

City of Racine

Room 103, City Hall



Meeting Agenda - Final

Wednesday, March 29, 2006

4:00 PM

Room 103, City Hall

City Plan Commission

*Mayor Gary Becker, Alderman John M. Engel,
John Dickert, Elaine Sutton Ekes,
Vincent Esqueda, Joseph Muratore, Jr.,
Jud Wyant*

Call to Order

Approval of Minutes for the March 8, 2006 Meeting

ZOrd.0001-06 AN ORDINANCE TO AMEND THE MAP OF THE ZONING ORDINANCE RELATING TO THE PROPERTY AT 2333 AND 2405 NORTHWESTERN AVENUE

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

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

Part 1:

That the property located at 2333 and 2405 Northwestern Avenue, and more particularly described as follows:

"Begin at a point 243.91 feet northwesterly of the intersection of the north line of Westwood Drive and Northwestern Avenue; thence travel southwesterly 455 feet; thence travel northwesterly 228.7 feet; thence travel northwesterly 350 feet; thence travel easterly 50 feet; thence travel northeasterly 240 feet to the west line of Northwestern Avenue; travel thence southwesterly along said line to the point of beginning of this description. Said land being in the City of Racine, Racine County, Wisconsin."
PIN 276-000021201000,

be rezoned from "O/I" Office/Institutional District, to "O/I - FD O/I" Office/Institutional - Flex Development Overlay District, 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

Agendas sent to Frank Rosselli and Alderman Pete Karas

06-1609

Subject: Direct Referral. Consideration of an use supplement for a Flex Development Overlay District at 2333 & 2405 Northwestern Avenue.

Recommendation: That a use supplement be adopted by a resolution of the Common Council in association with a Flex Development Overlay District at 2333 & 2405 Northwestern Avenue, subject to the following conditions:

- a. That all uses listed in the underlying O/I Office Institutional District are permissible by right or by conditional use permit as specified in that district.
- b. That the following flex uses are permitted by right in addition to those permitted in the O/I Office Institutional District: computer and other small equipment recycling or disassembly; warehousing, light manufacturing and assembly (no smoke stack, heavy stamping, chemical or refining industries); commercial recreational facilities; day care, pre-schools, K-12 schools as a permitted use by right; large and small batch printing and publishing; museums, production studios, art galleries and theatres for the performing arts (excluding adult entertainment); health and fitness centers; limited retail (excluding adult orientated materials).
- c. That all flex uses shall not result in more that one semi-truck servicing the site a 24-hour period, nor the parking or storage of such vehicles or other delivery or service vehicles on the site for more than 2 hours.
- d. That all aspects of the flex uses (excluding parking, deliveries, and other similar ancillary activities) shall be contained indoors and shall not be detectable beyond the boundary lines of the properties.
- e. That all trash and recyclables be stored in closed containers and screened from view.
- f. That no flex use operate or be serviced between the hours of 9:00 p.m. and 7:00 a.m.
- g. That the Chief Building Inspector or Director of City Development may impose additional conditions on a single or a group of flex use to mitigate potential negative impacts on the subject or surrounding properties.
- h. That upon consultation between the Chief Building Inspector and

Director of City Development, additional uses not listed in this resolution may be permitted if found to comply with the spirit and intent of this flex development and the FD - Flex Development Overlay District.

- i. That all applicable codes and ordinances be complied with and required permits acquired.
- j. That no minor changes be made from the conditions of this flex development without the approval of the Plan Commission, and no major changes be made without the approval of the Common Council.
- k. That this flex development is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Agendas sent to Frank Rosselli and Alderman Pete Karas.

Ord.07-06

ORDINANCE NO. 7-06 TO AMEND SEC. 114-637 RELATING TO ZONING

To amend Sec. 114-637 of the Municipal Code of the City of Racine, Wisconsin relating to Zoning - Mapped districts.

