



City of Racine

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

Meeting Minutes - Final City Plan Commission

Alderman Dennis Wisner
Mayor John Dickert
Molly Hall
Elaine Sutton Ekes
Vincent Esqueda
Tony Veranth
Pastor Melvin Hargrove

Wednesday, May 14, 2014

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 7 - Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth, John Dickert, Molly Hall, Melvin Hargrove and Dennis Wisner

Approval of Minutes for the April 30, 2014 Meeting

A motion was made by Commissioner Hargrove, seconded by Commissioner Wisner, to approve the minutes of the April 20, 2014 meeting. The motion **PASSED** by a Voice Vote.

14-10109

Subject: (Direct Referral) Review of a redevelopment plan for the West Bluff recreation area. (Res. No. 14-0231)

Recommendation of the Redevelopment Authority on 5-5-14: That the area hereafter known as the West Bluff Recreation Area, as detailed in the Redevelopment Plan, the boundaries of which are described in Resolution 14-10 of the Redevelopment Authority of the City of Racine, and as shown on the map attached thereto, is designated as a blighted area and project area for urban renewal and redevelopment.

Further, that the Executive Director is authorized and directed to transmit Resolution 14-10 to the Common Council of the City of Racine, to request that the Council adopt a resolution finding the area blighted and to be in need of an urban renewal and redevelopment project, to request that the boundaries be adopted, and the Redevelopment Plan be adopted.

Further, that the Executive Director or his designee be authorized and directed to obtain and engage all services necessary to implement the Redevelopment Plan.

Recommendation of the City Plan Commission on 5-14-14: That the plan is consistent with City plans and programs and that the plan

be adopted.

Fiscal Note: Sufficient funding exists in the Intergovernmental (919) Fund, and from grant sources to engage services and acquire lands.

Attachments: [West Bluff Redevelopment Plan](#)
[RDA Res. 14-10 \(West Bluff - Map\)](#)
[West Bluff CPC Presentation](#)

Principal Planner Sadowski reviewed plans dating back to 1974 that advocated for some form of parkway along the Root River in the specific and general areas of the West Bluff. Increasingly more descriptive plans were adopted in 1999 (the Lake Michigan and Root River Pathways Plan, the Downtown Revitalization Plan), in 2005 (the update of the Downtown Revitalization Plan), in 2008 (the Back to the Root plan), in 2009 (the 2035 Comprehensive Plan), in 2012 (the RootWorks, Root River revitalization plan), and by various Park and Open Space plans. All plans being adopted by the Common Council upon recommendation of the various oversight committees."

Upon authorization of the Redevelopment Authority, Mr. Sadowski stated a WDNR Knowles Nelson grant was applied for and awarded to assist in the implementation of the West Bluff Overlook plan contained in the RootWorks plan. In April 2014, the Common Council Authorized acceptance of the grant. In the effort to position the City to begin acquisition of properties central to the implementation of the West Bluff plan, Mr. Sadowski stated that a redevelopment plan was adopted by the Redevelopment Authority and is now being presented to the Plan Commission for consideration. Mr. Sadowski reviewed the details of the plan highlighting the attendant improvements and impacted properties. He concluded his remarks stating that the redevelopment plan is presented to the Commission for their determination regarding the consistency of the plan with adopted City Plans and programs."

Discussion ensued. Alderperson Sandy Weidner expressed concern that the recommendation has discrepancies from what the Council has seen. She expressed concern over the possibility of lots being obtained for the plan, possibly through condemnation. Mayor Dickert noted condemnation is merely an option, there are other ways to pursue acquisition of the properties in question in the future. Mr. Sadowski advised the final recommendation will incorporate the motions of the Redevelopment Authority and the Plan Commission.

