



# City of Racine

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

## Meeting Agenda - Final City Plan Commission

*Alderman Dennis Wiser  
Mayor John Dickert  
Molly Hall  
Elaine Sutton Ekes  
Vincent Esqueda  
Tony Veranth  
Pastor Melvin Hargrove*

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Wednesday, July 30, 2014

4:15 PM

City Hall, Room 303

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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 July 9, 2014 Meeting

**14-10251**

**Subject:** (Direct Referral) Communication from the Chief Building Inspector requesting revisions to Section 114-36 of the City Zoning Code, inserting language to initiate inspection fees pertaining to violation inspections performed by the Zoning Administrator and/or his Deputies. (Res. No. 14-0295)

**Recommendation of the Public Works and Services Committee on 06-10-14:** Defer

**Recommendation of the Public Works and Services Committee on 06-24-14:** Defer

**Recommendation of the Public Works and Services Committee on 07-08-14:** That Section 114-36 of the Municipal Code of the City of Racine, Wisconsin relating to Penalty for Violation of Chapter be amended to insert language that would allow inspection fees to be assessed for inspections performed by the Zoning Administrator and/or his Deputies.

**Fiscal Note:** N/A

**Attachments:** [14-10251 Zoning Code Change Sec 114-36](#)

*Reviewer: Ken Plaski, Chief Building Inspector*

*Recommendation: That an Ordinance be prepared and Public Hearing scheduled before the Common Council.*

*Agenda sent to: Alderman Jim Kaplan*

**Res.14-0295** Revisions to Section 114-36 of the City Zoning Code

Resolved, that Section 114-36 of the Municipal Code of the City of Racine, Wisconsin relating to Penalty for Violation of Chapter is to be amended to insert language that would allow inspection fees to be assessed for inspections performed by the Zoning Administrator and/or his Deputies.

Fiscal Note: N/A

*Reviewer: Ken Plaski, Chief Building Inspector*

*Recommendation: That the resolution Res.14-0295 be adopted, and that an Ordinance be prepared and Public Hearing scheduled before the Common Council*

*Agendas sent to: Alderman Jim Kaplan*

**14-10313** **Subject:** (Direct Referral) Amendments to the sign ordinance: walk-up establishments and roof signs. (PC-14)

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: Pending further study.*

*Agenda sent to: Alderman Jeff Coe.*

**14-10425** **Subject:** (Direct Referral) A request by Architectural Alliance for a minor amendment to a conditional use permit for a porte cochere and other exterior remodels at the Radisson Harbourwalk Hotel, 223 Gaslight Circle.

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: Approve, subject to conditions.*

*Agenda sent to: Paul Merrell, Ben Graves, and Alderman Jeff Coe.*

**4:30 P.M. PUBLIC HEARINGS      4:30 P.M. PUBLIC HEARINGS**

**14-10422** **Subject:** (Direct Referral) A request from Andrew T. Carnahan representing Racine Renal Construction, LLC seeking a conditional use permit for a renal dialysis clinic at 3113 Washington Avenue.

**Attachments:** [PH Notice - 3113 Washington Avenue](#)

*Reviewer: Matt Sadowski, Assistant Director/ Principal Planner*

*Recommendation: Approve, subject to conditions.*

*Agenda sent to: Andrew Carnahan (Racine Renal Construction LLC), Luke Peters (Racine Renal Construction LLC), and Mark Madsen (Nielsen, Madsen & Barber) and Alderman Terry McCarthy.*

**14-10423**

**Subject:** (Direct Referral) A request from Nathan Ward of Buell Construction seeking a conditional use permit to install a cellular monopole at 3131 Taylor Avenue.

**Attachments:** [PH Notice - 3131 Taylor Avenue](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Approve, subject to conditions.*

*Agenda sent to: Nathan Ward, Tom Mills (Village of Elmwood), and Alderman Dennis Wiser.*

**14-10424**

**Subject:** (Direct Referral) A request from Ricardo Mondragon seeking a conditional use permit to operate a tire installation business at 1100 S. Memorial Drive.

**Attachments:** [PH Notice - 1100 S Memorial Drive](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Defer.*

*Agenda sent to: Ricardo Mondragon and Alderman Michael Shields.*

**Administrative Business****Adjournment**

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