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

Part 1:

Sec. 114-637 of the Municipal Code of the City of Racine is hereby amended by inserting the following after the description of the "*West Racine Corridor District*":

"Uptown Corridor District. The district includes those lands within the boundaries described as follows:

Beginning at a point being the intersection of the centerlines of Pearl Street and Tenth Street and continuing east along said centerline to a point of intersection with the centerline of Hilker Place. Then south along said centerline to the centerline of Eleventh Street. Then west along said centerline to the centerline of Racine Street. Then south along said centerline to the centerline of Thirteenth Street. Then west along said centerline to the east line of the Union Pacific (a.k.a. Chicago and Northwestern) railroad right-of-way. Then southwest along said right-of-way line to the south right-of-way line of Fifteenth Street. Then west along said right-of-way line extended to the centerline of Phillips Avenue. Then north along said centerline to the centerline of Washington Avenue. Then southwest along said line to the centerline of Valley Drive. Then northwest along said centerline to the extended centerline of Maiden

Lane. Then east along said extended centerline to the centerline of South Memorial Drive. The north along said centerline to the centerline of Maiden Lane. Then northeast along said centerline to the centerline of Thirteenth Street. Then west along said centerline for approximately 85 feet to a point on the centerline of Thirteenth Street. Then from said point proceed north approximately 280 feet to a point. Then from said point proceed east approximately 195 feet to a point. Then from said point proceed north to the centerline of Twelfth Street. Then east long said centerline to the east line of the Union Pacific (a.k.a. Chicago and Northwestern) railroad right-of-way. Then northwest along said right-of-way line to the centerline of Eleventh Street. The east along said centerline to the centerline of Pearl Street. Then north along said center line to the point of beginning.”

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

Agendas sent to Wally Madsen, Aldermen Keith Fair, Cherri Cape and Tim Hermes.

06-1521

Subject: Direct Referral. Consideration of a request by Ignacio Castaneda seeking a conditional use permit to operate an auto repair facility at 1440 West Street.

Attachments: [P.H. - Castaneda.pdf](#)

Agendas sent to Ignacio Castaneda and Alderman Q.A. Shakoor.

Res.06-6925

CONDITIONAL USE PERMIT FOR 1440 WEST STREET

RESOLVED, that a request by Ignacio Castaneda seeking a conditional use permit to operate an auto repair facility at 1440 West Street be approved, subject to the following conditions:

a. That the plans stamped “Received January 20, 2006” and presented to the Plan

Commission on February 22, 2006 are approved, subject to the conditions contained herein.

b. That this conditional use permit shall be reviewed by the Plan Commission six months from the date of its approval to determine the level of compliance with the conditions of approval, and the appropriate Plan Commission response to the conduct of the operation.

c. That by June 1, 2006 the following maintenance, repairs, clean up, and improvements shall be accomplished:

1. Repair, straighten or replace damaged fence sections.
2. Replace missing privacy slats in gates, and install privacy slats in the northern fence. All privacy slats are to be a uniform color.
3. Trim fence posts to a uniform height extending no greater than one foot above the fence panels.
4. Repair or replace damaged soffit panels and wainscoting on West Street façade of building.
5. Paint the building and fencing in a uniform color scheme in colors which have first been submitted to the Director of City Development for a determination of their appropriateness.
6. Pave damaged or unpaved portions of the parking lot.
7. Remove all unlicensed or inoperable vehicles from outside storage on the property unless they are awaiting repair.
8. Remove all junked vehicles, vehicle parts, equipment, and materials from outside storage.
9. Remove all assorted debris and junk from the property.
10. Install clear/transparent windows in all window openings facing West Street.

d. That there shall be no vehicle sales or salvage at this location.

e. That all vehicles awaiting repairs, and tow trucks on the subject property shall be stored within the fenced area. Vehicles awaiting repairs, or those vehicles which have been repaired shall not be stored on the property for more than 30 days.

f. That all vehicle repair shall be conducted indoors.

g. That there shall be no vehicle preparation or painting conducted outdoors, and any preparation or painting of vehicles indoors shall be conducted in compliance with all appropriate codes and ordinances and that all required permits acquired.

h. That off-street parking areas shall be provided for all customer and employee vehicles.

i. That there shall be no outside storage of junked vehicles, vehicles parts and accessories, and equipment.

