson, and Alderman Greg Holding.*

**11-7150**

**Subject:** (Direct Referral) Consideration of a request from Jeff Bridleman of Partners In Design Architects, agents for Gateway Technical College at 1001 Main Street, seeking an amendment to a conditional use permit for a building addition for the Culinary Arts program. (PC-11)

**Attachments:** [PH Notice - 1001 Main Street](#)

*Reviewer: Matthew Sadowski, Principal Planner*

*Recommendation: Recommend approval with conditions.*

*Agenda sent to: John Thielen (Gateway Technical College), Jeff Bridleman (Partners In Design Architects), and Alderman Keith Fair.*

**5:30 P.M. PUBLIC HEARING**

**5:30 P.M. PUBLIC HEARING**

**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](#)  
[PH Notice - 1835 Clark St, 1206 DeKoven Ave, 1846 Racine St](#)

*Reviewer: Matthew Sadowski, Principal Planner*

*Brian F. O'Connell, Director of City Development*

*Recommendation: Conduct hearing and document participants' comments.*

*Notice to: Petition signers, Neighborhood Watch, and Alderman Eric Marcus.*

**Administrative Business**

**Update on Zoning Ordinance revisions.**

**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.**