



City of Racine

Meeting Agenda - Final

City Plan Commission

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

Mayor Gary Becker
Alderman Gregory Holding
Atty. Jud Wyant, Elaine Sutton Ekes
Vincent Esqueda, Frank Tingle
Brent Oglesby

Wednesday, November 28, 2007

4:15 PM

Room 205, City Hall

Approval of Minutes for the November 14, 2007 Meeting

[ZOrd.0005-07](#) An Ordinance to rezone properties in the 11th Street and Lake Avenue Area

To amend the map of the Zoning Ordinance of the City of Racine.

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

Part 1:

Those properties known as 1135 & 1145 South Main Street, 1121, 1127, 1132, 1135 & 1147 Lake Avenue as well as 100 & 107 Twelfth Street and more particularly described as follows:

"Lots 9, 10, 11, 12 as well as the south 60 feet of Lot 7 Block 28 of the School Section and Lots 1,2,3 (plus part of adjacent vacated Lake Avenue as described in Volume 1734, page 926, except those parts deeded to the City), 4, 5, & 6 of Block 27 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin."

be rezoned from "R-2" Single Family Residence District, or "R-3" Limited General Residence District, or "O-I" Office/Institutional District, to "R-2" Single Family Residence District, or "R-3" Limited General Residence District, or "O-I" Office/Institutional District, all with an H - Historic Property District Overlay, and designated as Supplement No. _____, which Supplement is hereby made a part of this ordinance.

Part 2:

This ordinance shall take effect upon passage and the day after publication.

Passed by the Common Council:

Approved: _____

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Recommend to approve.

Agendas sent to Mary Whitman, Landmarks Preservation Commission; Aldermen Robert Anderson, Jeff Coe, and Owners of Contributing Properties.

07-1352

Subject: (Direct Referral) Review of contributing property descriptions for the 11th Street and Lake Avenue Racine Historic District.

Recommendation of City Plan Commission on 10-31-07: That this item be deferred.

Recommendation of City Plan Commission on 11-14-07: That this item be deferred.

Attachments: [100TwelfthDescript_2_.pdf](#)
[107TwelfthDescript.pdf](#)
[1121LakeDescript_3_.pdf](#)
[1127LakeDescript_2_.pdf](#)
[1132LakeDescript_2_.pdf](#)
[1135 Main Descript_2_.pdf](#)
[1145MainDescript_2_.pdf](#)

Recommend to approve.

Agendas sent to Mary Whitman, Landmarks Preservation Commission; Aldermen Robert Anderson, Jeff Coe, and Owners of Contributing Properties.

07-1354

Subject: (Direct Referral) Review of operational deficiencies, police records, and enforcement options related to the inability of Lydia Group Home to control resident behavior at their 3131 Taylor Avenue facility.

Recommendation of City Plan Commission on 10-31-07: That this item be deferred.

Attachments: [Lydia Group Home.pdf](#)

Recommendation is pending consultation with Police Department.

Agendas sent to Theresa Ehiorobo and Veronica Sutton of Lydia Group Home; Audrey Viau, Village President, Elmwood Park; Steven R. Hurley, Asst. Chief of Police; Al Days, Police Lt.; and Alderman Gregory Holding.

07-1404

Subject: (Direct Referral) Request by Suhail Sarsonz seeking a

conditional use permit for a telephone store at 1957 Douglas Avenue.

Recommendation of City Plan Commission on 11-14-07: That the item be deferred until receiving a recommendation from the Access Corridor Development Review Committee.

Recommendation of City Plan Commission on 11-28-07: That the request by Suhail Sarsonz seeking a conditional use permit for a telephone store at 1957 Douglas Avenue be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on November 14 & 28, 2007 be approved, subject to the following conditions.
- b. That all applicable building and occupancy permits be applied for.
- c. That the hours of operation be 10:00 a.m. to 8:00 p.m., Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sunday.
- d. That prior to the issuance of an occupancy permit for the subject use, the property owner shall:
 1. Submit a detailed landscape plan to the Access Corridor Development Review Committee for review and approval. Said plan shall also include a landscaping maintenance plan. At a minimum, landscaping shall be installed at the northwest and southern corners of the property, and along the Douglas Avenue frontage of the building. Landscaping shall be installed in accordance with the approved plans by May 1, 2008 unless a letter of credit, equal to the value of the landscaping, is submitted to the Director of City Development for review and approval. In no case shall landscaping be installed later than July 1, 2008.
 2. Install wheel stops or curbing along parking spaces which are parallel to the sidewalk.
 3. Submit a detailed sign plan to the Director of City Development indicating the use of rigid sign panels in the existing box signs, and not the use of flexible fabric for the same.
- e. That all trash and recyclables be stored in closed containers and screen from view.
- f. That all codes and ordinances be complied with and required permits acquired.
- g. That no minor changes be made from the conditions of this permit without approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.

h. That this approval is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [1957 Douglas .pdf](#)

Recommend to approve subject to conditions.

