



City of Racine

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

Meeting Minutes - Final City Plan Commission

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

Wednesday, January 14, 2009

4:15 PM

City Hall, Room 205

Call To Order

Alderman Greg Holding called the meeting to order at 4:20 p.m.

PRESENT: 5 - Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding, Brent Oglesby and Jud Wyant

ABSENT: 1 - Gary Becker

EXCUSED: 1 - Frank Tingle

*Others Present: Brian O'Connell, Director of City Development
Jill Johanneck, Associate Planner
Matt Sadowski, Principal Planner
Ben Hughes, City Administrator
Rachel Westergren, Neighborhood Housing Services
Alderman James Kaplan
Rick Heller, Chief Building Inspector*

Approval of Minutes for the December 10, 2008 Meeting

A motion was made by Brent Oglesby, seconded by Elaine Sutton-Ekes, to approve the minutes of the December 10, 2008 Plan Commission meeting. The motion PASSED by a Voice Vote.

[ZOrd.014-08](#)

An Ordinance rezoning 6200 Regency West Drive

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:

That the property located at 6200 Regency West Drive and more particularly described as follows:

“Southeast ¼ Section 23-3-22 as recorded in the Racine County Register of Deeds Office, Volume 2047 pages 506-507. Said land being in the City of Racine, Racine County, Wisconsin.”

Be rezoned from “B-3” General Commercial District, to “I-1” Restricted Industrial District with an “I-P” Industrial Park District overlay, and designated as Supplement No. _____, which Supplement is hereby made a part of this

ordinance.

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

Attachments: [PH Notice - 6200 Regency W Drive](#)

Director O'Connell advised a public hearing has been held at both City Plan and the Common Council and that the ordinance is before the Plan Commission for its approval.

A motion was made by Jud Wyant, seconded by Vincent Esqueda, that this be Recommended For Approval. The motion PASSED by a Voice Vote.

ZOrd.015-08

An Ordinance

To amend the City's comprehensive plan and adopt the Live Towerview Plan.

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

Part 1:

The report *Live Towerview Plan* (August, 2008), as recommended for adoption by the City Plan Commission on December 10, 2008, is hereby adopted as part of the comprehensive plan of the City of Racine and is added to the list of comprehensive plan reports maintained by the Director of City Development.

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

Attachments: [Towerview Letter](#)
[Live Towerview Plan](#)

Director O'Connell advised the required public hearing for Live Towerview has been held, an ordinance amending the Comprehensive Plan has been prepared, and the item is before the Plan Commission for its recommendation.

A motion was made by Vincent Esqueda, seconded by Brent Oglesby, to Recommended Adoption of the ordinance to amend the City of Racine Comprehensive Plan for the Live Towerview Plan. The motion PASSED by a Voice Vote.

09-3086

Subject: (Direct Referral) Consideration of ordinance amendments and administrative guidelines for the implementation of Racine H-Historic Properties District Design Guidelines.

Attachments: [Racine H-Historic Properties Design Guidelines](#)
[Plan Commission Presentation 011409](#)

Principal Planner Sadowski discussed the development timeline for the proposed establishment of the Racine H-Historic Properties Overlay District in the southside and provided information on how staff has addressed the concerns of the Plan Commission during its review. He reviewed proposed changes to the ordinance regarding review of projects in H-Districts, the addition of an appeals process, description enforcement responsibilities, and proposed resolution language regarding detailed design guidelines. He also reviewed the addition of enforcement language as requested by the Landmarks Preservation Commission.

Director O'Connell advised that a communication was received from Tim McMurtry of Mueller Communications asking that the item be referred back to the Landmarks Preservation Commission. He restated the staff recommendation that the Plan Commission advance the item to the Common Council for preparation of an ordinance by the City Attorney's office.

Jud Wyant led discussion on what is a major versus minor change to a property. Mr. Sadowski advised a minor change is something that does not change the physical character or appearance of the property.

A motion was made by Elaine Sutton-Ekes, seconded by Vincent Esqueda, to defer this item until the next meeting. The motion PASSED by a Voice Vote.

Following the motion to defer, the following individuals came forward to speak on the item:

Eric Marcus, 1520 College Avenue, spoke of the value and importance of historic preservation

Mary Whitmann, 2446 Kinzie Avenue, spoke in favor of the proposed ordinance amendments and design guidelines

Karen DaCosta Purzan of Quarles & Brady LLP, 411 East Wisconsin Avenue, Suite 2040, Milwaukee, felt people should have the opportunity to opt out of the overlay, and that proper notice of any changes to the district should be

provided.

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

[09-3087](#)

Subject: (Direct Referral) Application by Malek Musaitef seeking a conditional use permit for a daycare center at 1630 Douglas Avenue.

Attachments: [PH Notice - 1630 Douglas Avenue](#)

The Public Hearing opened at 4:46 p.m.

Director O'Connell described the proposal for a daycare at 1630 Douglas Avenue to be operated from 6:00 a.m. through 6:00 p.m., Monday through Friday, with potentially longer hours in the future to accommodate second-shift workers. He advised the center can accommodate up to 90 children per day, with 40-50 children at a time. The site is large with adequate parking & room for a play space. Staff recommendation is for deferral pending review by the Access Corridor Committee.

*Mr. Musaitef, the applicant, spoke in support of the request.
Alderman Kaplan, 400 Kewaunee Street, spoke in favor of the request.*

The Public Hearing closed at 4:50 p.m.

A motion was made by Jud Wyant, seconded by Vincent Esqueda, that this item be Deferred until the report of the Access Corridor Committee is available. The motion PASSED by a Voice Vote.

Adjournment

There being no other items before the Plan Commission and hearing no objections, Alderman Greg Holding adjourned the meeting at 4:50 p.m.

Respectfully Submitted,

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