



City of Racine

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

Meeting Agenda - Final City Plan Commission

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

Wednesday, May 27, 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 April 29, 2015 Meeting

Review of Meeting Notes for the May 13, 2015 Meeting

[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.

Recommendation of the City Plan Commission on 4-8-15: That the request 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 be received and filed.

Fiscal Note: N/A

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

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Pending.

Agenda 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.

Recommendation of the City Plan Commission on 4-8-15: That the request for a conditional use permit to allow a CVS Pharmacy on the south side of Washington Avenue in the 4600 block between Ohio Street and Virginia Street be received and filed.

Fiscal Note: N/A

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

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Pending.

Agenda to: Richard Donner, Alderman Henry Perez, and Jim Spangenberg.

[15-00434](#)

Subject: (Direct Referral) A request by Sandra Johnson for a rezoning from O/I Office Institutional to O Restricted Office and a conditional use permit to operate a Bed and Breakfast at 1121 Lake Avenue. (PC-15)

Attachments: [PH Notice - 1121 Lake Avenue](#)

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Pending.

Agenda to: Sandra Young, Sandra Johnson, and Alderwoman Krystyna Sarrazin.

[15-00490](#)

Subject: (Direct Referral) Review of a Certified Survey Map for Financial District Properties for the consolidation of properties located at 308 Fourth Street and 470, 702, 712, 800, 820, 900 and 1010 Water Street.

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Pending.

Agenda to: Donald Chaput (Chaput Land Surveys, LLC), Rodney Blackwell, Jim Bowman, and Alderman Jeff Coe.

[15-00487](#)

Subject: (Direct Referral) Communication from Charles Clarke of Kinzie Realty Corporation requesting that the name of Jacato Drive be changed.

Attachments: [Jacato Drive Name Change](#)

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Pending.

Agenda to: Charles Clarke (Kinzie Realty Corporation), Alderwoman Sandy Weidner and Alderman Ray DeHahn.

4:30 P.M. PUBLIC HEARINGS

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[15-00488](#)

Subject: (Direct Referral) Request from Cornerstone Pavers, LLC for a Conditional Use Permit to allow for utilization of a portion of the property at 1917 S. Memorial Drive for storage, recycling, and staging activities

involved in two street reconstruction projects for the City of Racine.

Attachments: [PH Notice - 1917 S Memorial Drive](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agenda to: Ed Anastas (Cornerstone Pavers, LLC) and Alderman Michael Shields.

[15-00489](#)

Subject: (Direct Referral) Request from John Brodersen for a major amendment to a conditional use permit to update the existing building and property at 5550 Durand Avenue for location of a Popeye's Restaurant.

Attachments: [PH Notice - 5550 Durand Avenue](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approval, subject to conditions.

Agenda to: John Brodersen (JBB Foods), Eric Styler (DXU LLC), and Alderman Ron Hart.

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.