



City of Racine

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

Meeting Minutes - Draft City Plan Commission

*Mayor John T. Dickert, Alderman Gregory Holding
Atty. Jud Wyant, Atty. Elaine Sutton Ekes
Vincent Esqueda, Alderman Eric Marcus, Tony Veranth*

Wednesday, September 8, 2010

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the meeting to order at 4:25 p.m.

PRESENT: 7 - John Dickert, Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding, Jud Wyant, Eric Marcus and Tony Veranth

Others present: Matt Sadowski, Principal Planner
Jill Johanneck, Associate Planner
Rick Heller, Chief Building Inspector
Brian O'Connell, Director of City Development
Alderman Jeff Coe

Approval of Minutes for the August 25, 2010 Meeting

A motion was made by Commissioner Esqueda, seconded by Alderman Marcus, to approve the minutes of the August 25, 2010 meeting. The motion PASSED by a Voice Vote.

10-5561

Subject: (Direct Referral) Review of a two-lot Certified Survey Map at 2806 Lathrop Avenue for Tri City National Bank. (Res.10-2183)

Recommendation of the City Plan Commission on 9-8-10: That the CSM be approved subject to conditions.

Fiscal Note: N/A

Attachments: [\(10-5561\) CSM 2806 Lathrop Avenue](#)

Principal Planner Sadowski presented the request for the Certified Survey Map and provided background information on the site. The intent is to create a separate front and back parcel.

Discussion ensued. Mr. Sadowski advised that if the zoning requirements are met, someone could potentially build a building on the back portion of the lot and that there is no requirement to extend the curb cut. Commissioner Wyant suggested deleting the requirement of cross-access to avoid potential future conflicts. Access to the rear lot was also discussed.

The applicant, Gary Kaufman, 6312 S. 27th Street, Oak Creek, WI, spoke on the item.

A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda, recommend approval of the 2-parcel Certified Survey Map subject to Staff conditions and with the removal of condition no. 4. The motion PASSED by a Voice Vote.

10-5562

Subject: (Direct Referral) Request by Douglas Stratton representing Regency West Apartments, LLC seeking a conditional use permit for the Regency West Apartments planned development at 2300 Loni Lane.

Attachments: [PH Notice - 2300 Loni Lane](#)

Principal Planner Sadowski provided background on the proposal including property location, lot size, and use. He advised until the mid-1980's, this lot and surrounding property were located within Mt. Pleasant and were agricultural land. This lot was rezoned approximately 5 years ago to R-5 for a project that did not occur. He advised this is not a public hearing, just a briefing to the Commission, and the plans are currently being circulated for comment through City departments.

The applicant, Mr. Mike Lerner, 2312 Dickinson Court, Mequon, WI, spoke on the proposal. He described the plans, unit layout, handicapped accessibility, and site amenities. He noted it was an affordable housing project and near a bus line.

First District Alderman Coe spoke in opposition of the proposal. He also advised he may be requesting a moratorium on affordable/subsidized housing projects from the Common Council at their next meeting.

Discussion ensued.

Mr. Lerner advised that bus service is approximately one block away, that he has spoken with the Racine County Housing Authority and that they are supportive of the plans, and that Oakwood Construction would be the builder.

Staff was questioned if we have the information on how much Section 8 or other subsidized housing is within the City. Mr. Sadowski advised we do not, however, the HUD website shows that information by census tract.

The applicant advised a market study was submitted to the State/WHEDA, and that the project is not subsidized housing, however, it is affordable housing. The applicant will provide copies of the market study to all Commissioners and Staff prior to the next meeting.

Alderman Holding noted that though the housing is not subsidized for the tenants, it is subsidized for the builder. Additionally, concern was expressed about the rushed timeframe on this project and why it is before the Commission without being complete. He feels rushed into making an important decision at the special Plan Commission meeting. Commission Wyant agreed, noting rushed projects and special meetings are becoming a policy rather than an exception usually due to lack of preparation or lack of planning for the submittal. This is causing Commission members to have more of their personal time requested for special meetings.

Mr. Sadowski advised Staff has had a knowledge of this project for two years, yet was just informed of the project proceeding, and first saw plans on the internet on August 30th. He stated Staff made contact with the applicant and was able to meet with them on September 2nd; this is when Staff was advised of the September 20, 2010 deadline. Plans were formally submitted on September 3rd for Staff review.

Staff needs to treat this as a planned development as there is more than one building on a single lot.

The applicant advised the rush is due to the deadline date established by WHEDA to obtain "exchange dollars". He advised the 20th is a hard deadline, and they need a letter from the building inspector that a building permit is available once all applicable fees are paid. Applicant was advised of Common Council dates and that they would not meet before the 20th.

The applicant continued and advised the Commission on the number of units proposed, advised the occupants would need to show the ability to pay the rent, and that the income requirements would remain in place for 30 years, even if the units are not filled. However, the owner can petition WHEDA after 15 years to change the income requirements and the units can be rented out as subsidized units if individuals come to them with an "affordable rent certificate" from the Racine Housing Authority, and they are required by law to allow them to live there. It was noted Glenn Oaks is the property owner and that a similar development was proposed several years ago.

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to defer this item to the September 14 special meeting. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

Commissioner Esqueda moved to adjourn the meeting. There being no further business, Mayor Dickert adjourned the meeting at 5:15 p.m.