



# City of Racine

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

## Meeting Minutes - Draft City Plan Commission

*Mayor Gary Becker*  
*Alderman Gregory Holding*  
*Atty. Jud Wyant, Elaine Sutton Ekes*  
*Vincent Esqueda, Frank Tingle*  
*Brent Oglesby*

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Wednesday, July 30, 2008

4:15 PM

City Hall

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### Call To Order

*Mayor Gary Becker called the meeting to order at 4:30 p.m.*

**PRESENT:** 4 - Gary Becker, Vincent Esqueda, Gregory Holding and Frank Tingle

**EXCUSED:** 3 - Elaine Sutton Ekes, Brent Oglesby and Jud Wyant

### Approval of Minutes for the July 9, 2008 Plan Commission Meeting.

*A motion was made by Frank Tingle, seconded by Vincent Esqueda, to approve the minute of the July 9, 2008 meeting. Ayes-all.*

1. [08-2309](#)

**Subject:** Communication from Jan Roland, Board President for Habitat for Humanity, requesting the City of Racine to donate two properties located at 1112 Villa Street and 1501 West Street.

**Recommendation of City Development on 6-25-08:** That the item be deferred.

**Recommendation of City Development on 7-09-08:** That the item be deferred for a (6) six month timeframe.

**Recommendation by the City Plan Commission on the 7-30-08:**  
That the item be received and filed.

**Fiscal Note:** N/A

*Brian O'Connell recommended this item be received and filed, otherwise Legistar will keep adding the item to the agenda's while it is deferred. The staff will report back on the matter when the six month period is over.*

*A motion was made by Frank Tingle, seconded by Vincent Esqueda to recommended this item be received and filed. The motion PASSED by voice vote.*

**Recommended to be Received and Filed**

2. [08-2404](#)

**Subject:** (Direct Referral) Request by Xavier Hernandez seeking a conditional use permit to accommodate an auto body repair and painting facility at 1546 Layard Avenue.

**Recommendation of City Plan Commission on 7-09-08:** That the item be deferred.

**Recommendation by the City Plan Commission on 7-30-08:** That the item be deferred.

**Fiscal Note:** N/A

*Brian O'Connell advised staff is waiting for additional information from applicant to complete the review.*

*A motion was made by Alderman Gregory Holding, seconded by Frank Tingle, to defer this item.*

*The motion PASSED by a voice vote.*

**Deferred**

3. [08-2357](#)

**Subject:** (Direct Referral) Request by the Douglas Avenue Redevelopment Association for the incorporation of a required color palate and color selection guidance into the Douglas Avenue Corridor District Design Guidelines. (Res. 08-0965)

**Recommendation:** That the Douglas Avenue Corridor District Design Guidelines be amended to include the same language regarding color palate and color selection as the guidelines for Uptown and West Racine. Further recommends that the recommendation be referred to the City Plan Commission.

**Recommendation by the City Plan Commission on 7-30-08:** That the item be adopted.

**Fiscal Note:** N/A

*Brian O'Connell discussed the request by the Douglas Avenue Redevelopment Association for adoption of a color palate to be incorporated into the Douglas Avenue District Design Guidelines. There are 840 base colors and 242 trim colors to choose from.*

*A motion by Alderman Gregory Holding, seconded by Vincent Esqueda to adopt the color palate for Douglas Avenue District Design Guidelines. The motion PASSED by a voice vote.*

**Recommended For Adoption**

Public Hearing starting at 4:30 p.m.

4. [08-1978](#)

**Subject:** Communication from Jeffrey L. Oakes requesting to vacate the north-south alley behind 3457 Douglas Avenue in exchange for the

demolition of the dwelling at 3449 Douglas Avenue. (Res. 08-0923)

**Recommendation of the Public Works and Services Committee on 7-8-08:** That since public interest requires it, the following parcel of land, more particularly described as follows, be and hereby is vacated and discontinued:

The north-south alley which abuts 1551 North Street and which lies north of the east-west alley, all of which is bounded by Douglas Avenue, North Street, 10th Avenue and Short Street.

