



# 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, December 10, 2014

4:15 PM

City Hall, Room 205

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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 November 26, 2014 Meeting

#### 14-10830

**Subject:** (Direct Referral) A request from Ciji Pittman to amend the 2035 Comprehensive Land Use Plan Map designation for 3502 Douglas Avenue from Commercial to Office.

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: That an ordinance and a resolution be prepared and a public hearing scheduled.*

*Agendas to: Matthew Mano; Ciji Pittman; and Alderman Ray DeHahn.*

#### 14-10784

**Subject:** (Direct Referral) A request from Matthew Mano to re-zone 3502 Douglas Avenue from B-2 Community Shopping District to R-3 Limited General Residence District to operate a charter school. (Res. No. 14-0493) (ZOrd. 005-14) (ZOrd. 006-14)

**Attachments:** [PH Notice - 3502 Douglas Ave](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: That an ordinance be prepared and a public hearing scheduled.*

*Agendas to: Matthew Mano; Ciji Pittman; and Alderman Ray DeHahn.*

#### 14-10831

**Subject:** (Direct Referral) Consideration of an amendment to the 2035 Comprehensive Land Use Plan Map designation for properties at 1223 Ohio Street and 1212, 1218 & 1222 Virginia Street from Medium Density

Residential to Commercial.

*Reviewer: Matt Sadowski, Assistant Director*

*Recommendation: Pending.*

*Agendas to: Richard Donner; Alderman Henry Perez; Jim Spangenberg; and property owners of subject properties.*

**14-10786**

**Subject:** (Direct Referral) A request from Richard Donner of Reinhart Boerner Van Dueren s.c., representing TMC Wisconsin 2 LLC, for the rezoning of the south side of Washington Avenue in the 4600 Block between Ohio Street and Virginia Street to B-2 Community Shopping District.

**Attachments:** [PH Notice - CVS Pharmacy](#)

*Reviewer: Matt Sadowski, Assistant Director*

*Recommendation: Pending.*

*Agendas to: Richard Donner; Alderman Henry Perez; and Jim Spangenberg.*

**14-10787**

**Subject:** (Direct Referral) A request from Richard Donner of Reinhart Boerner Van Dueren s.c., representing TMC Wisconsin 2 LLC, for a conditional use permit to allow for a CVS Pharmacy on the south side of Washington Avenue in the 4600 Block between Ohio Street and Virginia Street.

**Attachments:** [PH Notice - CVS Pharmacy](#)

*Reviewer: Matt Sadowski, Assistant Director*

*Recommendation: Pending.*

*Agendas to: Richard Donner; Alderman Henry Perez; and Jim Spangenberg.*

**14-10835**

**Subject:** (Direct Referral) A request from Richard and Kara Shawhan for a minor amendment to the Westgate Mall conditional use permit to allow signage on awnings at the Scores Sports Bar at 4915 Washington Avenue.

*Reviewer: Matt Sadowski, Assistant Director*

*Recommendation: Approve subject to conditions.*

*Agendas to: Chad Forman; Richard and Kara Shawhan; and Alderman Henry Perez.*

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

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**14-10832**

**Subject:** (Direct Referral) A request from Kyle J. Peterson of Herman Kittle Properties, Inc. for the properties at 1520 & 1536 Clark Street, seeking an amendment to the 2035 Comprehensive Land Use Plan Map designation from Industrial to Mixed Use - Residential emphasis, a rezoning from I-2 General Industrial District to I-2 with a Flex

Development Overlay District, and a conditional use permit for a multifamily residential development.

**Attachments:** [PH Notice - 1520 1536 Clark St](#)

*Reviewer: Matt Sadowski, Assistant Director*

*Recommendation: Recommend that ordinances, resolutions and a use supplement be prepared and public hearings be scheduled.*

*Agendas to: Kyle Peterson of Herman & Kittle Properties, Inc.; Lou Larson of Uptown BID; Alderman Michael Shields; and Alderwoman Krystyna Sarrazin.*

**14-10833**

**Subject:** (Direct Referral) A request from Falamak Nourzad, agent for Wisconsin Redevelopment, LLC seeking a conditional use permit for ground floor residential units as part of the redevelopment of the property at 500 Main Street.

**Attachments:** [PH Notice - 500 Main Street](#)

*Reviewer: Matt Sadowski, Assistant Director*

*Recommendation: Approve subject to conditions.*

*Agendas to: Falamak Nourzad of Continuum Architects & Planners, S.C.; Todd Hutchison, Wisconsin Redevelopment, LLC.; Devin Sutherland, Downtown Racine Corp.; and Alderman Jeff Coe.*

## Administrative Business

*No meeting on December 31, 2014*

## 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.**