- j. That all trash and recyclables shall be stored in closed containers and screened from view.
- k. That the maximum hours of operation shall be from 8:00 a.m. to 8:00 p.m. Monday through Saturday with no hours on Sunday.
- l. That all signs be submitted to the Director of City Development for review and approval.
- m. That no pennants, banners, streamers, temporary signs be displayed at this location.
- n. That all applicable codes and ordinances be complied with and required permits acquired.
- o. 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.
- p. That this permit is subject to Plan Commission review for compliance with the listed conditions.

FISCAL NOTE: N/A

Agendas sent to Ignacio Castaneda and Alderman Q.A. Shakoor.

06-1616

Subject: Direct Referral. Appeal of a decision of the Access Corridor Development Review Committee relating to a proposed sign package for USA Payday Loans at 3326 Washington Avenue.

Recommendation: That the Appeal of a decision of the Access Corridor Development Review Committee relating to a proposed sign package for USA Payday Loans at 3326 Washington Avenue be denied.

Fiscal Note: N/A

Agendas sent to Jeffery Silverman, Bob Hacker, and Aldermen John Engel and James Spangenberg.

Ord.06-06

Ordinance No. 6-06 to amend Sec. 86-4 and create Sec. 86-194 of the Municipal Code of the City of Racine, Wisconsin relating to Subdivision of land - fees.

To amend Sec. 86-4 and create Sec. 86-194 of the Municipal Code of the City of

Racine, Wisconsin relating to Subdivision of land - fees.

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

Part 1:

Sec. 86-4 of the Municipal Code of the City of Racine is hereby amended by

changing the title to read:

“Sec. 86-4. Lot divisions and consolidations (splits and joiners).”

by adding “(a)” before the start of the first paragraph and by adding a new paragraph

as follows:

“(b) No person shall perform a consolidation or reconfiguration of lots of record unless the assessor, in consultation with the zoning administrator, finds that the consolidation or reconfiguration does not cause a non-conformity or result in a greater degree of non-conformity under this chapter or other applicable laws or ordinances. This section shall apply to all platted and unplatted lands within the city.”

Part 2:

Sec. 86-194 of the Municipal Code of the City of Racine is hereby created to read as

follows:

“Sec. 86-194. Review Fees.

The following review fees shall be charged by the city:

- (1) Lot division and consolidation per Sec. 86-4 - 5: \$50 application fee plus \$50 per parcel.
- (2) Preliminary plat per Sec. 86-51 - 52: \$300 application fee plus \$15 per parcel.
- (3) Final plat per Sec. 86-66 - 68: \$200 application fee plus \$15 per parcel.
- (4) Certified survey map per Sec. 86-191 - 193: \$50 application fee plus \$50 per parcel.”

Part 3:

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

Public Hearings starting at 4:30 p.m.

06-1605

Subject: Direct Referral. Consideration of a request from David R. Opahle seeking a conditional use permit for a painting contractor's storage facility at 2024 N. Memorial Drive.

Recommendation: That the request by David R. Opahle seeking a conditional use permit for a painting contractor's storage facility at 2024 N. Memorial Drive be approved, subject to the following conditions:

- a. That the plans as presented to the Plan Commission on March 29, 2006 be approved subject to the conditions contained herein.
- b. That the maximum hours of the operation be from 6:00 a.m. to 6:00 p.m. Monday through Saturday and no hours on Sunday.
- c. That there be no outside storage of contractor's vehicles, equipment or materials.
- d. That no junked or inoperable vehicles be stored outdoors.
- e. That no storage of boats and recreational vehicles be conducted.
- f. That all signs be professionally made and comply with all applicable ordinances.
- g. That a landscaping, fencing and paving plan be submitted to the Director of City Development for review and approval that depicts the

installation of landscaping along North Memorial Drive and the paving of travel lanes and suitable parking areas. Based on the approved landscaping, fencing and parking plans, a letter of credit shall be submitted to the director of City Development for review and approval. Landscaping, fencing and paving shall be completed by September 1, 2006.

- h. That no barbed wire or razor wire be utilized and that all fencing and gates have privacy slats.
- i. That all trash and recyclables be stored in closed containers and screened from view.
- j. That all codes and ordinances be complied with and required permits acquired.
- k. 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.
- l. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [2024 N. Memorial Drive.pdf](#)

Agendas sent to David R. Opahle and Alderman Sandy Weidner.

