



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*

Wednesday, January 14, 2015

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 December 10, 2014 Meeting

[14-10853](#)

Subject: Communication from the Racine County Economic Development Corporation submitting and requesting adoption of the Uptown Neighborhood Strategic Development Plan.

Attachments: [RCEDC Letter Submitting the Uptown Plan.12.10.14](#)
[Uptown Area Strategic Development Plan. FINAL PLAN](#)

Reviewer: Matt Sadowski, Assistant Director

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

Agenda sent to: Jenny Trick (RCEDC), Jolena Presti (Vandewalle and Associates), Uptown Project Management Team, Alderman Michael Shields, and Alderwoman Krystyna Sarrazin.

[15-00019](#)

Subject: (Direct Referral) Request by Ben Ptacek, on behalf of Patrick G. Bles, Architect, and representing O'Reilly Auto Parts, to utilize non-masonry material within 8 feet of building grade for the building remodel at 3022 Douglas Avenue.

Reviewer: Jill Johanneck, Associate Planner

Staff Recommendation: Approval, subject to conditions.

Agenda sent to: Ben Ptacek and Alderman Ray DeHahn.

[ZOrd.008-14](#) ZOrd 008-14

Ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (The Plan) for the property located at 1520 & 1536 Clark Street, City of Racine, Wisconsin

The Common Council of the City of Racine do ordain as follows:

Part 1: Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Racine is authorized to prepare and adopt certain amendments to The Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

Part 2: The Plan Commission of the City of Racine conducted a public hearing on December 10, 2014 to solicit opinion and educate the public on a proposed rezoning and effectuating amendment to The Plan to change the land use classification of 1520 & 1536 Clark Street from Industrial to Mixed Use -Residential Emphasis, and

Part 3: On December 10, 2014 the Plan Commission forwarded a recommendation to the Common Council that an ordinance be prepared and public hearing scheduled for the rezoning of 1520 and 1536 Clark Street, and that a resolution and ordinance be prepared and public hearing scheduled for an amendment to The Plan to effectuate said rezoning, and that both public hearings be scheduled for January 20, 2015; and

Part 4: The Plan Commission of the City of Racine, on January 14, 2015 by a majority vote of the commission recorded in its official minutes, recommended to the City Common Council approval of a resolution and ordinance adopting a change to the land use designation of the properties at 1520 & 1536 Clark Street from Industrial to Mixed Use -Residential Emphasis as an amendment to The Plan; and

Part 5: The Common Council has duly noticed and conducted a public hearing on the amendment to The Plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

Part 6: The Common Council of the City of Racine, Wisconsin, does, by the enactment of this ordinance, formally adopt the amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035" to change the land use designation of the property at 1520 & 1536 Clark Street from Industrial to Mixed Use -Residential Emphasis, pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes.

Part 7: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Reviewer: Matt Sadowski, Assistant Director

Staff Recommendation: Adoption.

Agenda sent to: Kyle Peterson (Herman & Kittle Properties, Inc.), Lou Larson (Uptown BID), Alderman Michael Shields, and Alderwoman Krystyna Sarrazin.

[ZOrd.007-14](#) An Ordinance Rezoning 1520 & 1536 Clark Street

To amend the map of the Zoning Ordinance of the City of Racine.

The Common Council of the City of Racine do ordain as follows:

Part 1: That the properties located at 1520 & 1536 Clark Street and more particularly described as follows:

1520 Clark Street: "Said lands being in Racine County, WI, City of Racine, Being in the Southwest 1/4 of the Southwest ¼ of Section 16 Township 3 North, Range 23 East, Block 84 of the School Section, in the Blake and Fish subdivision plat as described in Volume 1651, Page 473 and the adjacent vacated Blake Street (AKA Higgins Court), containing 2.955 acres, more-or-less", and

1536 Clark Street: "Said lands being in Racine County, WI, City of Racine, Being in the Southwest 1/4 of the Southwest ¼ of Section 16 Township 3 North, Range 23 East, Block 84 of the School Section, in the Blake and Fish subdivision, Lot 33 and part of lot 28 as described in Volume 1832, Page 764, containing 4,707.93 square feet, more-or-less",

Be rezoned from I-2 General Industrial District to I-2 with a FD-Flex Development Overlay District.

Part 2: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Reviewer: Matt Sadowski, Assistant Director

Staff Recommendation: Adoption.

