



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, Atty. Elaine Sutton Ekes
Vincent Esqueda, Alderman Eric Marcus, Tony Veranth*

Wednesday, May 26, 2010

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the meeting to order at 4:25 p.m.

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

Approval of Minutes for the May 12, 2010 Meeting

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to approve the minutes of the May 12, 2010 meeting. Upon discussion, a correction was noted by Alderman Marcus that item 10-4977 did not indicate the the motion had passed. Staff will update. With the clarification noted, the motion **PASSED** by a voice vote.

10-5186

Subject: (Direct Referral) Request by David Olson of Innovative Construction Solutions Inc., representing Broad Retail Partners seeking a minor amendment to the Badger Plaza conditional use at 4003 Durand Avenue for a façade modification.

Attachments: [Minor Amend 4003 Durand Avenue](#)

Associate Planner Johanneck provided background on the request to install a third parapet wall on the building at 4003 Durand in Badger Plaza. An overview of the site, surrounding zoning, and proposed use for the building as retail were discussed. It was advised that no signage is requested for this review and all sign requests will be made separately.

Alderman Holding asked if the pylon sign was part of the review. It was advised that panel changes are ok on the pole sign, but wall signage requires separate review. Mayor Dickert verified with staff that the addition of the parapet does not increase the allowable amount of signage for the site.

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, that this item be approved subject to staff conditions. The motion **PASSED** by a voice vote.

4:30 P.M. PUBLIC HEARINGS

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10-5187

Subject: (Direct Referral) Request by Dan Parsons of Parsons Construction, Inc., representing Inderjit Singh Ahuja seeking an amendment to a conditional use permit to demolish and rebuild the

convenience store at Citgo Gas Station at 5302 Washington Avenue.
(Res.10-2047)

Recommendation of the City Plan Commission on 5-26-10: That the item be approved subject to staff recommendations.

Fiscal Note: N/A

Attachments: [PH Notice - 5302 Washington Ave](#)
[10-5187 \(CUP 5302 Washington Ave\)](#)

Public Hearing opened at 4:30 p.m.

No speakers came forth for comment on this item.

Public Hearing closed at 4:30 p.m.

Associate Planner Johanneck reviewed the request to build a new Citgo gas station and demolish the existing at 5302 Washington Avenue. The applicant was present but did not wish to speak unless there were questions for him. The location, zoning, area review, and existing conditions were reviewed. It was noted the amount of outdoor storage and lack of parking on the site as it exists. The proposed building will be of increased size, will meet parking requirements, add landscaping, and have indoor storage with the exception of the propane exchange. Building elevations and materials were explained and how the block types will provide a four-sided architectural element to the new building.

A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda, to approve the item subject to staff conditions. Alderman Holding noted a duplicate condition (h. and j.). Staff will remove j. from the conditions to eliminate the duplication. Questions were raised about the condition of the pole sign and if we can require signage to be modified since the building is a total rebuild. Staff advised they are separate issues and the applicant proposed no changes to the sign. With no further discussion the motion PASSED by a voice vote.

10-5117

Subject: Communication from the Director of City Development requesting to amend the project plan for Tax Incremental District No. 14.

Recommendation: To be determined by Commission on June 1, 2010. Information will be provided to Council members prior to the meeting.

Recommendation of the City Plan Commission on 6-1-10: That as described in Plan Commission Resolution 10-0001, the project plan amendment be approved

Fiscal Note: Funds to implement the amended project plan would be available from the increment of TID No. 2.

Attachments: [TID No. 14 request](#)
[Racine TID No. 14 Project Plan_DRAFT_5-12-2010](#)
[TID 14, 2 Plan Commission Resolutions](#)

Principal Planner Sadowski provided background on the area that encompasses TID #14. The amendment to the district is to fund certain developments in the future, in particular the former Walker site. He advised in particular the four phases of the amendment would facilitate certain projects on properties, such as environmental remediation, installation of a lift station, street improvements, sidewalks, relocation of the bike path and bulk head along the lake shore. The plan amendment at this time provides emphasis on the addition of residential development.

Public Hearing opened at 4:40 p.m.

