



City of Racine

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

Meeting Report Committee of the Whole

President Jeff Coe, Alderman Q.A. Shakoor, II, Alderman Michael Shields, Alderman James T. Spangenberg, Alderman Sandy Weidner, Alderman Jim Kaplan, Alderman David L. Maack, Alderman Gregory Holding, Alderman Raymond DeHahn, Alderman Aron Wisneski, Alderman Ronald D. Hart, Alderman Robert Mozol, Alderman Dennis Wiser, Alderman Eric Marcus

Tuesday, December 7, 2010

6:00 PM

City Hall, Room 205

10-5338

Subject: communication from the 15th District Alderman requesting to change the yearly system of repaving non-critical streets.

Recommendation of the Committee of the Whole on 12-07-2010: the Item be referred to Public Works and Services.

Fiscal Note: N/A

A motion was made by Ronald D. Hart, seconded by Robert Mozol, that this be Recommended For Further Consideration. The motion PASSED by the following vote:

AYES: 8 - James T. Spangenberg, Raymond DeHahn, Aron Wisneski, Ronald D. Hart, Robert Mozol, Terry McCarthy, Dennis Wiser and Eric Marcus

NOES: 4 - Michael Shields, Sandy Weidner, David L. Maack and Gregory Holding

ABSENT: 1 - Q.A. Shakoor, II

EXCUSED: 1 - Jim Kaplan

NON VOTING: 1 - Jeff Coe

10-5710

Subject: Request from the First District Alderman for a moratorium on City of Racine support for affordable housing developments until an analysis of housing affordability is completed.

Recommendation of the Committee of the Whole on 12-07-2010: that the following be adopted

WHEREAS, the Common Council of the City of Racine deems it necessary to develop a comprehensive plan for housing development, including:

1. Goals, objectives, principles, policies and standards upon which proposals for immediate and long-range enhancement, growth and development of the City are based;

2. Existing and proposed location and intensity of land uses;

3. Consideration of historic, visual and cultural resources. Natural resources and sensitive environmental areas;

4. Existing housing resources and future housing needs including affordable housing;
5. Present and future general location of cultural facilities, historic sites;
6. Existing and proposed recreational facilities and parkland; and

WHEREAS, the Common Council believes that substantial impacts in the City of Racine would occur if certain housing projects in the City are developed without the City having the benefit of City Development Department review and recommendations together with developing appropriate standards and guidelines; and

WHEREAS, the Common Council therefore desires to delay blanket approvals of affordable housing projects as hereafter defined while the City Development Department analyzes affordable housing needs in conjunction with its comprehensive plan; and

WHEREAS, during this period of time, it is the intent of the City to consider site plan review and subdivision regulations and related land use regulations which will mitigate these impacts, will better protect the City's environment and its natural, visual and historic resources, and protect Racine's attractive character and will otherwise help to promote the health, safety and general welfare of its residents.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council places a moratorium on official statements of support for any affordable housing development, other than assisted living facilities, for a period of 18 months from the date of adoption of this resolution or until an analysis of housing affordability is completed, whichever comes earlier. Affordable Housing is defined as any housing in which a maximum rent is set by an agency of the state or federal government and/or rental units are available only to income-qualified tenants. Statements of Support include responses to Local Official Notification Forms submitted to the City by WHEDA or similar agencies.

FURTHER RESOLVED, that during the period of moratorium, the Department of City Development is authorized and directed to undertake an analysis of housing affordability that will include an inventory of the affordable housing now in the City, analyze whether additional affordable housing is needed, and assess the impact of additional affordable housing on individual neighborhoods as well as the City as a whole.

FURTHER RESOLVED, that the Common Council shall have the power to waive the application of any provision of this moratorium upon its determination, in its reasoned legislative discretion, that such waiver is required to alleviate undue hardship, is consistent with any proposed comprehensive plan site plan, and is consistent with the health, safety, and general welfare of the City. The hardship must be the result of unique circumstances, and the waiver must be the minimum necessary to alleviate the hardship.

Fiscal Note: N/A

A motion was made by Gregory Holding, seconded by Aron Wisneski, that this be Recommended For Approval. The motion PASSED by the following vote:

AYES: 13 - Michael Shields, James T. Spangenberg, Sandy Weidner, David L. Maack, Q.A. Shakoor, II, Gregory Holding, Raymond DeHahn, Aron Wisneski, Ronald D. Hart, Robert Mozol, Terry McCarthy, Dennis Wiser and Eric Marcus

EXCUSED: 1 - Jim Kaplan

NON VOTING: 1 - Jeff Coe

10-5856

Subject: (Direct Referral) Communication from the City Attorney recommending that the Loan Board of Review consist of the following voting members: Director of City Development (or designee); Finance Director (or designee); Environmental Health Director (or designee); Chief Building Inspector (or designee); and one alderman appointed by the Mayor on an annual basis. The City Attorney (or designee) shall be a non-voting member.

FURTHER, that the Loan Board of Review be authorized to administer the Housing Rehabilitation Loan Program for properties with four or fewer dwelling units, including establishing administrative rules, procedures, and program policies; approval or disapproval of individual loan applications; and monitoring of existing loans to ensure compliance with the terms and conditions of the loans and collection of loan payments. Administration by the Board pursuant to this authorization shall not need further approval by the Common Council. In all other matters to come before the Board, the Board shall advise the Common Council and the alderman appointed to the Board shall report the Board's recommendations for approval by the Common Council.

Note: the Loan Board of Review was created by Resolution 6609 on February 5, 1980.

Recommended: that the Loan Board of Review, created by Resolution 6609 on February 5, 1980, shall consist of the following voting members: Director of City Development (or designee); Finance Director (or designee); Environmental Health Director (or designee); Chief Building Inspector (or designee); and one alderman appointed by the Mayor on an annual basis. The City Attorney (or designee) shall be a non-voting member.

FURTHER, that the Loan Board of Review be authorized to administer the Housing Rehabilitation Loan Program for properties with four or fewer dwelling units, including establishing administrative rules, procedures, and program policies; approval or disapproval of individual loan applications; and monitoring of existing loans to ensure compliance with the terms and conditions of the loans and collection of loan payments. Administration by the Board pursuant to this authorization shall not need further approval by the Common Council. In all other matters to come before the Board, the Board shall advise the Common Council and the alderman appointed to the Board shall report the Board's recommendations for approval by the Common Council.

Fiscal Note: N/A

A motion was made by Eric Marcus, seconded by Raymond DeHahn, that this be Recommended For Approval. The motion PASSED by the following vote:

AYES: 13 - Michael Shields, James T. Spangenberg, Sandy Weidner, David L. Maack, Q.A. Shakoor, II, Gregory Holding, Raymond DeHahn, Aron Wisneski, Ronald D. Hart, Robert Mozol, Terry McCarthy, Dennis Wiser and Eric Marcus

EXCUSED: 1 - Jim Kaplan

NON VOTING: 1 - Jeff Coe