



# City of Racine

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

## Meeting Minutes - Draft City Plan Commission

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

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Wednesday, June 11, 2008

4:15 PM

City Hall, Room 102

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### Call To Order

**PRESENT:** 3 - Gary Becker, Elaine Sutton Ekes and Frank Tingle

**EXCUSED:** 4 - Vincent Esqueda, Gregory Holding, Brent Oglesby and Jud Wyant

*OTHERS PRESENT: Matthew G. Sadowski, Principal Planner  
Rick Heller, Chief Building Inspector  
Jill Johanneck, Associate Planner  
Penelope Gabor, City Development Intern*

**Due to lack of a quorum Mayor Becker informed those present that the public hearings would be held but that action on the items would be deferred until the meeting of June 25th, 2008.**

### Public Hearings starting at 4:30 p.m.

*Mayor Becker opened the public hearing at 4:34 p.m.*

*The public hearing for items ZOrd.0003-08, 08-2274, and 08-2277 were heard concurrent, as they are related to the same item.*

*Principal Planner Sadowski provided an overview of the project for 1438 & 1440 Main St. condominium project. He advised due to the age and good condition of the property, a Flex-Zone is being requested to modify the existing apartment building into a 15-unit condominium.*

*Eric Jossert  
5014 W. Kathleen St.  
Mequon, WI  
Spoke in favor of the request.*

*Rachel Westergren  
1408 College Ave.  
Racine, WI  
Spoke in favor of the request.*

*Mayor Becker closed the public hearing at 4:41 p.m.*

*Principal Planner Sadowski briefly discussed the permitted and non-permitted uses. Mayor Becker questioned what will happen with the downstairs apartment and was told the apartment will be removed with the remodel of the building.*

[ZOrd.0003-08](#)

An Ordinance to rezone 1438 and 1440 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 1438 and 1440 Main Street and more particularly described as follows:

"Lot 12, the south ½ of Lot 9, the south 10 feet of Lot 10, the north 30 feet of the south 40 feet of the east 32.7 feet of Lot 10, and the east 40 feet of Lot 11 of Block 91 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "R-2" Single Family Residence, to "R-2" with a FD Flex Development Overlay District, as 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

**Scheduled for Public Hearing to the Common Council**

[08-2274](#)

**Subject:** (Direct Referral) Consideration of a use supplement for a flex development at 1438 - 1440 Main Street to facilitate a residential condominium at 1440 Main Street.

**Attachments:** [1440 Main St.pdf](#)

[08-2277](#)

**Subject:** (Direct Referral) Consideration of a Conditional Use Permit to convert an existing apartment building to a 15 unit residential

condominium at 1440 Main Street.

**Attachments:** [1440 Main St.pdf](#)

**08-2275**

**Subject:** (Direct Referral) Consideration of a request by Keith Haas Manager of the Racine Water & Waste Water Utility seeking a conditional use permit for the installation of an emergency generator and associated equipment at 3213 Michigan Blvd. aka 3225 Michigan Blvd.

**Attachments:** [3213 Michigan Blvd.pdf](#)

*Mayor Becker opened the public hearing at 4:42 p.m.*

*Principal Planner Sadowski gave an overview of the project request for 3213 Michigan Blvd. to install an emergency backup generator.*

*Mike Gitter with the Racine Wastewater Utility provided a more detailed explanation of why the emergency generator is needed. He noted that basement sewage backups have become a problem in the area, and the request is to put the equipment in a setback versus City right-of-way.*

*Lex Heckman  
3216 Michigan Ave.  
Racine, WI*

*Mr. Heckman spoke in opposition of the generator. He advised he needs more information to fully understand what is proposed. He is concerned this project will bring additional odor, noise, alarms, and lower property values.*

*Chris Tipper  
2839 Rolling Ridge Dr.  
Waukesha, WI*

*Mr. Tipper, design engineer for the project, came forth to describe the project in more detail. He advised the system will serve about 130 homes, and that the proposed location of the backup generator was the most optimal to protect the homes in the neighborhood. Tests on the system may be done once a month, and a time could be coordinated with the neighborhood that would be the least obtrusive.*

*Mr. Tipper advised Mr. Heckman that there will be little to no smell, and that odor control systems are possible, but not a part of this plan at this time.*

*Mayor Becker closed the public hearing at 5:00 p.m.*

**08-2276**

**Subject:** (Direct Referral) Consideration of a request by Rossi Construction Co. representing Lakeview Pharmacy seeking an amendment to a conditional use permit to construct an addition to a building to expand vehicle storage activities at 1414 Layard Avenue.

**Attachments:** [1414 Layard Ave.pdf](#)

*Mayor Becker opened the public hearing at 5:01 p.m.*

*Principal Planner Sadowski provided an overview of the application from Rossi Construction for an amendment to a conditional use for a building addition at 1414 Layard Ave.*

*Toni Rossi, the applicant, briefly spoke. He advised there will only be vehicle storage in the building.*

*Mayor Becker closed the public hearing at 5:03.*

*Mayor Becker noted he would like to see some landscaping on the property where possible.*

### **Adjournment**

*Mayor Becker adjourned the meeting at 5:05 p.m.*

*Respectfully Submitted,*

*Brian F. O'Connell, Secretary  
Director of City Development*