



City of Racine

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

Meeting Minutes - Final

City Plan Commission

Tom Durkin
Tony Veranth
Mario Martinez
Alderman Dennis Wiser
Christina Hefel
Mayor Cory Mason
Marvin Austin

Wednesday, January 31, 2018

4:30 PM

City Hall, Room 205

Call To Order

Mayor Cory Mason called the meeting to order at 4:36 p.m.

PRESENT: 5 - Tom Durkin, Dennis Wiser, Christina Hefel, Cory Mason and Marvin Austin

EXCUSED: 2 - Tony Veranth and Mario Martinez

Others Present:

Amy Connolly, AICP, Director of City Development
Matthew Sadowski, MUP, AICP, Assistant Director/Principal Planner
Jeff Hintz, MUP, CNU-A, Associate Planner
Jeffrey Towne, Economic Development Specialist
Katie Knoff, Interim Secretary
Laura Detert, Manager of Housing and Community Development
Ben Lehner, Community Development Program Specialist
Kenneth Plaski, Chief Building Inspector/Zoning Administrator
Nicole Larsen, Deputy City Attorney
Aldersperson Mollie Jones
Aldersperson Sandy Weidner
Aldersperson Mary Land
Aldersperson Jason Meekma
Lee Brown, FAICP, President of Teska Associates, Inc.
Michael Blue, FAICP, Principal of Teska Associates, Inc.

Approval of Minutes for the January 10, 2018 Meeting

A motion was made by Alderman Wiser, seconded by Hefel, to approve the minutes of the January 10th meeting. The motion PASSED by a voice vote.

PUBLIC HEARING

[0096-18](#)

Subject: (Direct Referral) A request from Robert Osborne and Vera Scekic, seeking a conditional use permit for a live/work unit on the ground floor at 318 Main Street. (PC-18) (Res. 0033-18)

Recommendation of the City Plan Commission on 01-31-18: That the request be approved, subject to conditions A.-I.

Fiscal Note: N/A

Attachments: [318 Main Street Review & Recommendations](#)
 [318 Main Street Submittals](#)
 [318 Main Street Public Hearing Notice](#)

Mayor Mason opened the public hearing at 4:38 p.m.

Mr. Hintz explained the proposal with multiple images of the sight and described staff's recommendations for a conditional use permit to allow a live/work unit at 318 Main Street. He stated no parking spaces are required for the property, but the applicants plan to enhance the off street parking in the back of the property.

Alderman Wisner stated his appreciation for live/work units in the downtown area as they have been useful in gaining tenants in the buildings.

There being no persons present requesting to speak on the item, Mayor Mason closed the public hearing at 4:44 p.m.

A motion was made by Alderman Wisner, seconded by Commissioner Durkin, to recommend approval of the item subject to conditions A.-I. The motion PASSED by a voice vote.

END OF PUBLIC HEARING

[0097-18](#)

Subject: (Direct Referral) Session one of a two session series of Plan Commission training conducted by Michael Blue, FIACP of Teska & Associates, Inc. (PC-18)

Staff Summary: The item should be received and filed upon conclusion of session one.

During this two part training series, topics to be covered will include things such as:

- Standards of approval for conditional uses, ordinance amendments, rezoning, planned developments, and land divisions.
- The relationship to other bodies at the City such as: Common Council, Redevelopment Authority of the City of Racine, Downtown Area Design Review Commission, Landmarks Preservation Commission, and others.
- Use of projects, plans and codes; such as the zoning ordinance, 2035 Comprehensive Plan, RootWorks Plan, Downtown Plan and design guidelines, Uptown and West Racine plans, and others.
- The linkages to economic development, urban design, preservation, and site plan design and review.
- Processes and conducts such as taking testimony, deliberations, use of

staff reports, findings of fact, and ex parte communications.

Attachments: [\(0097-18\) Racine City Plan Commission Training 1-31 and 2-14 2018](#)

A motion was made by Wisner, seconded by Hefel, to suspend the rules of the meeting to allow training to occur. The motion PASSED by a Voice Vote.

Hearing no objections Mayor Mason opened the floor for discussion.

Director of City Development, Amy Connolly, introduced the facilitators of the training, Michael Blue and Lee Brown.

The Plan Commission training commenced, topics discussed include: the history of planning, managing changes to plans and codes, and roles in the development review process.

A motion was made by Alderman Wisner, seconded by Durkin, to receive and file the item. The motion PASSED by a voice vote.

Adjournment

There being no further business the meeting adjourned at 7:43 p.m.