



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*

Wednesday, May 28, 2008

4:15 PM

Room 205

Alderman Holding called the meeting to order at 4:20 p.m.

PRESENT: 5 - Elaine Sutton Ekes, Gregory Holding, Brent Oglesby, Frank Tingle and Jud Wyant

ABSENT: 1 - Vincent Esqueda

EXCUSED: 1 - Gary Becker

*OTHERS PRESENT: Brian F. O'Connell, Director of City Development
Rick Heller, Chief Building Inspector
Jill Johanneck, Associate Planner
Penelope Gabor, City Development Intern*

Approval of Minutes for the May 14, 2008 Meeting

A motion was made by Elaine Sutton Ekes, seconded by Brent Oglesby, that the minutes be approved. The motion PASSED by a Voice Vote.

[Res.08-0727](#)

Vacation of alley

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

"The north-south alley bounded by DeKoven Avenue, 20th Street, Jay Eye See Avenue and Case Avenue."

Fiscal Note: N/A

Director O'Connell reviewed the vacation request with the Commission. This request went to Public Works & Services where the owners along this alley requested the vacation, as they do not use the alley and do not want to pay for paving. The item was then referred to the Plan Commission from Public Works & Services. Discussion commenced regarding access & maintenance of the alley.

A motion was made by Jud Wyant, seconded by Elaine Sutton Ekes, that the alley vacation is consistent with City plans and programs, that this resolution be adopted and public hearing scheduled. The motion PASSED by a Voice Vote.

[08-2234](#)

Subject: (Direct Referral) Res.08-0727 Vacation of alley between

Case Ave. & Jay Eye See Ave.

Recommendation of City Plan Commission on 5-28-08: That the proposed alley vacation is consistent with City plans and programs and that the alley be vacated, and the resolution be adopted.

Fiscal Note: N/A

A motion was made by Jud Wyant, seconded by Elaine Sutton Ekes, that this resolution be Recommended For Adoption. The motion PASSED by a Voice Vote.

[ZOrd.0011-08](#)

AN ORDINANCE FOR REZONING 3720 NORTH MAIN 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:

Those properties known as 3720 North Main Street and 3714 Kasper Street and more particularly described as follows:

“That part of the Northeast fractional $\frac{1}{4}$ of Section 33, Township 4 North Range 23 East, in the City of Racine, Racine County, Wisconsin, Commence at the Northwest corner of Block 6, Kasper’s Subdivision No. 2 , a recorded plat; thence S89 degrees 05’05” W 30.07 feet along the North line of said Subdivision; thence N2 degrees 56’30”E 100.27 feet to the point of beginning of this description; run thence N2 degrees56’30”E 304.77 feet; thence N89 degrees 05’05”E 322.60 feet to the West line of North Main Street; thence S3 degrees25’19”W 304.95 feet alone said West line; thence S89 degrees 05’05”W 320.04 feet to the point of beginning. And Commence at the Northeast corner of Lot 4, Block 5, Kasper’s Subdivision No. 2; run thence N89 degrees 05’05”E 30.07 feet along the North line of said Subdivision to the Centerline of Kasper Street; thence N2 degrees 56’30”E 210.40 feet along the Northerly extension of Kasper Street; thence S89 degrees 05’05”W 158.55 feet thence S1 degree 26’40”W 210.10 feet to the North line of Kasper’s Subdivision No. 2; thence N89 degrees 05’05”E 122.98 feet to the point of beginning”

be rezoned from “R-1” Single Family Residence District, to “R-3” General Residence District, and designated as Supplement No. _____, which Supplement is hereby made a part of this ordinance.

Part 2:

This ordinance shall take effect upon passage and the day after publication.

Passed by the Common Council:

Approved: _____

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Director O'Connell advised that a Plan Commission public hearing was held on January 9, 2008 for the rezone request. The purpose of the rezoning is so the development of a 14-unit condominium project can proceed (see also Items 08-2213 and 08-2214 below).

A motion was made by Brent Oglesby, seconded by Elaine Sutton Ekes, that this ordinance be Scheduled for Public Hearing to the Common Council. The motion PASSED by a Voice Vote.

08-2211

Subject: (Direct Referral) Review of a two lot certified survey map for the properties at 1438 and 1440 Main Street.

Recommendation of City Plan Commission on 5-28-08: That the item be received and filed.

Fiscal Note: N/A

Director O'Connell advised the Certified Survey Map has been withdrawn by the applicant.

A motion was made by Frank Tingle, seconded by Elaine Sutton Ekes, that this item be Received and Filed. The motion PASSED by a Voice Vote.

08-2227

Subject: (Direct Referral) Request by TFB Realestate Investment, LLC seeking to rezone the property at 1440 Main Street from R-2 Single Family Residence to R-2 with a FD Flex Development Overlay District. (ZOrd.0003-08)

Recommendation of City Plan Commission on 5-28-08: That an ordinance be prepared and public hearing scheduled.

Fiscal Note: N/A

Director O'Connell provided the history on the properties involved in the rezoning request. The request involves a 15 unit building built around 1914, which predates zoning. The Flex Overlay will allow the property to attain legal zoning status.

A motion was made by Frank Tingle, seconded by Jud Wyant, that this be Recommended For Approval. The motion PASSED by a Voice Vote.

