



# City of Racine

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

## Meeting Minutes City Plan Commission

*Mayor Gary Becker*  
*Alderman Gregory Holding*  
*Atty. Jud Wyant, Elaine Sutton Ekes*  
*Vincent Esqueda, Frank Tingle*  
*Brent Oglesby*

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Wednesday, July 9, 2008

4:15 PM

City Hall Room 102

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**Mayor Becker called the meeting to order at 4:17 p.m.**

### **Approval of Minutes for the June 25, 2008 Meeting**

**A motion was made by Brent Oglesby, seconded by Vincent Esqueda, that the minutes be Approved, subject to the correction for Item 08-2309 that the item be deferred for (6) six months. The motion PASSED by a Voice Vote.**

Subject: (Direct Referral) Review of a request for a conditional use permit to allow the partial conversion of first floor commercial space into residential space at 1639 Douglas Avenue. (Res. 08-0946)

Recommendation of Access Corridor on 5-22-08: To recommend to the Plan Commission that the partial conversion of first floor commercial space into residential space at 1639 Douglas Avenue is found to be an acceptable use, subject to the repair and retention of the store front façade, and submittal of detailed scalable plans consistent with the plans presented to the Access Corridor Development Review Committee on May 22, 2008

Recommendation of City Development on 7-09-08: That the conditional use permit be approved, subject to conditions.

Fiscal Note: N/A

**A motion was made by Brent Oglesby, seconded by Vincent Esqueda, that this item be Recommended For Approval. The motion PASSED by a Voice Vote with Frank Tingle voting no.**

Subject: Communication from Jan Roland, Board President for Habitat for Humanity, requesting the City of Racine to donate two properties located at 1112 Villa Street and 1501 West Street.

Recommendation of City Development on 6-25-08: That the item be deferred.

Recommendation of City Development on 7-09-08: That the item be deferred for a (6) six month timeframe.

**A motion was made by Gregory Holding, seconded by Jud Wyant, that this item be Deferred. The motion PASSED by a Voice Vote.**

An Ordinance to Rezone 1439 N. Main Street

To amend the map of the Zoning Ordinance of the City of Racine.

The Common Council of the City of Racine do ordain as follows:

Part 1:

The property known as 1439 N. Main Street and more particularly described as follows:

"Excepting the east 21 feet 2 inches, Lot 16, Block 44, of the Original Plat of the City of Racine, as recorded in the office of the Racine County Register of Deed's Office Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "O" Restricted Office District, to "O with a FD Flex Development Overlay District" and designated as Supplement No. \_\_\_\_\_, which Supplement is hereby made a part of this ordinance.

Part 2:

This ordinance shall take effect upon passage and the day after publication.

Passed by the Common Council:

\_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_

Mayor

Attest: \_\_\_\_\_  
City Clerk

Fiscal Note: N/A

**A motion was made by Gregory Holding, seconded by Vincent Esqueda, that this ordinance be Scheduled for Public Hearing to the Common Council. The motion PASSED by a Voice Vote.**

Subject: ZOrd.0004-08 is to rezone 1439 N. Main Street

Recommendation of City Plan Commission on 7-9-08: That the ordinance be adopted.

Fiscal Note: N/A

**A motion was made by Gregory Holding, seconded by Vincent Esqueda, that this ordinance be Recommended For Adoption. The motion PASSED by a Voice Vote with Jud Wyant revused himself from discussion and vote.**

Subject: (Direct Referral) Use Supplement for a flex development at 1439 N. Main Street for a candy and ice cream shop. (Res. 08-0947)

Recommendation of City Development on 7-09-08: That the use supplement be adopted, subject to conditions.

Fiscal Note: N/A

**A motion was made by Gregory Holding, seconded by Frank Tingle, that this item be Recommended For Adoption. The motion PASSED by a Voice Vote.**

An Ordinance for Rezoning South Street and Mt. Pleasant Street

To amend the map of the Zoning Ordinance of the City of Racine.