Agendas sent to Suhail Sarsouz, David Namowicz, Bob Morrison, Tom Sollman, Kristin Niemiec, and Alderman David Maack.

07-1383

Subject: (Direct Referral) Communication transmitting an addendum to the Uptown Improvement Plan for the Artist Relocation Program.

Recommendation of Redevelopment Authority on 11-7-07: That the addendum be adopted as an amendment to the Uptown Improvement Plan. To adopt Redevelopment Authority Res. 07-24.

Fiscal Note: N/A

Recommendation of the City Plan commission on 11-28-07: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

Attachments: [ARP plan amendment.pdf](#)

Recommend to approve.

Agendas sent to Kristin Niemiec and Alderman Michael Shields.

Public Hearings Starting at 4:30 p.m.

07-1456

Subject: (Direct Referral) Request by Charles Mott, Jr. representing Cricket Communications seeking a conditional use permit for a wireless communication facility at 2503 South Green Bay Road.

Recommendation of City Plan Commission on 11-28-07: That the request by Charles J. Mott, Jr., Cricket Communications, Inc seeking a conditional use permit for the installation of a wireless communication facility at 2503 S. Green Bay Road be approved, subject to the following conditions:

- a. November 28, 2007 be approved subject to the conditions contained herein.
- b. That all applicable permits be applied for through the Building

Inspection Department.

- c. That the color of the antennas matches the color of the surface to which they are mounted.
- d. That all codes and ordinances be complied with and required permits acquired.
- e. That all appropriate FAA approvals be obtained and submitted to the Department of City Development, prior to the issuance of a building permit.
- f. That the operator provides to the City/County Communications Office within the Racine Police Department a current listing of all frequencies utilized by this facility and the name of a contact in charge of radio frequencies for the operator, and notify the City/County Communications Office of any changes in frequencies for this facility.
- g. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- h. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [2503 S. Green Bay Rd.pdf](#)

Recommend to approve subject to conditions.

Agendas sent to Charles Mott, Jr., and Alderman Ronald Hart.

07-1457

Subject: (Direct Referral) Request by Charles Mott, Jr. representing Cricket Communications seeking a conditional use permit for a wireless communication facility at 1600 Summit Avenue.

Recommendation of City Plan Commission on 11-28-07: That the request by Charles J. Mott, Jr., Cricket Communications, Inc seeking a conditional use permit for the installation of a wireless communication facility at 1600 Summit Ave be approved, subject to the following conditions:

- a. That the plans received November 28, 2007 and presented to the Plan Commission on November 28, 2007 be approved subject to the conditions contained herein.
- b. That all applicable permits be applied for through the Building

Inspection Department.

- c. That the color of the antennas matches the color of the surface to which they are mounted.
- d. That all codes and ordinances be complied with and required permits acquired.
- e. That all appropriate FAA approvals be obtained and submitted to the Department of City Development, prior to the issuance of a building permit.
- f. That the operator provides to the City/County Communications Office within the Racine Police Department a current listing of all frequencies utilized by this facility and the name of a contact in charge of radio frequencies for the operator, and notify the City/County Communications Office of any changes in frequencies for this facility.
- g. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- h. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [1600 Summit Ave.pdf](#)

Recommend to approve subject to conditions.

Agendas sent to Charles Mott, Jr., and Alderman Sandy Weidner.

07-1458

Subject: (Direct Referral) Request by the City of Racine Redevelopment Authority seeking the rezoning of 1321 State Street from I-2 General Industrial District and B-3 General Business District to B-2 Community Shopping District.

Recommendation of the City Plan Commission on 11-28-07: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

Attachments: [1321 State St.pdf](#)

Recommend to prepare ordinance and schedule public hearing.

Agendas sent to Aldermen Q.A. Shakoore and Jim Kaplan.

[07-1459](#)

Subject: (Direct Referral) Request by the Department of City Development seeking the rezoning of 1014 Dr. Martin Luther King Jr. Drive from O-I Office Institutional District to R-3 Limited General Residence District.

Recommendation of the City Plan Commission on 11-28-07: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

Attachments: [1014 Dr. MLK Jr Dr.pdf](#)

Recommend to prepare ordinance and schedule public hearing.

Agendas sent to Aldermen Q.A. Shakoor and Jim Kaplan.

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at least 48 hours prior to this meeting.