



AGENDA
PLAN COMMISSION
Tuesday, July 10, 2018 at 6:30 p.m.
Common Council Chambers, 224 East Jefferson Street

Mayor Jeannie Hefty, Chairman
Tom Preusker, Aldermanic Representative
Bob Grandi, Aldermanic Representative
Chad Redman, Commissioner
Andy Tully, Commissioner
John Ekes, Commissioner
Art Gardner, Commissioner

1. Call to Order
2. Roll Call
3. Approval of the minutes of June 12, 2018
4. Letters and Communications: None
5. Citizen Comments
6. Old Business:
 - A. Consideration to approve a Conditional Use application from Zach Acker of Burlington Fireplace & Solar for property located at 857 Milwaukee Avenue, to engage in the display and retail of outdoor merchandise, subject to Graef's June 5, 2018 and Fire Department's May 2, 2018 memorandums to the Plan Commission. This item was tabled at the June 12, 2018 meeting.
 - B. Consideration to approve a Conditional Use and Site Plan application from Zach Acker for property located at 857 Milwaukee Avenue for the construction and occupancy of a 6,800 square foot storage building, subject to Graef's June 5, 2018, Kapur & Associates' May 1, 2018 and Fire Department's April 23, 2018 memorandums to the Plan Commission. This item was tabled at the June 12, 2018 meeting.
 - C. Consideration to approve a Site Plan application from Scherrer Construction for property located at 601 Blackhawk Drive to construct a storage building for material and equipment, subject to Graef's May 1, 2018, Kapur & Associates' May 1, 2018 and Fire Department's May 2, 2018 memorandums to the Plan Commission. This item was tabled at the May 8, 2018 and June 12, 2018 meetings.

7. New Business:

- A. Consideration to recommend approval to the Common Council of a Petition for Rezoning Map Amendment application from Richard Torhorst on behalf of Brian Ehler, for property located at 169 Industrial Drive to rezone from M-2, General Manufacturing District to M-2 PUD, General Manufacturing District with a Planned Unit Development Overlay subject to Graef's July 2, 2018 memorandum to the Plan Commission.
- B. Public Hearing to hear public comments regarding a Conditional Use application from Paul Molkentin for property located at 454 S. Pine Street, to operate as a construction company.
- C. Consideration to approve a Conditional Use application from Paul Molkentin for property located at 454 S. Pine Street, to operate as a construction company, subject to Graef's July 2, 2018 and Fire Department's June 27, 2018 memorandums to the Plan Commission.
- D. Public Hearing to hear public comments regarding a Conditional Use application from Craig Faust for property located at 332 Milwaukee Avenue to rezone from B-2 Central Business District to Rd-2, Two-Family Residential District.
- E. Consideration to approve Resolution No. 26 to amend the Racine County Multi-Jurisdictional Comprehensive Plan for property located at 332 Milwaukee Avenue.
- F. Consideration to recommend approval to the Common Council of a Petition for Rezoning Map Amendment application from Craig Faust for property located at 332 Milwaukee Avenue to rezone from B-2, Central Business District to Rd-2, Two-Family Residential District, subject to Graef's July 2, 2018 memorandum to the Plan Commission.
- G. Consideration to approve a Conditional Use application from Craig Faust for property located at 332 Milwaukee Avenue, to convert the existing commercial business rental unit into a single-family residence, subject to Graef's July 2, 2018 memorandum to the Plan Commission.
- H. Consideration to approve a Site Plan application from Kueny Architects for property located at 800 Blackhawk Drive to construct an office building for Phase II, subject to Graef's July 2, 2018, Kapur & Associates' June 28, 2018 and Fire Department's June 29, 2018 memorandums to the Plan Commission.
- I. Public Hearing to hear public comments regarding a Conditional Use application from Scott Slavson for property located at 381 W. Market Street, to allow for shop and equipment storage for a small asphalt business.
- J. Consideration to approve a Conditional Use application from Scott Slavson of Jimmy C, LLC for property located at 381 W. Market Street to allow for shop and equipment storage for a small asphalt business, subject to Graef's July 2, 2018 and Fire Department's July 2, 2018 memorandums to the Plan Commission.

8. Adjournment.

***Note:** If you are disabled and have accessibility needs or need information interpreted for you, please call the City Clerk's Office at 262-342-1161 at least 24 hours prior to the meeting.*

***Note:** Notice is hereby given that a majority of the members of the Common Council may be present at the meeting. Although this may constitute a quorum of the Council, the Council will not take any action at this meeting.*