Clarification was made that what is being voted on today is whether the Redevelopment Authority recommendation is in line with the West Bluff plan. Mr. Sadowski explained the sequence of events leading to this point, including approval of other review authorities, and discussed things that can and cannot occur with grant money obtained to implement the plan. Information on how properties may be obtained by the City to meet the requirements of the plan, including market value of homes, assessments, etc. were briefly discussed.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hargrove, that the Plan Commission finds the plan is consistent with City plans and programs and recommends adoption of the plan. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

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[14-10150](#)

Subject: (Direct Referral) Request by George Stinson to operate an

indoor flea market at 1325 Sixteenth Street. (PC-14) (Res. No. 14-0232)

Recommendation of the City Plan Commission on 5-14-14: That the item be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1325 Sixteenth Street \(14-10150\) CU 1325 Sixteenth Street](#)

Associate Planner Johanneck reviewed the request, including the location, property zoning, proposed hours, staff numbers and signage. She indicated additional information is needed from the applicant in the form of a site plan to provide more information on the site, including building footprint and parking areas.

Prior to the hearing Staff had been addressed about the potential of adding a farmers market to the request.

The Public Hearing opened at 5:00 p.m.

1. Mr. Brent Oglesby, representing the owner, spoke on the item. He advised the Commission he is looking for different locations within the City for farmers markets and may be interested in this site. He also clarified the office portion of the building will not be used for the indoor flea market.

2. Jeff Peters, 1214 Sixteenth Street, advised he has no objections to the proposal, though adequate parking may be a concern.

The Public Hearing closed at 5:07 p.m.

Discussion ensued.

Mayor Dickert expressed concerns about there being adequate bathrooms and parking. Commissioner Ekes expressed the same concern about the parking. Ms. Johanneck advised when a proper plan is submitted for review, the parking can be verified, and if need be, the amount of area available for the use could be reduced. Mayor Dickert asked about the number of vendors. Mr. Oglesby indicated they would plan to start with a lesser amount, approximately 150 available spaces, and modify based on success of the market.

Commissioner Ekes identified that the proposed conditions do not indicate the requirement for painting as in the Staff report. Ms. Johanneck advised the condition can be added. Alderman Wiser requested an update on the project within one year of operation. Commissioner Hall also asked about how we will check the parking. I advised with the new site plan, we will be able to see how many spaces are available.

A motion was made by Alderman Wiser, seconded by Commissioner Hall, to recommend approval of the request to operate an indoor flea market at 1325 Sixteenth Street, subject to conditions, with the addition of condition k. that the areas needing painting be done prior to issuance of an occupancy permit, and the change to condition j. that the Commission be updated within one year of approval. Seconded by Commissioner Hall, motion carried. A friendly amendment was requested by Associate Director Matt Sadowski that item g. be amended to remove 'as noted in the Staff report'.

14-10151

Subject: (Direct Referral) Request from Jon Majdoch, representing Halloween Express, to erect a temporary structure for Halloween related sales at 5200 Durand Avenue. (Res. No. 14-0233)

Recommendation of the City Plan Commission on 5-14-14: That the item be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 5200 Durand Avenue \(14-10151\) CU 5200 Durand Avenue](#)

Associate Planner Johanneck reviewed the request, including the location within an outlot near Regency Mall, length of approval, hours of operation, parking, signage and other amenities.

Public Hearing opened at 5:25 p.m.

1. John Majdoch, 550 Red Pine Circle, is the applicant. He owns the Halloween Express business. He advised the actual size is a 100-foot radius, which differs from the application. When questioned about vandalism problems which have occurred in the past, he advised he has a contingency plan that will hopefully prevent problems. He also advised the trailer that will be on the site will be used for storage of merchandise.

The Public Hearing closed at 5:30 p.m.

Commissioner Hall inquired if there will be ample restrooms. The plan shows two provided. Ms. Johanneck advised if there were not ample restrooms provided the building will not receive its occupancy permit.

A motion was made by Alderman Wisner to recommend approval of the request for the temporary structure for Halloween Express at 5200 Durand Avenue, subject to staff conditions. Assistant Director Sadowski requested three additional conditions be added to the approval. Seconded by Commissioner Esqueda, with the addition of the additional conditions. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

The meeting was adjourned at 5:30 p.m.