



# City of Racine

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

## Meeting Agenda - Final City Plan Commission

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

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Wednesday, July 26, 2017

4:30 PM

City Hall, Room 205

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### Call To Order

### Approval of Minutes for the June 28, 2017 Meeting

### 4:30 PUBLIC HEARINGS

[718-17](#)

**Subject:** (Direct Referral) A request from Racine Riverside Marine, Inc. for a major amendment to a conditional use permit to operate a showroom for small boats, inflatables, and boating accessories at 1028 Douglas Avenue. (PC-17)

**Attachments:**

[\(718-17\) PH Notice - 1028 Douglas Ave.](#)  
[\(718-17\) 1028 Douglas Ave. Staff Review](#)  
[\(718-17\) 1028 Douglas Ave. Submittals](#)

*Staff Summary:*

*Consider recommending that the Common Council approve a major amendment to a conditional use permit to allow Racine Riverside Marine, Inc. to use approximately 30,000 sq. ft. at 1028 Douglas Avenue as a showroom for small boats, inflatables and boating accessories. The property is zoned I-1 Restricted Industrial District. In the original conditional use permit, storage is the only use listed so a major amendment is required to utilize this space for retail purposes. Mixed use facilities in an existing building that have 10,000 square feet of floor area or more require a conditional use permit in the I-1 District.*

[719-17](#)

**Subject:** (Direct Referral) A request from Benjamin Nelson for a conditional use permit to operate an automobile sales and light service shop at 2100 Rapids Drive. (PC-17)

**Attachments:**

[\(719-17\) PH Notice - 2100 Rapids Dr.](#)  
[\(719-17\) 2100 Rapids Dr. Staff Review](#)  
[\(719-17\) 2100 Rapids Dr. Submittal](#)

*Staff Summary:*

*Consider recommending that the Common Council approve a conditional use permit to allow Benjamin Nelson to operate an automobile sales and light service shop at 2100 Rapids Drive. The property is zoned B-2 Community Shopping District. Used*

*automobile sales and service uses require approval of a conditional use permit in the B-2 District.*

[720-17](#)

**Subject:** (Direct Referral) A request from Robert Gleason for a conditional use permit to operate an automobile storage warehouse at 2220 Northwestern Avenue. (PC-17)

**Attachments:**

[\(720-17\) PH Notice - 2220 Northwestern Ave.](#)

[\(720-17\) 2220 Northwestern Ave. Staff Review](#)

[\(720-17\) 2220 Northwestern Ave. Submittals](#)

*Staff Summary:*

*Consider recommending that the Common Council approve a conditional use permit to allow Robert Gleason to operate an automobile storage warehouse at 2220 Northwestern Avenue. The property is zoned I-2 General Industrial District. Storage of motor vehicles requires a conditional use permit in the I-2 District.*

**END OF PUBLIC HEARINGS**

**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.**