



City of Racine

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

Meeting Agenda - Final City Plan Commission

*Mayor John Dickert
Alderman Dennis Wiser
Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez*

Wednesday, May 10, 2017

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 April 26, 2017 Meeting

[417-17](#)

Subject: (Direct Referral) A communication from the Chief Zoning Administrator and City Attorney requesting modifications to the sign ordinance in order to comply with current case law.

Reviewer: Nhu Tran, Assistant City Attorney

Recommendation: That an ordinance be prepared and a public hearing scheduled before the Common Council.

[214-17](#)

Subject: Communication from the Director of City Development submitting, for consideration and adoption as an amendment to the City of Racine 2035 Comprehensive Land Use Plan Map, the document titled "RootWorks Area Wide Plan and Implementation Strategy".

Attachments:

[Rootworks Area Wide Plan Draft 2.15.17_web](#)

*Reviewer: Amy Connolly, Director of City Development
Matt Sadowski, Assistant Director/Principal Planner*

Recommendation: That an ordinance be prepared and a public hearing scheduled before the Common Council.

Agendas to: Jolena Presti (Principal Planner, Vandewalle & Associates), Jorian Giorno (Associate Planner, Vandewalle & Associates), Rachana Kothari (RCEDC), Alderman Jeff Coe, Alderman Tracey Larrin, and Alderman Q.A. Shakoor, II.

[Ord.0004-17](#)

Ordinance 04-17

Ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (The Plan) for a

portion of the property located at 3600 Pierce Boulevard, City of Racine, Wisconsin.

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

Part 1: Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Racine is authorized to prepare and adopt certain amendments to The Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

Part 2: Following a 30 day notice period to adjacent municipalities of a proposed amendment for a development project, and direct notice to property owners within the direct vicinity announcing the conduct of a public hearing on May 10, 2017 before the Plan Commission of the City of Racine, whose purpose is to solicit opinion and educate the public on a proposed rezoning effectuating a development project, said project needing an amendment to The Plan, as preceded by a change in the land use classification of a portion of the property at 3600 Pierce Boulevard; and

Part 3: On May 10, 2017 the Plan Commission is scheduled to forward a recommendation to the Common Council that the process to amend The Plan move forward based on the findings as enumerate in the staff report to the Plan Commissioners, and as reported to the Common Council for a June 6, 2017 meeting, and in said report that associated requests to rezone that same portion of the property at 3600 Pierce Boulevard move forward; and

Part 4: On April 17, 2017 the Common Council referred the amendment to The Plan to the Plan Commission, seeking a recommendation on the herein created Ordinance 04-17 and scheduled a June 6 , 2017 public hearing before the Common Council for consideration of an amendment to The Plan; and

Part 5: The Plan Commission of the City of Racine, on _____, 2017 by a majority vote of the commission recorded in its official minutes, recommended to the Common Council the _____ of a resolution and Ordinance 04-17 regarding a change to the land use designation of a portion of the property at 3600 Pierce Boulevard from Isolated Natural Resource Area to Industrial; and

Part 6: The Common Council has duly noticed and conducted a public hearing on the amendment to The Plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes

Part 7: The Common Council of the City of Racine, Wisconsin, does, by the enactment of this ordinance, formally adopt the amendment to the

document titled "A Comprehensive Plan for the City of Racine: 2035" to change the land use designation of a portion of the property 3600 Pierce Boulevard from Isolated Natural Resource Area to Industrial, pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes.

Part 8: 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:

Fiscal Note: N/A

[421-17](#)

Subject: (Direct Referral) A request from Rose Nelson, representing Wild Root Market Board of Directors and Owners, seeking an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" seeking a change in the land use designation of the property at 500 Walton Street and 2214 Wisconsin Street from High Density Residential to Office Park.

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: That an ordinance be prepared and a public hearing scheduled before the Common Council.

Agendas to: Rose Nelson (President, Wild Root Market), Margie Michichich (Vice-President, Wild Root Market) and Alderman Steve Smetana.

4:30 P.M. PUBLIC HEARINGS

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[423-17](#)

Subject: (Direct Referral) A request from Michael Hennessy, representing Racine Unified School District, seeking a conditional use permit to install an electronic message center at 1901 - 12th Street for Washington Park High School. (PC-17)

Attachments: [PH Notice - 1901 12th Street](#)

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Approve with conditions.

Agendas to: Laura Perozzo (RUSD), Bryan Arnold (RUSD), Michael Hennessy (RUSD), and Alderman John Tate II.

[424-17](#)

Subject: (Direct Referral) A request from Tomas Pocius of Ink Era Tattoo seeking a conditional use permit to operate a tattoo establishment at 900 State Street. (PC-17)

Attachments: [PH Notice - 900 State Street](#)

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Approve with conditions.

Agendas to: Tomas Pocius (Ink Era Tattoo) and Alderman Tracey Larrin.

[425-17](#)

Subject: (Direct Referral) A request from Ryan Brath, representing Fischer USA, Inc. seeking to rezone a portion of the property at 3600 Pierce Blvd. from R-3 Limited General Residence District to I-1 Restricted Industrial District. (PC-17)

Attachments:

[PH Notice - 3600 Pierce Blvd REVISED](#)

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: That an ordinance be prepared and a public hearing scheduled before the Common Council.

Agendas to: Ryan Brath (Fischer USA), Alderman Mary Land and Laura Million (Racine County Economic Development Corporation)

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.