



City of Racine

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

Meeting Minutes - Final City Plan Commission

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

Wednesday, June 10, 2009

4:15 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

PRESENT: 5 - John Dickert, Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding and Jud Wyant

EXCUSED: 1 - Brent Oglesby

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

Approval of Minutes for the May 27, 2009 Meeting

A motion was made by Alderman Holding, seconded by Commissioner Marcus, to approve the minutes of the May 27, 2009 Plan Commission meeting. The motion **PASSED** by a Voice Vote.

[09-3550](#)

Subject: Consideration of the re-designation of a Racine Landmark at 625 College Avenue, Unitarian Universalist Church of Racine and Kenosha (Historical Name: Church of the Good Shepherd).

Recommendation of the Landmarks Preservation Commission on 5-4-09: That the Unitarian Universalist Church of Racine and Kenosha (Church of the Good Shepherd) at 625 College Avenue be re-designated a City of Racine Landmark based on the following criteria:

- (1) Social and Religious history
- (2) Identified with personages
- (3) Distinguishing architecture

Further, that this matter be referred to the City Plan Commission.

Attachments: [LPCRe-DesPH625Collegedraft2.doc](#)

Director O'Connell summarized the discussion of this item from the last Plan Commission meeting, one of the issues being whether or not consent was received

from the congregation. Initially, consent was received, but now the congregation is requesting that this item be deferred in order to further evaluate the impact of re-designation. Additionally, there were questions of what takes review precedent when there is both a historic designation and a design review committee.

Principal Planner Sadowski reviewed the applicable section of the City's Historic Preservation Ordinance, Section 58.64(g), which states "... In instances of overlapping jurisdictions between the department and/or commission and a design or development review body established by Chapter 114, the design or development review body shall conduct the application review, consult with the department and/or commission [Landmarks Commission], and where substantiated, issue a finding of appropriateness following the standards provided in Subsection e, Section 58-64.5, and Section 114-619."

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, that this item be deferred. The motion PASSED by a Voice Vote.

09-3657

Subject: (Direct Referral) Consideration of the rezoning of a property at 625 College Avenue from B-4 Central Business District to B-4 with an H-Historic Properties District overlay to facilitate the re-designation of a Racine Landmark, Unitarian Universalist Church of Racine and Kenosha (Historical Name: Church of the Good Shepherd).

Attachments: [PH Notice - 625 College Avenue](#)

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, that this item be deferred. The motion PASSED by a Voice Vote.

09-3580

Subject: (Direct Referral) Consideration of a request by Margaret Brockman of the High Rollers Motorcycle Club seeking a conditional use permit for a meeting hall at 1333 Douglas Avenue. (Res.09-1467)

Recommendation of the City Plan Commission on 6-10-09: That the item be approved subject to revised conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1333 Douglas Avenue](#)
[\(09-3580\) CUP 1333 Douglas Avenue](#)

Director O'Connell advised that this item has been to the Access Corridor Committee as requested at the last Plan Commission meeting. He summarized a revision to the staff recommendations regarding changes to the serving and consumption of alcohol to read "that all applicable permits for private clubs, including permits for alcohol sales and consumption, be obtained and all regulations complied with." It was also noted the days and hours of operation were updated from 9:00 a.m. - midnight, Sunday through Thursday, and 9:00 a.m. to 1:00 a.m., Fridays and Saturdays.

Commissioner Marcus recalled a concern from the public hearing regarding the hours of operation and felt another public hearing should be held. Director O'Connell advised it is not necessary and they could approve it as revised.

Mayor Dickert and Commissioner Sutton-Ekes questioned the liquor license procedures. Director O'Connell advised it was the applicant's responsibility to get the required license for a private club through the City Clerk's office.

The applicant, Margaret Brockman, had concerns about condition L., which limited the liquor license to the interior only. She said they would also like to do outdoor activities. The Commission proposed changing that condition to allow outdoor activities until 8:00 p.m. and an additional change to the conditions to include that there be a six-month review of the entire application.

A motion was made by Commissioner Wyant, seconded by Commissioner Sutton-Ekes, that this item be recommended for approval subject to staff conditions. The motion PASSED by a Voice Vote with Alderman Holding voting No.

Item 09-3201 (Direct Referral) Preparation of the City of Racine 2035 Comprehensive Plan - was deferred until later in the agenda.

09-3732

Subject: (Direct Referral) Review of a Certified Survey Map (CSM) for 1130 Washington Avenue. (Res.09-1469)

Recommendation of the City Plan Commission 6-10-09: That the CSM be approved subject to staff conditions.

Fiscal Note: N/A

Attachments: [\(09-3732\) CSM 1130 Washington Avenue](#)

Director O'Connell advised this is a Redevelopment Authority property acquired last year. The certified survey map will create two parcels from the previous seven parcels. Staff is recommending approval. Principal Planner Sadowski advised there is no minimum lot standard for the zoning district.

A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda, that this item be recommended for approval. The motion PASSED by a Voice Vote.

