



City of Racine

Meeting Minutes

City Plan Commission

Room 103, City Hall

*Mayor Gary Becker, Alderman John M. Engel,
John Dickert, Elaine Sutton Ekes,
Vincent Esqueda, Joseph Muratore, Jr.,
Jud Wyant*

Wednesday, January 25, 2006

4:15 PM

Room 103, City Hall

Vice Chairman Joseph Muratore, Jr. called the meeting to order at 4:15 p.m.

PRESENT: 6 - John M. Engel, John Dickert, Elaine Sutton Ekes, Vincent Esqueda, Joseph Muratore Jr. and Jud Wyant

EXCUSED: 1 - Gary Becker

*OTHERS PRESENT: Alderman Ray DeHahn
Rick Heller, Chief Building Inspector
Matthew G. Sadowski, Principal Planner
Jim Luelloff, Associate Planner*

Approval of the minutes of January 25, 2006

A motion was made by Alderman Engel, seconded by Esqueda, that this file be approved.

Motion approved.

1. [05-1363](#)

Subject: Direct Referral. Consideration of a request by Antoinette Marie Zell, MD of Swift Care requesting a Conditional Use Permit to replace an existing sign panel with an electronic (LED) sign panel at 2405 Northwestern Avenue. The property is zoned O/I Office Institutional District.

Recommendation: Pending.

Vice Chairman Muratore introduced the item.

Principal Planner Sadowski explained that this item had been deferred to allow the proponent to work with staff and refine the proposal. He stated that the current proposal had only been submitted yesterday afternoon and that the proposal had yet to be evaluated.

Antoinette Marie Zell, MD of Swift Care gave a brief description of the revised proposal.

A motion was made by Alderman Engel, seconded by Dickert, that this file be Deferred .

Motion approved.

2. 06-1446 **Subject:** Consideration of an ordinance amendment to encourage and facilitate the re-use of inactive or underused facilities through the application of a "Flex Development" concept.

Recommendation: That an ordinance be drafted.

Vice Chairman Muratore introduced the item.

Principal Planner Sadowski explained that the application of a Flex Development would allow uses that are deemed appropriate to be permitted within mixed use development such as the Northwestern Medical Complex. As an example, he stated, a computer recycling facility wouldn't be allowed within an Office/Institutional zoning classification but it may be deemed suitable within a mixed use development. The application would allow for such an use, without changing the zoning classification. He explained that an "use supplement" would be included and list those uses deemed appropriate within such a development.

Chief Building Inspector Heller spoke in support of the concept.

It was moved by Commissioner Wyant and seconded by Commissioner Dickert that an ordinance be drafted.

Motion approved.

3. 06-1447 **Subject:** Consideration of an ordinance amendment to alter the area defined as the "downtown area" to facilitate the implementation of the updated Downtown Plan.

Recommendation: Approve.

Vice Chairman Muratore introduced the item.

Principal Planner Sadowski stated that the intent was to change the boundary to be consistent with the updated downtown plan. He explained that the proposed area was consistent with the updated plan boundaries with the exception of several areas along Washington and Douglas Avenues that were currently within design review areas.

Alderman Engel questioned the reasoning behind including areas that have historically not considered within the downtown.

Commissioner Wyant expressed concerns regarding including predominately residential areas.

Commissioner Ekes asked if the residents of the area had been consulted regard the proposed change.

Planner Sadowski stated that the updated downtown plan has a twenty year planning window and the proposed expanded downtown area attempts to identify future development opportunities. He pointed out that development pressures have already been felt on the fringe of the downtown area as currently defined.

Devin Sutherland spoke in support of the alteration and explained that the expansion would help create a stable environment that protects and attracts the investment of developers.

A motion was made by Dickert, seconded by Alderman Engel, that this file be Deferred .

Motion approved.

4. [06-1448](#)

Subject: Consideration of an ordinance amendment referencing design documents cited in the updated Downtown Plan as resources to be consulted when considering a project in the downtown area.

Recommendation: Approve.

Vice Chairman Joseph Muratore introduced the item.

Principal Planner Sadowski explained that the design documents were numerous and as a result should only be cited within the current ordinance. He stated that the item could be deferred pending resolution of the previous agenda item.

A motion was made by Dickert, seconded by Alderman Engel, that this file be Deferred .

Motion approved.

5. [06-1449](#)

Subject: Item 11 of 07-05-05. Being a communication from the Director of City Development wishing to discuss updating the City's Floodplain Zoning Ordinances.

Recommendation: That the communication be received and filed.

Fiscal Note: N/A

Vice Chairman Muratore introduced the item.

Principal Planner Sadowski stated that the State was requiring that governing bodies to prepare floodplain ordinances in conformance with the State model. He went on to say that staff had made modifications to that model document to suit our needs.

Recommended to be Received and Filed

Motion approved.

6. [05-1319](#)

Subject: Item 27 of 10-4-05 being a communication from the Director of City Development wishing to discuss the transfer of the property at 3101 Washington Avenue from the Parks Department to the Redevelopment Authority.

Recommendation: Approve contingent upon a suitable relocation of the marker honoring Peder Back.

Accept the donation of the property, further recommend that the matter be referred to the License and Welfare Committee and the City Plan Commission.

January 17, 2005

Recommendation: That the matter be referred to the License and

Welfare Committee and the City Plan Commission with the recommendation that the property transfer be approved by the Common Council.

Recommendation of City Plan Commission (1-25-06):

That the transfer of property at 3101 Washington Avenue from the Parks Department to the Redevelopment Authority is consistent with City plans and programs.

That the communication be received and filed.

Recommendation of the License and Welfare Committee: (1-30-06)

The property at 3101 Washington Avenue be transferred from the City of Racine to the Redevelopment Authority.

Fiscal Note: N/A

Vice Chairman Muratore introduced the item.

Associate Planner Luellhoff identified the location of the Peder Back Park and described it as being part of a parcel that is being redeveloped within West Racine. He explained that the Board of Parks, Recreation and Cultural Services had approved transfer.

A motion was made by Alderman Engel, seconded by Esqueda, that this file be recommended to be Received and Filed.

Motion approved.

7. [05-1124](#)

Subject: Item 7 of June 7, 2005, being a communication from a representative of F&A Development, LLC, wishing to purchase 1335 West Sixth Street from the City.

Recommendation: City Attorney be authorized and directed to take the necessary steps to sell that portion of the city owned property at 1335 West Sixth Street, Tax ID #07324000, which lies north of the north right-of-way line of Riverview Terrace for the sum of \$15,000.00.

Further recommends that revenue received from the sale of this property be placed in Account 101.090.7240, Sale of Fixed Assets.

Further recommends that this item be referred to the City Plan Commission.

Recommendation of City Plan Commission (1-25-06):

That the request by F&A Development, LLC wishing to purchase 1335 West Sixth Street from the City is not in conflict with City plans and programs.

That the communication be received and filed.

Fiscal Note: The City will receive \$15,000.00 from the sale of this property.

Vice Chairman Muratore introduced the item.

Principal Planner Sadowski described the location of the parcel of land. He explained that the property had been acquired by the City for use as part of the Root River bike path. He went on to explain that since an alternative route had been used the parcel in question was no longer needed. He explained that the City intended to retain the southerly most portion of the parcel for park purposes.

Recommended to be Received and Filed.

Motion approved.

There being no further business before the Commission and hearing no objections, Vice Chairman Muratore adjourned the meeting at 5:15 p.m.

Respectfully Submitted,

**Matthew G. Sadowski, Acting Secretary
Principal Planner of City Development**