The Common Council of the City of Racine do ordain as follows:

Part 1:

Those properties known as 3026, 3100 3200 Mt. Pleasant Street & 2100, 2200, 2201, 2227, 2300 South Street and more particularly described as follows:

"3026 Mt. Pleasant Street; Block 1 Huck Industrial Park, as described on page 292-292A, volume 3568. 3100 Mt. Pleasant Street: Block 1 Huck Industrial Park part Lot 1 as described on pages 383-384, volume 2193 aka part Parcel 1 CSM No. 1094 recorded Volume 3, CSM pages 225-226 & excepting parts described Volume 3568 page 292. 3200 Mt. Pleasant Street; Block 1 Huck Industrial Park part Lot 1 as described on pages 886, Volume 1766 aka part Parcel 1 CSM No. 1094 recorded Volume 3, CSM pages 225-226. 2100 South Street; Block 1 Huck Industrial Park Lot 6, 2200 South Street; Block 1 Huck Industrial Park Lot 7, 2201 South Street; Block 1 Huck Industrial Park part Lot 2 CSM 1560 recorded April 16, 1992 Volume 4, pages 787-788. 2227 South Street; Block 1 Huck Industrial Park part Lot 1 & 2, CSM no. 1561 recorded April 16, 1992 Volume 4, CSM pages 789-790. 2300 South Street; Block 1 Huck Industrial Park part Lots 3 & 4, described as parcel 2, CSM No. 1056, recorded Volume 3, CSM pages 141-142, as recorded in the office of the Racine County Register of Deed's Office Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "I-2" General Industrial District, to "I-2 with an I-P Industrial Park District Overlay" and designated as Supplement No. \_\_\_\_\_, which Supplement is hereby made a part of this ordinance.

Part 2:

This ordinance shall take effect upon passage and the day after publication.

Passed by the Common Council:

\_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

Fiscal Note: N/A

**A motion was made by Gregory Holding, seconded by Vincent Esqueda, that this ordinance be Scheduled for Public Hearing to the Common Council. The motion PASSED by a Voice Vote.**

Subject: ZOrd.0005-08 is to rezone South Street and Mt. Pleasant Street.

Recommendation of City Plan Commission on 7-9-08. That the ordinance be adopted.

Fiscal Note: N/A

**A motion was made by Gregory Holding, seconded by Vincent Esqueda, that this ordinance be Recommended For Adoption. The motion PASSED by a Voice Vote.**

### **Public Hearings Starting at 4:30 p.m.**

Subject: (Direct Referral) Request by Xavier Hernandez seeking a conditional use permit to accommodate an auto body repair and painting facility at 1546 Layard Avenue.

Recommendation of City Development on 7-09-08: That the item be deferred.

**A motion was made by Gregory Holding, seconded by Elaine Sutton Ekes, that this be Deferred. The motion PASSED by a Voice Vote.**

Subject: (Direct Referral) Request to amend a conditional use permit to allow building identification signage at the Gateway Technical College Campus at 1001 Main Street. (Res. 08-0948)

Recommendation of City Development on 7-09-08: That the conditional use permit be approved, subject to conditions.

Fiscal Note: N/A

**A motion was made by Frank Tingle, seconded by Gregory Holding, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.**

### **End of Public Hearings**

Subject: Request of SkyLink Networks, Inc. to discuss placing a cellular tower at Lockwood Park.

Recommendation of the Board of Parks, Recreation & Cultural Services 3-14-07: that the request be deferred.

Recommendation of the Board of Parks, Recreation & Cultural Services 5-9-07: that the request be deferred.

Recommendation of the Board of Parks, Recreation & Cultural Services 8-8-07: that staff work with the City Plan Commission and other City offices to move forward with Skylinks/T-Mobile to negotiate the plan to have a cell tower at Lockwood Park to include the following conditions: easement arrangement, public input from neighbors and suitable compensation to the City.

Fiscal Note: To be determined

Recommendation of City Development on 7-09-08: That the item be received and filed.

Fiscal Note: N/A

**A motion was made by Gregory Holding, seconded by Vincent Esqueda, that this item be Recommended to be Received and Filed. The motion PASSED by a Voice Vote.**

### **Adjournment**