08-2212

Subject: (Direct Referral) Discussion regarding the codification of rummage sales policies. (Ord.11-08)

Recommendation of City Plan Commission on 5-28-08: That an ordinance to regulate rummage sales be prepared and public hearing scheduled.

Fiscal Note: N/A

Director O'Connell noted that a request from the Building Inspection Department was received to look into creating an ordinance regulating rummage sales. Chief Building Inspector Rick Heller advised there is currently nothing in the code that regulates these types of sales and that simple standards to address complaints and regulate the sales are needed.

Director O'Connell referred the Commission members to the handout outlining suggested language addressing occasional sales, and noted they would be limited to 3 sales per year with a month separation between. This would address the continuous sale problem. Inspector Heller clarified that we will only allow 2 signs and that we will clarify the type of sales and who can hold these types of sales in the ordinance.

A motion was made by Frank Tingle, seconded by Jud Wyant, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.

Public Hearings Starting at 4:30 p.m.

[08-2213](#)

Subject: (Direct Referral) Request by Carolyn Seager representing Lincoln Lutheran of Racine, Wisconsin and Woodland Pointe, LLC for approval of preliminary plans for Planned Development at 3720 North Main Street.

Recommendation of City Plan Commission on 5-28-08: That the preliminary plans submitted by Carolyn Seager, representing Lincoln Lutheran of Racine Wisconsin and Woodland Pointe, LLC seeking a conditional use permit for the planned development of Woodland Pointe, a residential condominium project containing seven two - unit buildings at 3720 North Main Street, be approved, subject to the plans presented to the Plan Commission on May 28, 2008.

Fiscal Note: N/A

Attachments: [3720 N.Main.pdf](#)

Alderman Holding opened the Public Hearing at 4:45 p.m. Director O'Connell provided an overview of the request to the Commission. The Applicant Carolyn Seager and the Applicant's Architect Chris Manske were available for questions. Alderman Holding closed the public hearing at 4:52 p.m.

Discussion commenced regarding the street extensions and ownership of the drive. Director O'Connell advised the developer will bear the cost of infrastructure and it will be built to City standards, without sidewalks. It was also advised that the City would take ownership of the utilities once completed. The owner will be responsible for things like plowing, re-surfacing, etc. These items will be part of a Development Agreement.

A motion was made by Elaine Sutton Ekes, seconded by Frank Tingle, that this

item be Recommended For Approval. The motion PASSED by a Voice Vote.

08-2214

Subject: (Direct Referral) Request by Carolyn Seager representing Lincoln Lutheran of Racine, Wisconsin and Woodland Pointe, LLC for approval of final plans for Planned Development at 3720 North Main Street.

Recommendation of City Plan Commission on 5-28-08: That the final plans be approved subject to conditions.

Fiscal Note: N/A

Attachments: [3720 N.Main.pdf](#)
[Plans - 3720 Main Street.pdf](#)

Alderman Holding opened the Public Hearing at 4:58 p.m. Director O'Connell provided an overview of the request to the Commission. Alderman Holding then closed the Public Hearing at 5:00 p.m.

A motion was made by Elaine Sutton Ekes, seconded by Brent Oglesby, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.

08-2217

Subject: (Direct Referral) Conditional Use Permit request by Michael G. Jaeger representing El Perro, LLC. for the conversion of a portion of first floor commercial space into a residential unit at 1639 Douglas Avenue.

Recommendation of City Plan Commission on 5-28-08: That the item be deferred.

Attachments: [1639 Douglas Ave.pdf](#)

Alderman Holding opened the Public Hearing at 5:05 p.m. Director O'Connell provided an overview of the request. Director O'Connell advised the Douglas Avenue Redevelopment Association and the Access Corridor Review Committee have recommended approval subject to accurate & to scale plans being submitted.

The applicant, Mike Jaeger gave an overview of his request.

Alderman Holding closed the Public Hearing at 5:10 p.m.

A motion was made by Frank Tingle, seconded by Jud Wyant, that this item be Deferred pending additional information be provided by the applicant, and modifications to the conditions of approval. The motion PASSED by a Voice Vote.

08-2218

Subject: (Direct Referral) Request to rezone property at South Street and Mt. Pleasant Street from I-2 General Industrial District to I-2 with an I-P Industrial Park District Overlay.

Recommendation of City Plan Commission on 5-28-08: That this item be deferred.

Attachments: [MtPleasant& South St.pdf](#)

Alderman Holding opened the Public Hearing at 5:25 p.m. Director O'Connell provided an overview of the request. David Namowicz came forward in support of the item. David Hazen came forward and expressed concerns about security. Gerry Becker asked about the landscaping requirements. Koos Krueger asked whether a property owners' committee would review plans. Alderman Ray DeHahn asked if existing conditions would be grandfathered. Bruce Jensen spoke in support, and asked if unanimous agreement among property owners was required by the Commission.

Alderman Holding closed the Public Hearing at 5:37 p.m.

A motion was made by Jud Wyant, seconded by Frank Tingle, that this item be Deferred until all owners affected are provided further information on the intent of the rezoning. The motion PASSED by a Voice Vote.

Adjournment

There being no further business before the Commission and hearing no objections, Alderman Holding adjourned the meeting at 5:53 p.m.

Respectfully Submitted,

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