06-1708

Subject: Direct Referral. Consideration of a request by Brian J. Gill seeking a conditional use permit for an existing residence at 1510 Packard Avenue.

Recommendation: That a request from Brian J. Gill seeking a conditional use permit for an existing residence at 1510 Packard Avenue that utilizes both the first and second floors as dwelling space be approved, subject to the following conditions:

- a. That the house and property be maintained in good order.
- b. That by June 1, 2006 the porch skirts be repaired, painted, or replaced; and the porch steps and deck be repaired and painted.

- c. That all codes and ordinance be complied with and required permits acquired.
- d. 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.
- e. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [1510 Packard Ave.pdf](#)

Agendas sent to Brian J. Gill and Alderman Tim Hermes.

06-1703

Subject: Direct Referral. Consideration of a request by Joel G. Venn of JJV Real Estate seeking a conditional use permit to operate an office for a medical transport company at 1304 Villa Street.

Recommendation: That the item be received and filed, and Mr. Venn be refunded his submittal fee.

Fiscal Note: N/A

Attachments: [1304 Villa Street.pdf](#)

Agendas sent to Joel J. Venn and Alderman Cherri Cape.

06-1706

Subject: Direct Referral. Consideration of a request by Peter Frunec of the Albion Group representing Metropolitan Group, LLC seeking to amend the conditional use permit for the Regency West shopping center to construct a 7,000 square foot multi tenant facility at 6116 Regency West Drive.

Recommendation: That the request by Peter Furneck of the Albion Group representing Metropolitan Group, LLC seeking to amend the conditional use permit for the Regency Point Shopping Center to construct a 7,000 square foot multi tenant facility at 6116 Regency West Drive be approved, subject to the following conditions:

- a. That the plans stamped "Received March 15, 2006" and presented to the Plan Commission on March 29, 2006 be approved, subject to the conditions contained herein.
- b. That prior to the issuance of a building permit the following shall be

submitted to the Director of City Development for review and approval:

1. a revised landscape plan.
 2. plans for the dumpster enclosure.
 3. detailed site and building exterior lighting plan.
- c. That roof-top mechanical equipment be screened from view.
- d. That prior to issuance of an occupancy permit, a detailed uniform sign policy be submitted for the review and approval of the Director of City Development that describes, among other things, the equitable distribution of the 300 square feet signage budget, the method of illumination of the channel letters, design of the drive-up order board, and the policy regarding corporate logos and symbols. The existing abandoned pole sign is to be removed.
- e. That if occupancy is requested prior to the installation of landscaping, then a letter of credit equal to the value of the landscape plan shall be submitted for the review and approval of the Director of City Development.
- f. That all trash and recyclables be stored in closed containers and screened from view.
- g. That all codes and ordinance be complied with and required permits acquired.
- h. 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.
- i. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [6116 Regency Dr.pdf](#)

Agendas sent to Metropolitan Group, LLC., Peter Frunneck, and Alderman Ronald D. Hart.

06-1712

Subject: Direct Referral. Consideration of a request by Nicholas J. Nicholson seeking a conditional use permit to operate a facility offering general automotive repair such as brakes, exhaust, engine, and transmission repair and replacement in Unit "C" of 1500 Durand Avenue.

Recommendation: That a request by Nicholas Nicholson seeking a conditional use permit to operate a facility offering general automotive repair at 1500 Durand Avenue, Unit "C" be approved, subject to the following conditions:

- a. That the plans stamped "Received March 3, 2006" and presented to the Plan Commission on March 29, 2006 be approved, subject to the conditions contained herein.
- b. That no auto body work or auto painting be conducted at this location.
- c. That there shall be no vehicle sales or salvage at this location.
- d. That all vehicles waiting repair, or those which have been repaired shall be stored on the subject property in an orderly fashion but in no case longer than 20 days.
- e. That by June 1, 2006 the following shall be accomplished:
 1. Submit a landscape plan for the review and approval of the Director of City Development. If occupancy is requested prior to the installation of landscaping, then a letter of credit equal to the value of the landscape plan shall be submitted for the review and approval of the Director of City Development.
 2. Striping of the parking lot.
 3. Submit a uniform sign package for the review and approval of the Director of City Development that illustrates the equitable distribution of the 177 square feet of available signage to all tenants, and a sign policy that describes, among other things, the location of signage, use of logos, and sign design. No pennants, banners, or streamer be displayed at this location. Additional signs not included in the original sign package shall be submitted for review and approval to the Director of City Development.
- f. That all vehicle repairs shall be conducted indoors.
- g. That there shall be no outside storage of junked vehicles, vehicles parts and accessories, and equipment.
- h. That all trash and recyclables shall be stored in closed containers and screened from view.
- i. That the maximum hours of operation shall be from 8:00 a.m. to 6:00

