



City of Racine

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

Meeting Minutes - Draft City Plan Commission

*Chairman Alderman Dennis Wiser, Mayor John T. Dickert,
Alderman Aron Wisneski
Atty. Jud Wyant, Atty. Elaine Sutton Ekes
Vincent Esqueda, Tony Veranth*

Wednesday, July 11, 2012

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 5 - Elaine Sutton Ekes, Vincent Esqueda, Jud Wyant, Tony Veranth and Aron Wisneski
EXCUSED: 2 - John Dickert and Dennis Wiser

Others present:

*Matthew Sadowski, Principal Planner
Jill Johanneck, Associate Planner*

Approval of Minutes for the June 27, 2012 Meeting

A motion was made by Commissioner Esqueda, seconded by Commissioner Sutton Ekes, to approve the minutes of the June 27, 2012 meeting. The motion **PASSED** by a Voice Vote.

12-7816

Subject: Communication from the Root River Council requesting amendment to the Access Corridor and Downtown Area Design Guidelines. (Ord. 8-12)

Recommendation of the City Plan Commission on 7-11-12: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

Attachments: [Root River Council Request](#)
[Downtown Design Guidelines - Root Changes](#)

Principal Planner Sadowski indicated the information being presented is part of the first step of implementation of the Root Works plan recently adopted by the Common Council. The request includes the amendment of the boundaries of the Downtown Development Review district to include the Root Works plan boundaries, as well as several text amendments.

Mr. Sadowski provided visual information outlining the current boundaries of the Downtown Design Review district and its sub-areas. and the State Street Corridor plan. The proposal would consolidate all the areas into the Downtown Design review district, and the area that is incorporated with the Root Works plan area. This would be in lieu of creating another individual overlay in order to help avoid confusion with numerous overlays that exist in the area.

Key amendments to the text were reviewed, and include:

1. Expansion of uses through the conditional use process;
2. Eliminate overlap of State Street Access Corridor district;
3. Add 'river' representation to the Downtown Area Design Review Commission;
4. Establish setbacks along the river and other natural areas;
5. Require river facades be treated as street facades; and
6. Provide a tool to focus on the environmental and sustainability issues.

Mr. Mike Slavney, representing Vandewalle & Associates and who worked on the zoning language, acknowledged his recommendations have been represented correctly, and supports the simplification of the combination of the overlays as recommended by Staff.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to recommend that an ordinance be prepared and a public hearing scheduled. The motion was PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING

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[12-7901](#)

Subject: (Direct Referral) Request by Marty Finn of Hidden Treasures, seeking a conditional use permit for a "resale boutique" at 1744 Rapids Drive. (PC-12) (Res. No. 12-3234)

Recommendation of the City Plan Commission on 7-12-12: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1744 Rapids Drive \(12-7901\) CU 1744 Rapids Drive](#)

Principal Planner Sadowski reviewed the proposed area, property and surround zoning, and aerial and photographic views of the site. He advised the property is kept in very good condition, and a parking area for three vehicles was added a few years ago. He noted the proposed use is not normally allowed in the B-1 District. However, upon review of the scale and low-intensity of the proposal, would fit into the area under the clause which allows for "other business uses determined by the Plan Commission to be of the same general character as the uses permitted in the district".

Public Hearing opened at 4:40 p.m.

1. Marty and Karen Finn, 1744 Rapids Drive. They are the applicants and spoke in favor of the request. They advise they currently live above the proposed store, and plan to be open Tuesday through Saturday from 10:00 a.m. - 5:00 p.m. The business will be low-volume, and they would possibly employ up to 3 part-time employees.

Mr. Sadowski advised he received three calls on the item, which he read into the record:

- 2. Vivian Bogosian, 1733 Rapids Drive, advised she was in favor of the proposal*
- 3. Phyllis Poelman, 1615 Rapids Drive, advised she was ok with the request as long as there is no outside sales.*

4. *Francisca Flores, 1724 Yout Street, advised she is concerned about parking, and that with past uses at this location people have parked in front t of her house and in her driveway.*

Public Hearing closed at 4:45 p.m.

Commission Wyant asked where the employees would park. Mr. Finn advised they would request the employees park on the street, adding that there would most likely be one employee at a time on the site. Mr. Sadowski advised the use requires five parking spaces, and three are being provided on-site.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Veranth, to recommend approval of the request subject to Staff recommendations. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

Commissioner Wyant adjourned the meeting at 4:45 p.m. without objection.