



# 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 Wisser,  
Molly Hall, Vincent Esqueda, Tony Veranth,  
Pastor Melvin Hargrove, Attorney Tom Durkin*

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Wednesday, June 10, 2015

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 May 27, 2015 Meeting

#### [Ord.07-15](#)

Ordinance 07-15

An ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (The Plan) for the properties located at 1223 Ohio Street and 1212, 1218, 1222 Virginia 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 November 26, 2014 to solicit opinion and educate the public on a proposed rezoning and conditional use permit effectuating a development project needing an amendment to The Plan which must be preceded by a change in the land use classification of the properties at 1223 Ohio Street and 1212, 1218, 1222 Virginia Street; and

Part 3: On April 8, 2015 the Plan Commission forwarded a recommendation to the Common Council that the amendment to The Plan be denied based on the findings as enumerated in the Plan Commission's report for the April 20, 2015 Common Council meeting, and in said report that the associated rezoning and conditional use requests be received and filed; and

Part 4: On April 20, 2015 the Common Council referred all matters related to 1223 Ohio Street and 1212, 1218, 1222 Virginia Street back to the Plan Commission and directed that an ordinance be prepared and public hearing scheduled for an amendment to The Plan; and

Part 5: Ordinance \_\_\_\_\_ -15 was herein prepared and transmitted to

the Common Council; and a public hearing before the Common Council was scheduled for June 16, 2015; and

Part 6: The Plan Commission of the City of Racine, on June 10, 2015 by a majority vote of the commission recorded in its official minutes, recommended to the Common Council the \_\_\_\_\_ of a resolution and an ordinance adopting a change to the land use designation of the properties at 1223 Ohio Street and 1212, 1218, 1222 Virginia from Medium Density Residential to Commercial as an amendment to The Plan; and

Part 7: 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 8: 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 properties at 1223 Ohio Street and 1212, 1218, 1222 Virginia from Medium Density Residential to Commercial, pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes.

Part 9: 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/Principal Planner*

*Recommendation: Denial.*

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

[ZOrd.002-15](#) ZOrd.002-15

An Ordinance Rezoning 1223 Ohio Street, 4601, 4615, 4619 Washington Avenue and 1212, 1218, 1222 Virginia 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 property located at 1223 Ohio Street, and more particularly described as follows:

“The Southern 10 feet of Lot 8 and all of Lot 9, Block 8 of the Racine Gardens Subdivision, being in the City of Racine, Racine County, WI, in the South 1/4 of Section 18, Township 3 North, Range 22 East, said lands being 0.15 acres more or less”

be rezoned from R-3 Limited General Residence to B-2 Community Shopping District, and

Part 2: That the properties located at 1212, 1218, 1222 Virginia Street, and more particularly described as follows:

“The Northern 10 feet of Lot 25, and all of Lots 26 thru 28, Block 8 of the Racine Gardens Subdivision, being in the City of Racine, Racine County, WI, in the South 1/4 of Section 18, Township 3 North, Range 22 East, said lands being 0.40 acres more or less”

be rezoned from R-2 Single Family Residence to B-2 Community Shopping District, and

Part 3: That the properties located at 4601, 4615 Washington Avenue, and more particularly described as follows:

“Lots 1 thru 4, Block 8 of the Racine Gardens Subdivision, being in the City of Racine, Racine County, WI, in the South 1/4 of Section 18, Township 3 North, Range 22 East, said lands being 0.55 acres more or less”

be rezoned from B-1 Neighborhood Convenience District to B-2 Community Shopping District, and

Part 4: That the property located at 4619 Washington Avenue, and more particularly described as follows:

“Lot 5 Block 8 of the Racine Gardens Subdivision, being a Subdivision of part of Orchard Home Addition, being in the City of Racine, Racine County, WI, in the South 1/4 of Section 18, Township 3 North, Range 22 East, said lands being 0.14 acres more or less”

be rezoned from B-1 Neighborhood Convenience District to B-2 Community Shopping District.