p.m. Monday through Saturday with no hours on Sunday.

- j. That all applicable codes and ordinances be complied with and required permits acquired.
- k. 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.
- l. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [1500 Durand Ave.pdf](#)

Agendas sent to Nicholas J. Nicholson and Alderman Tom Friedel.

06-1713

Subject: Direct Referral. Consideration of a request by Tim Ratiff of BBT Transmission, Inc. seeking a conditional use permit to operate an automotive transmission repair facility in Unit "B" of 1500 Durand Avenue.

Recommendation: That a request by Tim Ratliff seeking a conditional use permit to operate a facility offering automotive transmission repair services at 1500 Durand Avenue, Unit "B" be approved, subject to the following conditions:

- a. That the plans stamped "Received March 1, 2006" and presented to the Plan Commission on March 29, 2006 be approved, subject to the conditions contained herein.
- b. That no auto body work or auto painting be conducted at this location.
- c. That there shall be no vehicle sales or salvage at this location.
- d. That all vehicles waiting repair, or those which have been repaired shall be stored on the subject property in an orderly fashion but in no case longer than 20 days.
- e. That by June 1, 2006 the following shall be accomplished:
 - 1. Submit a landscape plan for the review and approval of the Director of City Development. If occupancy is requested prior to the installation of landscaping, then a letter of credit equal to the value of the landscape plan shall be submitted for the review and approval of

the Director of City Development.

2. Striping of the parking lot.
 3. Submit a uniform sign package for the review and approval of the Director of City Development that illustrates the equitable distribution of the 177 square feet of available signage to all tenants, and a sign policy that describes, among other things, the location of signage, use of logos, and sign design. No pennants, banners, or streamer be displayed at this location. Additional signs not included in the original sign package shall be submitted for review and approval to the Director of City Development.
- f. That all vehicle repairs shall be conducted indoors.
 - g. That there shall be no outside storage of junked vehicles, vehicles parts and accessories, and equipment.
 - h. That all trash and recyclables shall be stored in closed containers and screened from view.
 - i. That the maximum hours of operation shall be from 8:00 a.m. to 6:00 p.m. Monday through Saturday with no hours on Sunday.
 - j. That all applicable codes and ordinances be complied with and required permits acquired.
 - k. 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.
 - l. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [1500 Durand Ave.pdf](#)

Agendas sent to Tim Ratliff and Alderman Tom Friedel.

06-1705

Subject: Direct Referral. Consideration of a request by Robert Brook seeking a conditional use permit to operate an automotive trim, upholstery and tops facility at 724 Racine Street.

Recommendation: That the request by Robert Brooks seeking a conditional use permit to operate an automotive trim, upholstery and tops facility at 724 Racine Street be denied.

Fiscal Note: N/A

Attachments: [724 Racine St.pdf](#)

Agendas sent to Robert Brooks and Alderman Keith Fair.

06-1704

Subject: Direct Referral. Consideration of a request by Jawed (Joe) Awan seeking a conditional use permit to operate a facility conducting general automotive repair such as tune ups, exhaust and brakes at 1901 Taylor Avenue.

Recommendation: That the request by Jawed Awan seeking a conditional use permit to operate a facility conducting general automotive repair at 1901 Taylor Avenue be denied.

Fiscal Note: N/A

Attachments: [1901 Taylor Ave.pdf](#)

Agendas sent to Jawed Awan and Alderman Tim Hermes.

Adjournment

06-1703

Attachments: [1304 Villa Street.pdf](#)