



# 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, August 26, 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, Vincent Esqueda, Gregory Holding, Brent Oglesby and Eric Marcus

**EXCUSED:** 2 - Elaine Sutton Ekes and Jud Wyant

*Others present: Briana O'Connell, Director of City Development  
Matthew Sadowski, Principal Planner  
Jean Wolfgang, Associate Planner  
John Murphy, Architectural Associates LTD  
Ray Sanin, Copy Cat Music  
Luerene Locke*

### Approval of Minutes for the August 12, 2009 Meeting

At 4:15 p.m., the Commission will convene in the Finance Department Conference Room, Room 107, to consider the draft Comprehensive Plan. At 5:00 p.m., the Commission will recess and reconvene in Room 205, to consider the remainder of the agenda.

### 09-3201

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

**Attachments:** [CITY OF RACINE CP CH I Text\\_v1](#)  
[CITY OF RACINE CP CH II Text\\_v1](#)  
[CITY OF RACINE CP CH III Text\\_v1](#)  
[CITY OF RACINE CP CH IV Text\\_v1](#)  
[CITY OF RACINE CP CH V Text\\_v1](#)  
[CITY OF RACINE CP CH VI Text\\_v1](#)  
[2035 Comp Plan Survey\\_001](#)  
[CompPlan SurveyResultsRawData](#)  
[CompPlan NghbrhdCrssTbRprt](#)  
[CompPlan Q13WrittenRspns](#)  
[CompPlan Q14WrtnRspns](#)  
[CompPlan Q15WrtnRspns](#)  
[CompPln Q16WrtnRspns](#)  
[Public Input Session Comments](#)

*Review of Chapters 1 through 6 of the Comprehensive Plan.*

*Principal Planner Sadowski indicated there were five neighborhood meetings at which residents had the opportunity to take an abbreviated version of the community survey. He stated that results of that survey are being compiled. However, during the meetings the dominant topics at each location were jobs, job training and education. He distributed a table that summarized the citizens' general concerns.*

*The commission reviewed Chapters 2 through 6.*

*In Chapter 2, Commissioner Marcus inquired if DeKoven woods in environmentally sensitive land. Sadowski indicated it does not meet the 200-foot width minimum as defined by SEWRPC. Alderman Holding said he would want to see that area preserved and that should be indicated in the plan. Alderman Holding indicated that we need to make sure it is on the land use plan as well.*

*There was discussion on the Water and Sewer agreement. Alderman Holding asked about the agreement and if there could be an addendum to use the credits for economic development. Mayor Dickert indicated that the water department may have to absorb the costs and the fees are needed to maintain the infrastructure. Commissioner Marcus recently viewed the document and the agreement has provisions in the plan to share the cost of infrastructure. There are also provisions for sharing costs for things such as the library. Any contract can be modified if all parties agree. This agreement has an impact on the plan.*

*Commissioner Marcus asked about the first page of Chapter 2 and if there should be a mention of what will be done to address any conflict between the City plan and other regional plans. Alderman Holding asked what conflict he was concerned about. Commissioner Marcus indicated that he is concerned about conflict with municipalities we border with. Mayor Dickert indicated that he would like the plan to reference the SEWRPC plan. Commissioner Marcus reiterated that he would like to see the urban aspects of this plan spelled out in the beginning of Chapter 2. This statement should be added into the introduction, "we ask that the surrounding communities recognize the complexities and challenges of urban living."*

*Commissioner Marcus asked about the reference to the 1975 Land Use Plan. Principal Planner Sadowski indicated that a future Chapter will replace the 1975 Land Use Plan. He said the Zoning Code will also be updated based on the Comprehensive Plan.*

**Alderman Holding moved to table this item to move on in the agenda.  
Commissioner Oglesby seconded. The motion carried by a voice vote.**

**[09-4064](#)**

**Subject:** (Direct Referral) Ordinance No. 16-09 relating to Purchase Incentive Program for municipal employees who are non-residents or renters.

**Recommendation of the City Plan Commission on 8-26-09:** That the item be Received and Filed.

**Fiscal Note:** N/A

*Director O'Connell indicated that this was a proposal that vacant lots be offered to employees to build homes. Tax abatement is not constitutional there are not sufficient vacant lots owned by the City. An alternative is to implement a Good Neighbor program that would sell City-owned property at 50% value to public*

employees. The Good Neighbor proposal is coming out of the Loan Board and going to the Common Council.

The Mayor commented that this is a good concept that needs to be explored further.

**A motion was made by Commissioner Marcus, seconded by Alderman Holding, to receive and file the item. The motion PASSED by a voice vote.**

**09-3999**

**Subject:** An appeal by Luerene Locke to an administrative decision rejecting a proposed sign refacing associated with a conditional use permit for a beauty and nail salon at 3500 Kinzie Avenue.

Director O'Connell indicated that this property is covered by a conditional use permit. The owner installed the sign prior to staff approval. Staff saw the sign and felt the graphic was inappropriate for the residential area. The process when something was left for staff approval and there is disagreement, the owner can appeal to the Commission and has.

Mayor Dickert asked Ms. Locke if she understood the process. Ms. Locke indicated she brought in the sign and was asked to get the dimensions. Since she didn't hear back she thought it was satisfactory. Alderman Holding asked if no action was taken because there wasn't a complete submittal. Director O'Connell indicated that was the case.

