



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 Aron Wisneski
Atty. Jud Wyant, Atty. Elaine Sutton Ekes
Vincent Esqueda, Alderman Eric Marcus, Tony Veranth*

Wednesday, August 31, 2011

4:15 PM

City Hall Annex, Room 130

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 August 10, 2011 Meeting

[11-6737](#)

Subject: (Direct Referral) Consideration of a request from Scott Alan Williams seeking a Conditional Use Permit at 1910 Edgewood Drive for the operation of a recycling facility for all metals. (PC-11)

Attachments: [PH Notice - 1910 Edgewood Ave](#)

Reviewer: Matt Sadowski, Principal Planner

Staff Recommendation: Receive and file.

Agenda sent to: Scott Alan Williams and Alderwoman Melissa Kaprelian-Becker.

[11-6762](#)

Subject: Communication from Douglas Hudson of Norwood Commercial Contractors, Inc. requesting to purchase 1846 Racine Street.

(Also refer to City Plan Commission)

Attachments: [Purchase request 1846 Racine Street](#)

Reviewer: Matt Sadowski, Principal Planner

Staff Recommendation: That the request be granted via vacation of excess ROW on Racine Street, vacation of the north-south alley separating the parcels, and dedication of an east-west alley at the north lot line of 1835 Clark Street.

Agenda sent to: Doug Hudson (Norwood Commercial Contractors, Inc.), Aubrey Sakowicz (Norwood Commercial Contractors, Inc.), Tori Bronaugh, and Alderman Eric Marcus.

[11-6824](#)

Subject: (Direct Referral) Request for clarification or reconsideration of certain conditions of approval related to Common Council Res. 11-2689

for an automobile repair facility at 2835 Lathrop Avenue. (PC-11)

Reviewer: Matt Sadowski, Principal Planner

Staff Recommendation: Pending completion of review.

Agenda sent to: Richard Scheel, Gus Antonneau, Jeanne Ziegler, and Alderman Greg Holding.

11-6825

Subject: (Direct Referral) Consideration of a request from Marck Sawyer of Faulk and Foster, representing US Cellular, seeking a minor amendment to a Conditional Use Permit for a wireless communication facility at 2000 Oakes Road. (PC-11)

Reviewer: Matt Sadowski, Principal Planner

Staff Recommendation: Approve, subject to conditions.

Agenda sent to: Marck Sawyer (Faulk and Foster), US Cellular, and Alderman Ron Hart.

11-6826

Subject: (Direct Referral) Consideration of a request from Marck Sawyer of Faulk and Foster, representing US Cellular, seeking a minor amendment to a Conditional Use Permit for a wireless communication facility at 555 Main Street. (PC-11)

Reviewer: Matt Sadowski, Principal Planner

Staff Recommendation: Approve, subject to conditions.

Agenda sent to: Marck Sawyer (Faulk and Foster), US Cellular, and Alderman O. Keith Fair.

4:30 P.M. PUBLIC HEARINGS

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11-6827

Subject: (Direct Referral) Consideration of a request from John Kayser of Heartland Food Corporation, representing Burger King, for consideration of a Conditional Use Permit to modify the building, materials, colors, and signage for the Burger King located at 5400 Durand Avenue. (PC-11)

Attachments: [PH Notice - 5400 Durand Avenue](#)

Reviewer: Jill Johanneck, Associate Planner

Staff Recommendation: Approve, subject to conditions.

Agenda sent to: John Kayser (Heartland Food Corp.), George Prosilakos (Prosi Design, Inc.), and Alderman Ron Hart.

11-6828

Subject: (Direct Referral) Consideration of a request from HALO, the Homeless Assistance Leadership Organization, Inc., for a Conditional Use amendment to allow its childcare program at 2000 DeKoven Avenue to offer services to the general public. (PC-11)

Attachments: [PH Notice - 2000 DeKoven Ave](#)

Reviewer: Jill Johanneck, Associate Planner

Staff Recommendation: Approve, subject to conditions.

Agenda sent to: Kevin Cookman (HALO), Stephanie Kober (HALO), and Alderman Michael Shields.

11-6829

Subject: (Direct Referral) Consideration of a request from Sharif Malik, representing Dasada Property Management, LLC, for a new gas station and convenience store at 600 Three Mile Road. (PC-11)

Attachments: [PH Notice - 600 Three Mile Road](#)

Reviewer: Matt Sadowski, Principal Planner

Staff Recommendation: Pending completion of review.

Agenda sent to: Sharif Malik (Dasada Property Management, LLC), Kevin Kerwin (Kerwin Design and Consulting), and Alderman Robert Mozol.

11-6830

Subject: (Direct Referral) Consideration of request from Norwood Commercial Contractors, Inc. to rezone properties located at 1835 Clark Street, 1206 DeKoven Avenue, and 1849 Racine Street, from I-2 General Industrial District to B-2 Community Shopping District (PC-11).

Attachments: [PH Notice 1835 Clark St, 1206 DeKoven Ave, 1846 Racine St.](#)

Reviewer: Matt Sadowski, Principal Planner

Staff Recommendation: Recommend that an ordinance be prepared, and public hearing before the Common Council be scheduled.

Agenda sent to: Doug Hudson (Norwood Commercial Contractors, Inc.), Aubrey Sakowicz (Norwood Commercial Contractors, Inc.), Tori Bronaugh, and Alderman Eric Marcus.

Administrative Business

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.