



City of Racine

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

Meeting Minutes - Revised City Plan Commission

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

Wednesday, September 10, 2008

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 5 - Gary Becker, Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding and Brent Oglesby

EXCUSED: 2 - Frank Tingle and Jud Wyant

*Others Present: Brian O'Connell, Director of City Development
Matt Sadowski, Principal Planner
Jill Johanneck, Associate Planner
Michelle Logan, Planning Secretary*

Approval of Minutes for the August 27, 2008 Meeting

A motion was made by Alderman Gregory Holding, seconded by Vincent Esqueda, to approve the Minutes for the August 27, 2008 Plan Commission meeting. The motion **PASSED** by a Voice Vote.

07-0355

Subject: (Direct Referral) Compliance review of unified development plan for 3210 Durand Avenue, and 2908 & 2920 Taylor Avenue, Kiernan Heating and A.C. Inc.

Recommendation of the City Plan Commission on 3-28-07: To defer.

Recommendation: Approve subject to conditions

Principal Planner Sadowski advised there was no new information to report on this item.

A motion was made by Alderman Holding, seconded by Vincent Esqueda, to defer this item until additional information can be presented. The motion **PASSED** by a Voice Vote.

08-2402

Subject: Request of MDS Investments, LLC that A Business Improvement District be established on Douglas Avenue.

Recommendation of the City Plan Commission 08-27-08: Deferred

Recommendation of the City Plan Commission 09-10-08: That the proposed BID is in conformity with City plans and programs.

Further, that the operating plan be adopted.

Fiscal Note: Refer to the operating plan.

Note: Item being held pending 30 day review period.

Attachments: [Ltr of MDS - Business Improvement District.pdf](#)
[Proposed Bid Budget](#)

Principal Planner Sadowski turned the discussion of the Douglas Avenue Business Improvement District (BID) over to Kristin Niemiec of the Racine County Economic Development Corporation (RCEDC) to update the Commission on this item. She advised where the City and RCEDC stood with the BID at this time and provided the background on the history of dates of the meetings held on the BID. It should be noted there were letters submitted by property owners within the BID in opposition, and though the Public Hearing was already held on August 27, 2008, the Mayor allowed comments and submittal of signatures.

Alderman Holding moved to adopt the BID and the BID operating plan, as it is in conformance with City plans and programs, seconded by Elaine Sutton-Ekes. The motion PASSED by a Voice Vote.

08-2621

Subject: (Direct Referral) Minor amendment to a conditional use permit for emergency generator at 3212 Michigan Blvd for the Racine Water and Waste Water Utility.

Planner Sadowski explained this item is before the Commission for a minor amendment to move the location of the pumping station partially onto private property. No other changes were requested by the Wastewater Utility, and the Utility will enter into an easement agreement with the owner.

A motion was made by Alderman Holding, seconded by Elaine Sutton Ekes, to approve the minor amendment at 3212 Michigan Avenue, subject to staff conditions. The motion PASSED by a Voice Vote.

08-2603

Subject: Communication from Extendicare Health Services, Inc., offering to purchase City-owned land bounded by Newman Road, Spring Street, and North Green Bay Road.

Recommendation of the City Plan Commission on 9-24-08: That the sale of up to 12 acres is not in conflict with City plans and Programs.

Further, that the Mayor and City Clerk be authorized to execute a letter of intent for the sale of said lands with Extendicare Healthcare Services, Inc.

Fiscal Note: Pending negotiations.

Attachments: [Offer to purchase land Spring and Hwy 31.pdf](#)

Planner Sadowski described the proposed land purchase by Extendicare Health Services, Inc. to purchase City owned land near Newman Road, Spring Street, and Green Bay Road. The land is currently owned by the City of Racine and utilized by the Racine Wastewater and Utilities; the Utility is in favor of the sale. It is advised

that the City may want to agree with the concept of the sale, however, it will require more detailed survey work to obtain an estimate as to the future land needs of the Utility to accommodate future operations. There may also be issues with storm water runoff that will need to be addressed.

A motion was made by Elaine Sutton-Ekes, seconded by Vincent Esqueda, to defer this item until the Wastewater Utility can determine how much additional information is needed to confidently make the land sale. The motion PASSED by a Voice Vote.