4:30 PUBLIC HEARINGS 4:30 PUBLIC HEARINGS 4:30 PUBLIC HEARINGS

09-3733

Subject: (Direct Referral) Consideration of a request from Pedro Hernandez seeking a conditional use permit to accommodate an automobile repair facility at 914 Marquette Street.

Attachments: [PH Notice - 914 Marquette Street](#)

Public hearing opened at 4:50 p.m.

Director O'Connell gave an overview of the location of the site. He advised that it is a B-2 zoning district and the proposal is to use the two central work areas of the building for automobile repair. The property went through the Access Corridor Committee and received a façade grant.

Erv Nelsen spoke on behalf of the applicant. The applicant also had an interpreter (Mark Perez) present. Mr. Nelsen found the conditions of approval acceptable except for the condition regarding the tow truck.

Alderman Kaplan noted the fact that businesses in this area were low traffic and quiet, and wanted to know how the commission felt about the item and its effect on the neighborhood.

Public hearing closed at 4:55 p.m.

Director O'Connell advised that there wasn't a tow truck mentioned in the application, however, on other automobile repair sites, the City has had issues with the parking of tow trucks. There was discussion about keeping the tow truck in the garage. Ms. Johanneck clarified that the condition didn't state they were prohibited from having a tow truck, but they were prohibited from storing it on site or on City property. Commissioner Sutton-Ekes raised concerns with the hours of operation and the use of a tow truck. This also led to concerns regarding the hours of operation.

A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Wyant, that this item be deferred for staff and the applicant to address and clarify concerns regarding the tow truck, parking and storage of cars and Access Corridor. The motion PASSED by a Voice Vote.

Mayor Dickert left the meeting at 5:15 p.m. Alderman Holding chaired the meeting.

09-3734

Subject: (Direct Referral) Consideration of a request from Curt Pruitt, representing Racine Joint Venture, d/b/a Regency Mall, seeking consideration of a request to amend a conditional use permit to allow additional locations for outside events and to extend the time period in which tent sales may be conducted. (Res.09-1470)

Recommendation of the City Plan Commission on 6-10-09: That this item be approved subject to staff recommendations.

Fiscal Note: N/A

Attachments: [PH Notice - Regency Mall](#)
[Regency Letter](#)
[\(09-3734\) CUP Amendment Regency Mall](#)

Director O'Connell advised the request was made by Regency Mall to extend the areas and the timeframe for temporary events. Thirty days is currently the maximum time limit. The area for extended use would be in front of the Burlington Coat Factory and the old Chi-Chi's with a timeframe of 90 days.

Public hearing opened at 5:20 p.m.

Cindy Knapp came forward as a representative of the mall and summarized their request.

Alderman Hart spoke in favor of the expanded areas and increasing the 30-day timeframe.

Public hearing closed at 5:25 p.m.

Commissioner Marcus asked if there were enough parking spaces to allow for the expansion and asked Chief Building Inspector Rick Heller if extending to 90 days would be an issue for public safety. Mr. Heller advised his biggest concern was that there were many vacant properties within the city and around the mall area that could be utilized instead of the use of temporary structures. He felt that these temporary stores have an unfair advantage against other permanent stores that pay rent and other fees versus putting up a temporary structure and taking it down 30 days later.

Director O'Connell advised that the staff supported the expanded area, but not the extended timeframe.

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to recommend approval of the expanded area keeping the limited timeframe of 30 days. The motion PASSED by a Voice Vote.

[09-3201](#)

Subject: (Direct Referral) Preparation of the City of Racine 2035 Comprehensive Plan.

Attachments: [CITY OF RACINE CP CH I Text_v1](#)
[2035 Comp Plan Survey_001](#)
[CompPlan SurveyResultsRawData](#)
[CompPlan NghbrhdCrssTbRprt](#)
[CompPlan Q13WrtnRspns](#)
[CompPlan Q14WrtnRspns](#)
[CmpPlan Q15WrtnRspns](#)
[CompPln Q16WrtnRspns](#)
[Public Input Session Comments](#)

This item was deferred from earlier in the agenda as noted above.

Principal Planner Sadowski provided an overview of Chapter 1 of the Comprehensive Plan as it has been written to date. This is basically the "Table of Contents" and contains items such as an Introduction; Statutory Requirements for Comprehensive Plans (including Plan Content; Public Participation requirements; Adoption of the Comprehensive Plan; and Comprehensive Plan and other Ordinance Consistency), Comprehensive Plan Consistency, Committee Structure, Report Format, and Concluding Remarks. The finished plan will consist of thirteen (13) chapters. Principal Planner Sadowski requested that Commission members review the chapter and bring comments to the next meeting at which point the chapter can be adopted. He explained that additional chapters are forthcoming.

Director O'Connell advised this will set the stage for a re-write of the zoning code which has not been done since 1975.

Alderman Holding deferred this item until the next meeting.

Adjournment

There being no other business, Alderman Holding adjourned the Plan Commission meeting at 5:45 p.m.