Part 5: 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/Principal Planner*

*Recommendation: Denial.*

*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*

[15-00439](#)

**Subject:** Street dedication for Three Mile Road from west of La Salle Street to North Main Street. (Res No. 15-0234)

**Recommendation of the Public Works and Services Committee on 05-26-15:** That the section of Three Mile Road from west of La Salle

Street to North Main Street, and more particularly described as follows, be dedicated for street right-of-way purposes:

That part of the North 1/4 of Section 33, and the South 1/4 of Section 28 Township 4 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, which is bounded and described as follows:

Commence at the Northwest corner of section 33, Township 4 North, Range 23 East; Thence North 88° 42' 44" East, along the North line of said section, 959.79 feet; to the POINT OF BEGINNING; thence North 01° 17' 16" West, 50.00 feet; thence North 88° 42' 44" East, 1686.84 feet; thence North 0° 26' 32" West, 5.00 feet; thence North 88° 36' 32" East, 440.88 feet; thence South 0° 29' 2" East, 22.00 feet ; thence North 88° 36' 32" East, 686.22 feet; thence North 1° 23' 28" West, 22.00 feet; thence North 88° 36' 32" East, 145.93 feet; thence South 1° 23' 28" East, 55.00 feet; thence North 88° 36' 32" East, 22.88 feet; South 1° 23' 28" East, 55.00 feet; thence South 88° 36' 32" West, 274.00 feet; thence North 0° 25' 58" West, 5.00 feet ; thence South 88° 36' 32" West, 1022.61 feet; thence South 88° 42' 44" West, 1603.44 feet; thence North 0° 21' 46" West, 17.00 feet; thence South 88° 42' 44" West, 82.98 feet; thence North 1° 17' 16" West, 33.00 feet to the POINT OF BEGINNING.

Said described tract containing 288,345 square feet more-or-less.

Further recommends that a preliminary resolution be introduced to the Common Council and referred to the City Plan Commission.

**Fiscal Note:** N/A

**Attachments:** [15-00439 Street Dedication - 3 Mile Rd](#)

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: Approval.*

*Agenda to: Alderwoman Melissa Lemke*

[Res.15-0234](#) Street Dedication for Three Mile Road from West of La Salle Street to North Main Street

Resolved, that the section of Three Mile Road from west of La Salle Street to North Main Street, and more particularly described as follows, be dedicated for street right-of-way purposes:

That part of the North 1/4 of Section 33, and the South 1/4 of Section 28 Township 4 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, which is bounded and described as follows:

Commence at the Northwest corner of section 33, Township 4 North,

Range 23 East; Thence North 88° 42'44" East, along the North line of said section, 959.79 feet; to the POINT OF BEGINNING; thence North 01° 17' 16" West, 50.00 feet; thence North 88° 42' 44" East, 1686.84 feet; thence North 0° 26' 32" West, 5.00 feet; thence North 88° 36' 32" East, 440.88 feet; thence South 0° 29' 2" East, 22.00 feet ; thence North 88° 36'32" East, 686.22 feet; thence North 1° 23' 28" West, 22.00 feet; thence North 88° 36' 32" East, 145.93 feet; thence South 1° 23' 28" East, 55.00 feet; thence North 88° 36' 32" East, 22.88 feet; South 1° 23' 28" East, 55.00 feet; thence South 88° 36' 32" West, 274.00 feet; thence North 0° 25' 58" West, 5.00 feet ; thence South 88° 36'32" West, 1022.61 feet; thence South 88° 42' 44" West, 1603.44 feet; thence North 0° 21' 46" West, 17.00 feet; thence South 88° 42' 44" West, 82.98 feet; thence North 1° 17' 16" West, 33.00 feet to the POINT OF BEGINNING.

Said described tract containing 288,345 square feet more-or-less.

Further resolved, that a preliminary resolution be introduced to the Common Council and referred to the City Plan Commission.

Fiscal Note: N/A

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: That the Resolution be adopted.*

*Agenda to: Alderwoman Melissa Lemke*

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

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

[15-00527](#)

**Subject:** (Direct Referral) A request by Tencate Land Company for a conditional use permit to operate a HVAC contractor facility at 2625 Lathrop Avenue. (PC-15)

**Attachments:** [PH Notice - 2625 Lathrop Avenue](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Approval, with conditions.*

*Agenda to: Michael Bannon, Tencate Land Company, LLC, and Alderwoman Mary Land*

[15-00528](#)

**Subject:** (Direct Referral) A request by Jeff and Joanne Raffini for a conditional use permit for a multi-use facility to accommodate a fitness center, a vehicle signage wrapping business, and an equipment storage facility. (PC-15)

**Attachments:** [PH Notice - 1824 Charles Street](#)

*Reviewer: Matt Sadowski, Assistant Director/Principal Planner*

*Recommendation: Pending.*

*Agenda to: Jeff & Joanne Raffini and Alderman Jim Kaplan*

**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.**