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

**Recommendation of the City Plan Commission on 7-30-08:** That the vacation of the alley abutting 1551 North Street and 3449-3457 Douglas Avenue is consistent with the city plans and programs and that the vacation of the alley be approved and Resolution 08-0923 be adopted.

**Fiscal Note:** N/A

*Director O'Connell advised this request has been before the Public Works & Services Committee. They recommended approval and requested this item be sent to the Plan Commission and onto the Common Council for final approval.*

*Planning staff has reviewed this request and is in support of the vacation, as the alley is indistinguishable from the adjacent property, is not utilized as a public alley, and is not needed for access to other properties on the block or for access to municipal services.*

*Mayor Becker questioned if the adjacent property owners have been notified of this request. Director O'Connell advised a Public hearing is not required for this item at the Plan Commission, however a Public Hearing is required for this item when it is sent to the Common Council. Mr. Oakes reminded the Commission that letters of support were provided from Elliott Cohen, as owner of 3433 Douglas Avenue, and Alderman Ray DeHahn.*

*A motion was made by Alderman Gregory Holding, seconded by Frank Tingle, that the vacation of the alley abutting 1551 North Street and 3449-3457 Douglas Avenue be approved. The motion PASSED with a voice vote.*

**Recommended For Approval**

5. [Res.08-0923](#) Vacation of north-south alley behind 3457 Douglas Avenue

Resolved, that since public interest requires it, the following parcel of land, more particularly described as follows, be and hereby is vacated and discontinued:

"The north-south alley which abuts 1551 North Street and which lies north of the east-west alley, all of which is bounded by Douglas Avenue, North

Street, 10th Avenue and Short Street."

Fiscal Note: Not applicable.

*Director O'Connell advised this item is the resolution for the previous agenda item No. 08-1978.*

*A motion was made by Vincent Esquada, seconded by Alderman Gregory Holding to adopt resolution 08-0923. The motion PASSED by a voice vote.*

**Recommended For Adoption**

6. [08-2449](#)

**Subject:** (Direct Referral) Request by Emilio S. Clarke for a conditional use permit for the EL Rodeo dance hall at 1006-1010 State Street.

**Recommendation of Access Corridor Development Review**

**Committee on 7-24-08:** That this item be approved, subject to the following conditions:

**Recommendation by the City Plan Commission on 7-30-08:** That the item be denied.

**Fiscal:** N/A

*Mayor Becker opened the public hearing at 4:40 p.m.*

*Director O'Connell discussed the application request for a dance hall to be located at 1006-1010 State Street. The proposal included the serving of beer and soda, no liquor, and would only be open on the weekends. Illustrations of areas across the street and a lot on Marquette Street that could be used for parking due to on-site limitations were provided to Commission members.*

*Director O'Connell advised the Access Corridor Committee endorsed the granting of the conditional use. However, they did not take action on the design as additional information was needed from the applicant. The capacity of the building is 480 people based on the 6,000 size building.*

*There being no other speakers on the matter, Mayor Becker closed the public hearing.*

*Alderman Gregory Holding provided his reason for denial as concern that this is not an appropriate land use for this area.*

*Frank Tingle expressed concern the there is not adequate parking. Mayor Becker agreed and noted that the plan for this area calls for professional office type businesses.*

*Mayor Becker reiterated that this type of use does not fit with the Land Use Plan adopted by the City Council.*

*A motion was made by Alderman Gregory Holding, seconded by Vincent Esquada that this item be denied. A motion was PASSED by a voice vote.*

**Recommended For Denial**

**Administrative Business**

Adjournment:

*There being no further business, Mayor Becker adjourned the meeting at 4:50 p.m.*

*Respectfully submitted,*

*Brian O'Connell  
Secretary*