ZOrd.006-08

An Ordinance to rezone 716 College Avenue

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:

That the property known as 716 College Avenue and more particularly described as follows:

"Lots 1,7,8, and the East 8.78 feet of the South 49 feet of Lot 2 also Lot 5 excepting the West 52.53 feet of the North 28 feet of said lot in Block 5 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "O/I" Office Institutional District, to "O/I" with an H-Historic Properties District Overlay, 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

A motion was made by Alderman Holding, seconded by Vincent Esqueda, to adopt the ordinance and create a resolution to rezone property at 716 College Avenue. The motion PASSED by a Voice Vote.

ZOrd.007-08

An Ordinance to rezone 1001 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:

That the property known as 1001 Main Street and more particularly described as follows:

"Block 25 and Lots 1 thru 12 of Block 26 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "O/I" Office Institutional District , to "O/I" with an H-Historic Properties District Overlay, 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

A motion was made by Alderman Holding, seconded by Vincent Esqueda, to adopt the ordinance and create a resolution to rezone property at 1001 Main Street. The motion PASSED by a Voice Vote.

ZOrd.008-08

An Ordinance to rezone 1135 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:

That property known as 1135 Main Street and more particularly described as follows:

"Lot 10 and the South 60 feet of Lot 7 of Block 28 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "R-2" Single Family Residence District, to "R-2" with an H-Historic Properties District Overlay, 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

A motion was made by Alderman Holding, seconded by Vincent Esqueda, to adopt the ordinance and create a resolution to rezone property at 1135 Main Street. The motion PASSED by a Voice Vote.

[ZOrd.009-08](#)

An Ordinance to rezone 1611 College Avenue

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:

That property known as 1611 College Avenue and more particularly described as follows:

"The South 2.6 feet of the West 10 feet of Lot 1 and the South 2.6 feet of the North 40 feet of Lot 3 and the West 10 feet of the North 40 feet of Lot 4 of Block 46 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "R-2" Single Family Residence District, to "R-2" with an H-Historic Properties District Overlay, 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

A motion was made by Alderman Holding, seconded by Vincent Esqueda, to adopt the ordinance and create a resolution to rezone property at 1611 College Avenue. The motion PASSED by a Voice Vote.

ZOrd.010-08

An Ordinance to rezone 1423 State Street and 1402 Liberty 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 1423 State Street and 1402 Liberty Street and more particularly described as follows:

"Begin at a point which is the intersection of the West line of the Union Pacific Railway row and the South line of State Street, travel thence; 89.61 feet Westerly along said line, travel thence; Southerly 133.0 feet, travel thence; Easterly 34.25 feet, travel thence; Southerly 117.6 feet, travel thence; Easterly 40 feet, travel thence; Southerly 123.96 feet to the North line of Liberty Street, travel thence; Easterly 52.75 feet along said line to the intersection of the East line of Randolph Street, travel thence Southeasterly along said line 165.64 feet, travel thence; Easterly 30.72 feet to the West line of to Union Pacific Railway row; travel thence Northwesterly along said line to the point of beginning of this description. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "B-3" General Business District and "I-2" General Industrial District, to "B-2" Community Shopping 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

A motion was made by Alderman Holding, seconded by Vincent Esqueda, to adopt the ordinance and create a resolution to rezone property at 1423 State Street and 1402 Liberty Street. The motion PASSED by a Voice Vote.

[08-2521](#)

Subject: (Direct Referral) Minor amendment to the conditional use permit for Regency Mall at 5538 Durand Avenue for temporary tenant signage.

Fiscal Note: N/A

Attachments: [Regency Temp Tenant Signs](#)

Planner Sadowski advised this is on the agenda in error and has already been addressed by the Plan Commission and the Common Council. However, due to the Legistar tracking system, the easiest way to handle this is to re-approve.

Mayor Gary Becker approved without objection.

Administrative Business

Planner Sadowski provided an update of the creation of the Racine "H" Historic District in the area of the National Register Southside Historic District, the recent historic study and inventory performed by Staff, and how it may be applied in contemplation of establishing a Racine "H" Historic District in the area.

Upon further discussion with Commission members, before the creation of the Racine "H" Historic District in subject area, staff were directed to work with the Landmarks Preservation Commission to develop recommendations on potential avenues of property owner assistance and the development of an administrative process for review of projects within Racine "H" Historic districts.

Adjournment

There being no further business, Mayor Becker adjourned the meeting at 5:15 p.m.