



# City of Racine

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

## Meeting Agenda - Final City Plan Commission

*Mayor John T. Dickert, Alderman Gregory Holding  
Atty. Jud Wyant, Elaine Sutton Ekes  
Vincent Esqueda, Brent Oglesby, Eric Marcus*

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Wednesday, June 24, 2009

4:15 PM

City Hall, Room 205

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**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 June 10, 2009 Meeting

#### 09-3733

**Subject:** (Direct Referral) Consideration of a request from Pedro Hernandez seeking a conditional use permit to accommodate an automobile repair facility at 914 Marquette Street.

**Attachments:** [PH Notice - 914 Marquette Street](#)

*Staff recommendation: Recommend approval subject to conditions.*

*Agendas sent to: Pedro M. Hernandez; Erv Nelsen; and Alderman Jim Kaplan*

#### Res.09-1445

Vacation of alley bounded by 20th Street, DeKoven Avenue, Kearney Avenue and Hickory Grove Avenue

Resolved, that since public interest requires it, that the following parcel of land, more particularly described as follows, be and hereby is vacated and discontinued:

The alley bounded by 20th Street, DeKoven Avenue, Kearney Avenue and Hickory Grove Avenue.

Fiscal Note: Not applicable.

#### 09-3692

**Subject:** Communication from the residents abutting the alley bounded by 20th Street, DeKoven Avenue, Kearney Avenue and Hickory Grove Avenue requesting the vacation of said alley. (Res.09-1445)

### **Recommendation of the Public Works Services Committee on**

**6-9-09:** Since public interest requires it, that the following parcel of land, more particularly described as follows, be and hereby is vacated and

discontinued:

The alley bounded by 20th Street, DeKoven Avenue, Kearney Avenue and Hickory Grove Avenue.

Further recommends that a preliminary resolution be introduced to the Common Council and referred to the City Plan Commission.

Further recommends that Resolution 09-1381 of May 6, 2009 be amended by deleting the alley bounded by 20th Street, DeKoven Avenue, Kearney Avenue and Hickory Grove Avenue.

**Fiscal Note:** Not applicable.

**Attachments:** [Vacate Alley.pdf](#)

*Staff recommendation: Recommend approval.*

*Agendas sent to: Rick Jones, Commissioner of Public Works; Alderman Michael Shields*

**09-3734**

**Subject:** (Direct Referral) Consideration of a request from Curt Pruitt, representing Racine Joint Venture, d/b/a Regency Mall, seeking consideration of a request to amend a conditional use permit to allow additional locations for outside events and to extend the time period in which tent sales may be conducted. (Res.09-1470)

**Recommendation of the City Plan Commission on 6-10-09:** That this item be approved subject to staff recommendations.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - Regency Mall](#)

[Regency Letter](#)

[\(09-3734\) CUP Amendment Regency Mall](#)

*\*\*Referred back from Common Council\*\**

*Staff recommendation: Recommend approval subject to conditions.*

*Agendas sent to: Curt Pruitt; Cyndi Knapp-Finley; Alderman Ron Hart*

**Res.09-1470**

Amendment of Conditional Use Permit for Racine Joint Venture, d/b/a Regency Mall, be approved subject to conditions

Resolved, that the request from Curt Pruitt, representing Racine Joint Venture, d/b/a/ Regency Mall, seeking consideration of a request to amend the Conditional Use Permit to allow additional locations for outside events be approved, subject to the following conditions:

a. That additional locations for outside events be the parking area of the current Burlington Coat Factory and the former Chi-Chi's restaurant site.

b. That as an amendment to the language of Plan Commission approval of May 30, 2001, conditions "c," strike the phrase "tent sales no more than once a month," and replace it with the phrase "tent or any other temporary buildings or shelters used to accommodate temporary sales or events may be permitted, and allowed for a time period of up to 30 consecutive days."

c. That all other conditions regulating outside events be complied with as stated in Common Council Resolution No. 6302 of August 21, 1979, or as amended by the action of the Plan Commission on May 30, 2001, by Common Council Resolution No. 6217 of November 16, 2004, and by Common Council Resolution No. 07-0393 of August 21, 2007, unless otherwise amended herein.

Fiscal Note: N/A

**4:30 PUBLIC HEARING****4:30 PUBLIC HEARING****4:30 PUBLIC HEARING**

[09-3796](#)

**Subject:** (Direct Referral) Consideration of a request from Curt Pruitt, representing Racine Joint Venture d/b/a Regency Mall seeking a conditional use permit to allow for a temporary building to allow temporary sales for Halloween Express at 5200 Durand Avenue.

**Attachments:** [PH Notice.2 - Regency Mall](#)

*Staff recommendation: Recommend approval subject to conditions.*

*Agendas sent to: Curt Pruitt; Cyndi Knapp-Finley; Jon Majdoch; Alderman Ron Hart*

**Administrative Business**

[09-3201](#)

**Subject:** (Direct Referral) Preparation of the City of Racine 2035 Comprehensive Plan.

**Attachments:** [CITY OF RACINE CP CH I Text\\_v1](#)  
[CITY OF RACINE CP CH II Text\\_v1](#)  
[CITY OF RACINE CP CH III Text\\_v1](#)  
[2035 Comp Plan Survey\\_001](#)  
[CompPlan SurveyResultsRawData](#)  
[CompPlan NghbrhdCrssTbRprt](#)  
[CompPlan Q13WrittenRspns](#)  
[CompPlan Q14WrtnRspns](#)  
[CmpPlan Q15WrtnRspns](#)  
[CompPln Q16WrtnRspns](#)  
[Public Input Session Comments](#)

*Staff recommendation: Review and approve preliminary drafts of Chapters 1, 2, and 3.*

*Agendas sent to: Dave Schilling (SEWRPC)*

Update on County Comprehensive Plan

## **Adjournment**

**If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at 636-9151 at least 48 hours prior to this meeting.**