



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, February 29, 2012

4:15 PM

City Hall, Room 205

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 February 8, 2012 Meeting

12-7344

Subject: (Direct Referral) Request from J.C. Frazier for Northwestern Funeral Chapel, Inc. seeking a conditional use permit to operate a funeral establishment in conjunction with facility for other private and community events at 740 Lake Avenue. (PC-12)

Attachments: [PH Notice - 740 Lake Avenue](#)
[Parking and Funeral Procession Traffic Plan](#)

Reviewer: Matthew Sadowski, Principal Planner

Recommendation: Recommend approval, subject to Staff conditions.

Agenda sent to: J.C. Frazier (Northwest Funeral Chapel, Inc.); John C. Murphy, AIA (Architectural Associates Ltd.); and Alderman O. Keith Fair.

12-7292

Subject: (Direct Referral) Review of a conditional use and conditions set for a message sign at 2031 Lathrop Avenue (Buckets Pub) for possible revocation. (PC-12)

Attachments: [CUP Res.10-2090 \(2031 Lathrop Avenue\)](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: For Plan Commission to instruct the Chief Building Inspector/Zoning Administrator to proceed with the revocation process for the obsolete pole sign.

Agenda sent to: CFB Real Estate, LLC; Zozette & Vicken Baklayan; Abed Mohammad; and Alderman James Morgenroth.

4:30 P.M. PUBLIC HEARINGS

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[12-7423](#)

Subject: (Direct Referral) Request from Micah Waters, representing Porters of Racine Building, seeking a conditional use permit for up to eleven (11) ground-floor residential units as part of a mixed-use development containing additional upper level living units and ground floor commercial space at 301 Sixth Street and 608 Wisconsin Ave. (PC-12)

Attachments: [PH Notice - 301 Sixth St](#)

Reviewer: Matthew Sadowski, Principal Planner

Recommendation: Recommend approval, subject to Staff conditions.

Agenda sent to: Micah Waters, and Alderman O. Keith Fair.

[12-7336](#)

Subject: Communication from the Director of City Development requesting to create Tax Incremental District No. 17 for the purpose of providing financial assistance for the redevelopment of the buildings at 301 Sixth Street and 608 Wisconsin Avenue. (PC-12)

Attachments: [Racine TID No. 17 DRAFT Project Plan - 2 25 12](#)

Reviewer: Brian O'Connell, Director of City Development

Recommendation: Recommend that TID No. 17 be created.

Agenda sent to: Micah Waters, Ehlers and Associates, and Alderman O. Keith Fair.

[12-7421](#)

Subject: (Direct Referral) Request by Abdel Karim Yasin for conditional use approval to operate a second-hand sales establishment involving the buying and selling of second hand merchandise and jewelry at 1733 Douglas Avenue. (PC-12)

Attachments: [PH Notice - 1733 Douglas Ave](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Recommend approval, subject to conditions.

Agenda sent to: Abdel Karim Yasin and Alderman Jim Kaplan.

Administrative Business

[12-7424](#)

Subject: (Direct Referral) Technical correction to conditional use approval for McDonald's at 2610 Green Bay Road. (PC-12)

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.