Agenda sent to: Kyle Peterson (Herman & Kittle Properties, Inc.), Lou Larson (Uptown BID), Alderman Michael Shields, and Alderwoman Krystyna Sarrazin.

[15-00023](#)

Subject: (Direct Referral) A request from Kyle J. Peterson of Herman Kittle Properties, Inc. for a conditional use permit to allow for a multifamily residential development at 1520 & 1536 Clark Street.

Reviewer: Matt Sadowski, Assistant Director

Staff Recommendation: Approval, subject to conditions.

Agenda sent to: Kyle Peterson (Herman & Kittle Properties, Inc.), Lou Larson (Uptown BID), Alderman Michael Shields, and Alderwoman Krystyna Sarrazin.

[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

Staff Recommendation: Denial.

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 from B-1 Neighborhood Convenience, R-2 Single Family Residence, and R-3 Limited General Residence to B-2 Community Shopping District.

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

Reviewer: Matt Sadowski, Assistant Director

Staff Recommendation: Denial.

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: Denial.

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

[ZOrd.006-14](#) ZOrd. 006-14

An ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (The Plan) for the property located at 3502 Douglas Avenue, City of Racine, Wisconsin.

The Common Council of the City of Racine do ordain as follows:

Part 1: Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Racine is authorized to prepare and adopt certain amendments to The Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

Part 2: The Plan Commission of the City of Racine conducted a public hearing on November 26, 2014 to solicit opinion and educate the public on a proposed rezoning and effectuating amendment to The Plan to change the land use classification of 3502 Douglas Avenue from Commercial to Office Park; and

Part 3: On November 26, 2014 the Plan Commission forwarded a recommendation to the Common Council that an ordinance be prepared and a public hearing scheduled for the rezoning of 3502 Douglas Avenue, and that a resolution and ordinance be prepared and public hearing scheduled for an amendment to The Plan to effectuate said rezoning, and that both public hearings be scheduled for January 20, 2015; and

Part 4: The Plan Commission of the City of Racine, on January 14, 2015 by a majority vote of the commission recorded in its official minutes, recommended to the City Common Council approval of a resolution and ordinance adopting a change to the land use designation of the property at 3502 Douglas Avenue from Commercial to Office Park as an amendment to The Plan"; and

Part 5: The Common Council has duly noticed and conducted a public hearing on the amendment to The Plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

Part 6: The Common Council of the City of Racine, Wisconsin, does, by the enactment of this ordinance, formally adopt the amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035" to

change the land use designation of the property at 3502 Douglas Avenue from Commercial to Office Park, pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes.

Part 7: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Reviewer: Jill Johanneck, Associate Planner

Recommendation: That the ordinance be adopted.

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

[ZOrd.005-14](#) ZOrd. 005-14

An Ordinance Rezoning 3502 Douglas Avenue

To amend the map of the Zoning Ordinance of the City of Racine.

The Common Council of the City of Racine do ordain as follows:

Part 1: That the property located at 3502 Douglas Avenue and more particularly described as follows:

“Said lands being in Racine County, WI, City of Racine, Being in the South ½ of the Northeast ¼ of Section 32 Township 4 North, Range 23 East, Running 375.4 feet Northerly from intersection of the West right-of way line of Douglas Avenue with the South ¼ line of the NE ¼ of Section 32, the to the East line of the T.M.E.R. & L Co. Right of Way, then Southerly along said East line to the intersection with the South ¼

line of the NE ¼ of Section 32, then East to the point of beginning, excepting the South 20 feet, said lands being 2.53 acres more or less” be rezoned from B2 Community Shopping District to O/I Office Institutional District.

Part 2: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Passed by the Common Council:

Approved:

Mayor
Attest:

City Clerk
Fiscal Note: N/A

Reviewer: Jill Johanneck, Associate Planner

Recommendation: That the ordinance be adopted.

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

4:30 P.M. PUBLIC HEARING

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[15-00007](#)

Subject: (Direct Referral) Request from Ciji Pittman, representing Educational Enterprises, for a Conditional Use Permit to operate a K-8 grade charter school at 3502 Douglas Avenue.

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

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agenda sent to: Ciji Pittman, Matthew Mano, and Alderman Ray DeHahn.

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 (262) 636-9151 at least 48 hours prior to this meeting.