Director O'Connell spoke to the fact that at this time there is no specific developer or development in the works for the site. At the time the TID was adopted in August of 2006, there had been a specific developer and plan, however the economic climate changed and this is no longer the case. The site is currently under City ownership and we need to take an active role in preparing the site for development. The plan prepared by Ehlers provided for the amendment of the TID does not have a specific plan, but has broad cost categories of eligible expenses as we move forward, which opens the door to a phased development vs. one developer. Page 19 of the document prepared by Ehlers for TID #14 provides a good example of this concept. Director O'Connell noted that this item and the following agenda item for an extension to TID #2 are partner plan amendments.

Mr. Tom Zikowski of 1538 Holmes Avenue questioned the development of more residential versus trying to extend the development to something like a hotel or convention center and a water park. He feels this type of development will draw people to the downtown area.

Mr. Jim Rooney, 1500 Michigan Blvd. is concerned about density and the conservation of green space and preservation of the waterfront. He offered to take part in any committee that may be formed to work on the development of this area.

Mr. Bill Pugh, 17 Red Wing Lane, spoke in support of development of this land and also offered his assistance.

Public Hearing closed at 4:55

Principal Planner Sadowski advised that staff recommends that the project plan be recommended for approval and read the resolution language.

Alderman Marcus noted this was his first view at the hard copy of the document and recommended deferral of this item to the next meeting so the Commission can meet with staff to discuss questions with City Development, rather than go through the document at the meeting.

Mayor Dickert asked Director O'Connell about the timing of this issue. The Director noted the urgency and that it needed to be approved by June 23, 2010 and is concerned about the Council cycle and meeting the deadline.

Several other Commission members expressed the desire for more time to review the proposal. The option of holding a special meeting was discussed to allow the Commission time to review and ask questions of staff. This special meeting would need to be held in time to sync with the Joint Review Board and Common Council

scheduled meetings.

Commissioner Sutton Ekes summarized the issue and clarified the plan from Ehlers is to be able to begin remediation, clean up, etc. so that the City can begin to attract potential developers to the site. Director O'Connell agreed and advised this is a finance plan, not a development plan or conditional use, and is amendable.

A motion was made by Alderman Marcus, seconded by Commissioner Wyant, that this be deferred. A special meeting was planned for Tuesday, June 1, tentatively scheduled for 4:15 p.m. Mayor Dickert advised a notice will be sent to verify time and date. The motion PASSED by the following vote:

AYES: 6 - Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding, Jud Wyant, Eric Marcus and Tony Veranth

NON VOTING: 1 - John Dickert

10-5118

Subject: Communication from the Director of City Development requesting to amend the project plan for Tax Incremental District No. 2 to extend the life of the district and allow for the sharing of tax increment with Tax Incremental District No. 14.

Recommendation: To be determined by Commission on June 1, 2010. Information will be provided to Council members prior to the meeting.

Recommendation of the City Plan Commission on 6-1-10: That as described in Plan Commission Resolution 10-0002, the project plan amendment be approved.

Fiscal Note: Funds from TID No. 2 will be used to implement the amended project plan of TID No. 14.

Attachments: [TID No. 2 request](#)
[Racine TID No. 2 Project Plan_DRAFT_5-12-2010](#)
[TID 14, 2 Plan Commission Resolutions](#)

Public Hearing opened at 5:20 p.m.

No speakers came forth to speak on this item

Public Hearing closed at 5:20 p.m.

Principal Planner Sadowski provided an overview of the existing district boundaries and the overlap with TID #14, and reiterated the purpose of this item is to extend the life of TID #2 and conjoin a portion with TID #14.

Director O'Connell requested this item be taken up separately as TID #2 is set to expire on June 23, 2010, and Joint Review Board approval is required as well, so the timeline is very short.

Alderman Marcus referred to the TID #2 document and had unanswered questions and noting that these two TID's are tied together and would like time to review both documents and have it deferred to the same meeting that will be held for TID #14.

A motion was made by Alderman Marcus, seconded by Vincent Esqueda, that this item be deferred to the special meeting. The motion PASSED by the following vote:

AYES: 4 - Elaine Sutton Ekes, Vincent Esqueda, Eric Marcus and Tony Veranth

NOES: 2 - Gregory Holding and Jud Wyant

NON VOTING: 1 - John Dickert

Administrative Business

None.

Adjournment

There being no other business, Mayor Dickert requested adjournment at 5:30 p.m. Alderman Holding moved to adjourn, Alderman Marcus seconded. Motion carried.