



City of Racine

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

Meeting Minutes - Final City Plan Commission

*Mayor John T. Dickert, Alderman Gregory Holding
Atty. Jud Wyant, Elaine Sutton Ekes
Vincent Esqueda, Brent Oglesby, Eric Marcus*

Wednesday, May 27, 2009

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

Mayor John Dickert called the meeting to order at 4:20 p.m.

PRESENT: 7 - John Dickert, Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding, Brent Oglesby, Jud Wyant and Eric Marcus

*Others Present: Brian O'Connell, Director of City Development
Matt Sadowski, Principal Planner
Jill Johanneck, Associate Planner
Rick Heller, Chief Building Inspector
Joe Heck, Assistant Director of City Development*

Approval of Minutes for the May 13, 2009 Meeting

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to approve the minutes of the May 13, 2009 Plan Commission meeting. The motion PASSED by a voice vote.

After the vote, Commissioner Marcus requested a change to item 09-3517, paragraph ten, from "Commissioner Marcus expressed concern about putting this facility in a neighborhood as it is obstructive" to "Commissioner Marcus expressed concern about putting this in a neighborhood as it increases traffic, as it is the first retail use for the property..."

Mayor Dickert requested that the motion to approve the minutes be withdrawn. Alderman Holding withdrew the motion.

A motion was made by Commissioner Marcus, seconded by Alderman Holding, to Approve the minutes as amended. The motion PASSED by a voice vote.

09-3550

Subject: Consideration of the re-designation of a Racine Landmark at 625 College Avenue, Unitarian Universalist Church of Racine and Kenosha (Historical Name: Church of the Good Shepherd).

Recommendation of the Landmarks Preservation Commission on 5-4-09: That the Unitarian Universalist Church of Racine and Kenosha (Church of the Good Shepherd) at 625 College Avenue be re-designated a City of Racine Landmark based on the following

criteria:

- (1) Social and Religious history
- (2) Identified with personages
- (3) Distinguishing architecture

Further, that this matter be referred to the City Plan Commission.

Attachments: [LPCRe-DesPH625Collegedraft2.doc](#)

Mayor Dickert requested to move this request to the second to last item on the agenda, as it goes along with the public hearing on the same item. Commission members agreed.

Upon return to this item, Mayor Dickert requested to review the Public Hearing first (agenda item 09-3657). Commission members agreed.

Following the Public Hearing for this item (09-3657), a motion was made by Alderman Holding, seconded by Commissioner Sutton-Ekes, to Defer the item. Motion PASSED by a voice vote.

09-3580

Subject: (Direct Referral) Consideration of a request by Margaret Brockman of the High Rollers Motorcycle Club seeking a conditional use permit for a meeting hall at 1333 Douglas Avenue.

Attachments: [PH Notice - 1333 Douglas Avenue](#)

Director O'Connell reminded the commissioners that the public hearing was held previously on this item. Following the public hearing it was deferred so the applicant could provide further information, which the applicant has provided. He described the property as the former Rosie's Bar. The front portion of the building along Douglas Avenue is proposed for the meeting hall. The owner will continue to live in a residential unit at the back of the building. There were a few comments of concern at the public hearing regarding the proposal. It was noted this item is scheduled for an Access Corridor Design Review Committee (ACDRC) meeting to be held on May 29.

Staff has recommended approval of the use subject to conditions.

Mayor Dickert spoke to the applicant and advised this item is scheduled to go to the ACDRC on Friday. He advised the applicant that the ACDRC recommendation is very important and asked whether she would object if the item was taken to the ACDRC meeting and then brought back to the Plan Commission. Ms. Brockman advised that would be okay.

A motion was made by Alderman Holding, seconded by Commissioner Marcus, that this item be Deferred. The motion PASSED by a voice vote.

09-3582

Subject: Request by Lincoln Lutheran of Racine for an extension of a planned development approval for Woodland Point Condominiums.

Attachments: [Lincoln Lutheran development extension request](#)

Director O'Connell gave an overview of the project. This is a proposed senior housing development, side-by-side buildings, and is new construction. Due to the current situation in the housing market, the applicant would prefer not to continue construction at this time and is requesting a one year extension. If not granted, the approved PUD will lapse. They currently have all their approvals in place and are

just requesting the timeline extension.

A motion was made by Alderman Holding, seconded by Commissioner Marcus, that the extension be Granted until June 17, 2010. The motion PASSED by a voice vote.

09-3674

Subject: (Res.09-1401) Vacation of alley from 20th Street/DeKoven Avenue; Jay Eye See/Phillips Avenue.

Recommendation of the City Plan Commission on 5-27-09: That the request is not in conflict with existing city plans and programs, and recommends that the alley be vacated and the Resolution adopted.