Commissioner Marcus recalled that we specifically approved the conditional use permit with a condition that staff approves the sign design. Commissioner Oglesby indicated he had no problem with the sign graphics. Commissioner Marcus indicated that beyond process, we should vote on this sign. Mayor Dickert indicated that the sign doesn't represent a beauty salon, it represents a night club. Alderman Holding asked about procedure. Commissioner Marcus indicated he feels the process was carried out by staff and we should review the sign design.

Alderman Holding indicated that he doesn't think the sign is good across the street from the school and it doesn't fit in with the residential character of the neighborhood.

**A motion was made by Alderman Holding, seconded by Commissioner Marcus, to deny the appeal. The motion PASSED by a voice vote.**

Mayor Dickert told Ms. Locke to go back to City Development and work out a new sign design.

**5:00 PUBLIC HEARING      5:00 PUBLIC HEARING      5:00 PUBLIC HEARING**

**09-4060**

**Subject:** (Direct Referral) Request from Ray Sanin of Copy Cat Music seeking a conditional use permit to operate a music instruction and sales facility at 3425 Kinzie Avenue. (Res.09-1587)

**Recommendation of the City Plan Commission on 8-26-09:** That the item be Approved subject to staff conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Hearing Notice - 3425 Kinzie Avenue \(09-4060\) CUP 3425 Kinzie Ave](#)

Public Hearing opened at 5:29 p.m.

No comments.

Public Hearing closed at 5:30 p.m.

Director O'Connell introduced the property. The building has been there since 1914 with a storefront and one residential unit. The property is zoned R-2, Single-Family Residence District; however, the existing storefront building dates from 1914 and is therefore eligible for a conditional use permit for retail under the "Constantine" provision (Sec. 114-274 (13), MCO). The existing building and property are well maintained. Director O'Connell stated the recommended conditions of approval:

- a. That the plans dated August 11 and August 17, 2009, and presented to the Plan Commission on August 26, 2009, be approved subject to the conditions of section 114-274 (13), Municipal Code of Ordinances, and the conditions contained herein.
- b. That the hours that the business is open to the public are: Monday through Friday, 10:00 a.m. to 8:00 p.m.; Saturday, 10:00 a.m. to 6:00 p.m.; closed on Sunday.
- c. That signage is limited to the window signage described in the submitted plans.
- d. That all applicable permits be obtained from the Building Inspection Department.
- e. That no minor changes be made from the conditions of this permit without the approval of the Director of City Development, and no major changes be made from the conditions of this permit without the approval of the Plan Commission and/or the Common Council.
- f. That this permit is subject to Plan Commission review for compliance with these conditions.

Commissioner Esqueda asked the applicant if the hours are acceptable. Alderman Holding indicated the applicant may open up the hours. The applicant did not wish to change the hours.

**A motion was made by Commissioner Marcus, seconded by Alderman Holding, to recommend approval of this item. The motion PASSED by a voice vote.**

Commissioner Oglesby made a motion to bring back item 09-3201, motion was seconded by Commissioner Esqueda. Motion carried.

**A motion was made by Commissioner Marcus, seconded by Commissioner Esqueda, to approve Chapter 2 with revisions to mention the protection of the DeKoven woods and to add the statement, "We ask that the surrounding communities recognize the complexities and challenges of urban living." The motion PASSED by a voice vote.**

Chapter 3 was discussed. Commissioner Marcus would like the assumptions used for the population projections stated in the plan. This chapter will be brought back for approval.

Chapter 4 was discussed. There needs to be additional text describing the efforts to get public input. There needs to be mention of locally recognized landmarks, not just nationally recognized landmarks. A typographical error was noted by Commissioner Oglesby on page 4, paragraph 1. The public utilities section needs additions regarding schools and education.

Commission members discussed the mission statement. It was the consensus of members to strike the current draft statement and replace it with the following: "The City of Racine will be a source of pride for its residents and a destination for the region." Members felt this one sentence encapsulates all the aspirations of the City whether they are to promote accessibility, attractiveness, business friendly, safety, etc.

Commissioner Marcus asked that page 6 be addressed and goals be added.

*Discussion on how those additional housing goals should be written occurred. Commissioners agreed on two additional goals.*

- *“Encourage growth in owner-occupied residential units.”*
- *“Encourage responsible property ownership.”*

*Implementation strategy on page 7 and 8 was discussed. Commissioner Marcus thought some of the strategies looked more like priorities. Commissioner Oglesby suggested combining section into, “goals and implementation strategy”. Principal Planner Sadowski has to check if the separate chapters are required by the State.*

*Commissioner Marcus questioned having agriculture under goals. Alderman Holding suggested agriculture be replaced with having a local food supply or community gardening. Commissioner Oglesby would like a separate goal regarding Milwaukee – Chicago corridor, “secure Racine is an important part of the Milwaukee – Chicago corridor.” Commissioner Marcus wanted additional goals relating to neighborhood development and identity along with improvements in public safety and perceptions of public safety. He also wanted a goal of improving public education. Alderman Holding noted that it should read, “cooperate in improving public education.” Commissioner Marcus wanted historic preservation as another goal.*

## **Adjournment**

*A motion to adjourn was made by Commissioner Esqueda, seconded by Commissioner Marcus. The motion carried.*