



City of Racine

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

Meeting Minutes - Final City Plan Commission

*Mayor Thomas Friedel, Alderman Gregory Holding
Atty. Jud Wyant, Elaine Sutton Ekes
Vincent Esqueda, Brent Oglesby, Eric Marcus*

Wednesday, March 11, 2009

4:30 PM

City Hall, Room 205

PROCEDURAL NOTE: While action on items typically proceeds in the order in which they appear on the agenda, certain items may be postponed to allow the start of public hearings at the published time of 4:30 p.m. Following the public hearings, the Plan Commission will resume action on postponed items.

Call To Order

Mayor Friedel called the meeting of the Plan Commission to order at 4:30 p.m.

PRESENT: 7 - Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding, Brent Oglesby, Jud Wyant, Eric Marcus and Thomas Friedel

*Others Present: Brian O'Connell, Director of City Development
Jill Johanneck, Associate Planner
Rick Heller, Chief Building Inspector*

Approval of Minutes for the February 25, 2009 Plan Commission Meeting

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to defer approval of the minutes of the February 25, 2009 meeting. The motion **PASSED** by a Voice Vote.

07-1016

Subject: Consideration of the designation of a Racine Historic District encompassing certain properties in the 1100 blocks of Lake Avenue and South Main Street, and the 100 block of Twelfth Street.

Recommendation of the Landmarks Preservation Committee on 7-2-07: That this item be deferred.

Recommendation of the Landmarks Preservation Committee on 8-6-07: That an H-Historic properties District be established for certain properties in the area of 11th Street and Lake Avenue.

Further that this item be referred to the Plan Commission for a public hearing to consider a rezoning to establish an H-Historic Properties District.

Fiscal Note: N/A

Recommendation of the City Plan Commission on 3-11-09: That

the item be received and filed.

Fiscal Note: N/A

Director O'Connell gave a history of the item as a proposal to create a small historic district. It was advised that at a later date, and upon a completed review by the Landmarks Preservation Commission, the question of whether a larger district should be approved will be brought forward to the Plan Commission.

A motion was made by Alderman Holding, seconded by Commissioner Sutton-Ekes, that this item be Recommended to be Received and Filed. The motion PASSED by a Voice Vote.

07-1352

Subject: (Direct Referral) Review of contributing property descriptions for the 11th Street and Lake Avenue Racine Historic District.

Recommendation of City Plan Commission on 10-31-07: That this item be deferred.

Recommendation of City Plan Commission on 11-14-07: That this item be deferred.

Recommendation of City Plan Commission on 11-28-07: That this item be deferred.

Recommendation of City Plan Commission on 1-9-08: That this item be deferred.

Recommendation of the City Plan Commission on 3-11-09: That the item be received and filed.

Fiscal Note: N/A

Attachments: [100TwelfthDescript_2_.pdf](#)
[107TwelfthDescript.pdf](#)
[1121LakeDescript_3_.pdf](#)
[1127LakeDescript_2_.pdf](#)
[1132LakeDescript_2_.pdf](#)
[1135 Main Descript_2_.pdf](#)
[1145MainDescript_2_.pdf](#)

The discussion as held for item 07-1016 also applies to this item.

A motion was made by Alderman Holding, seconded by Commissioner Sutton-Ekes, that this item be Recommended to be Received and Filed. The motion PASSED by a Voice Vote.

09-3310

Subject: (Direct Referral) Consideration of a request from Genesis Behavioral Services seeking a consideration of a conditional use permit at 4107 St. Clair St. to increase the number of beds from eight (8) to nine (9) in a transitional residential AODA treatment facility. (Res.09-1298)

Recommendation of the City Plan Commission on 3-11-09: That the item be approved subject to staff recommendations.

Fiscal Note: N/A

Attachments: [PH Notice 4107 St. Clair St. \(Genesis Behavioral\) \(09-3310\) Recommendations 4107 St. Clair St.](#)

Public hearing opened at 4:36 p.m.

Michelle Crockett from Genesis Behavioral Services announced she was available if there were any questions.

Public hearing closed at 4:37 p.m.

Alderman Holding inquired if there had been any correspondence on the item. Director O'Connell advised no correspondence had been received, however, he was advised that Alderman Mozol noted that he was in favor of the item.

Director O'Connell advised the location is currently a duplex and Genesis operates both units in the building for this program. There would be a modification made to an interior wall within the building to accommodate for the additional person. Governing criteria for CBRF's (Community Based Residential Facilities) is their location within other CBRF's (2,500 feet is the linear spacing requirement), and also the total number of persons being served may not exceed 1% of the population of the aldermanic district. This CBRF does fall within 2,500 feet of adjacent CBRF's, however, does not exceed the 1% of the population of the aldermanic district. It is felt the addition of one bed will not negatively affect the surrounding community.

Director O'Connell read through the staff recommendations.

A motion was made by Alderman Holding, seconded by Commissioner Marcus, that this item be Recommended For Approval subject to staff recommendations. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

There being no other business, Mayor Friedel adjourned the meeting at 4:45 p.m.

Respectfully Submitted,

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