Fiscal Note: N/A

Director O'Connell advised this item has been before the Public Works and Services Committee. The alley is an open alley; however none of the garages use the alley for access. It came up for paving and the residents asked that it be vacated.

Alderman Holding advised that Public Works staff did not have any issues with this request.

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to Recommend Approval of the request since it is not in conflict with existing City plans and programs. The motion PASSED by a voice vote.

Commissioner Sutton-Ekes asked how people will be made aware that this is no longer a public way or a short cut. Director O'Connell advised the alley to the west has also been vacated and is not used by the public.

Mayor Dickert asked how the land will be divided. Alderman Holding advised that it will be divided 50/50 between abutting property owners.

***At this time, Mayor Dickert returned to the first item on the agenda, 09-3550.**

09-3657

Subject: (Direct Referral) Consideration of the rezoning of a property at 625 College Avenue from B-4 Central Business District to B-4 with an H-Historic Properties District overlay to facilitate the re-designation of a Racine Landmark, Unitarian Universalist Church of Racine and Kenosha (Historical Name: Church of the Good Shepherd).

Attachments: [PH Notice - 625 College Avenue](#)

Mayor Dickert opened the public hearing at 4:31 p.m.

Mr. Sadowski provided information on current zoning of the property and surrounding areas and gave an overview of the location. Background on the property was provided dating back to the designer, when the building was constructed, information on a former pastor, that the property was originally designated as a landmark in 1976, and that a consent was provided by the church to proceed with this re-designation.

Director O'Connell mentioned to the Commission members that the City of Racine's Historic Preservation process is a two-step process. The Landmark Preservation Commission determines whether a property is eligible for designation based on the criteria. Then it comes to the City Plan Commission for addition of the H Overlay District. After this is done, physical changes to the property would require review of

the Landmark Preservation Commission and issuance of a Certificate of Appropriateness, which verifies the physical changes do not compromise the historical and architectural character of the property. The request for 625 College Avenue has been before the Landmarks Commission, and is now before the Plan Commission to allow drafting of an Ordinance. The final hearing will be held before the Common Council.

Commissioner Wyant asked why it is not being zone OI. Director O'Connell advised that the H is an overlay, and doesn't change the underlying zoning. The H Overlay offers historic protection. It was also verified that the property owner for 625 College Avenue signed and sent back an authorization letter indicating no objection to having the property in the H Overlay.

Commissioner Marcus noted that his understanding was if there were another commission that had jurisdiction over the property, it would have control before the H Overlay District. Mr. Sadowski and Director O'Connell advised that is correct.

Alderman Holding verified that the Downtown Design Review Commission supersedes the H regulations. Director O'Connell concurred. Alderman Holding then questioned the point of the re-designation. Director O'Connell advised that the Landmarks Preservation Commission has been reviewing prior designated properties encouraging the owners of those properties to bring them under the new ordinance (the new H ordinance).

Commissioner Sutton-Ekes noted there should be an ordinance that limits changes or uses via historical criteria.

Jan Carter, 1742 Wisconsin Avenue, advised that she has spoken with the church, which informed her they really don't know what all of this means. She noted they may want to put a solar panel on the building in the future. She felt the church needed more notice.

Mr. Sadowski advised that an information packet, a copy of the ordinance, a question and answer sheet and a form for consent or denial was sent to the church. He said that Ellen Schmidt returned the signed authorization letter approximately 2 months ago.

Public hearing closed at 4:45 p.m.

Commissioner Marcus commented on the solar panel as well, noting that it would still need to have approval of the Downtown Design Review Commission and the H Overlay does not change the review process.

Commissioner Wyant asked what the point of the Historic District is if there are already other review controls in place and noted the H District as being "like a burden without benefit."

Mr. Sadowski noted he feels the designation is symbolic, that people are open to the idea of re-designation, and verified again the underlying design district does not override any standards of the H District.

Commissioner Wyant questioned why all these layers will be added if a property is already controlled by the Design Review District in which the property lies. This is a second layer of authority that does not have any regulation to it. He feels like we are starting to pile up layers, and these are things that become frustrating to citizens.

Commissioner Sutton-Ekes agreed, noting that the new ordinance needs teeth or why would we need it.

Mayor Dickert noted that the Downtown Review District may not be here forever, which makes it important to have some regulation of historically designated properties. In answer to Mayor Dickert's inquiry, Director O'Connell advised there would be no additional money available to these properties for being in the H District.

A motion was made by Commissioner Sutton- Ekes, seconded by Alderman Holding, that this item be Deferred to the next Plan Commission meeting. The motion PASSED by a voice vote.

Administrative Business

None.

Adjournment

There being no other items before the Commission, Mayor Dickert adjourned the meeting at 4:55 p.m.

Respectfully submitted,

*Brian F. O'Connell
Secretary, Director of City Development*