



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, Atty. Elaine Sutton Ekes
Vincent Esqueda, Brent Oglesby, Eric Marcus*

Wednesday, January 13, 2010

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: 7 - John Dickert, Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding, Brent Oglesby, Jud Wyant and Eric Marcus

Others present: Brian O'Connell, Director of City Development
Matthew Sadowski, Principal Planner
Jill Johanneck, Associate Planner

Approval of Minutes for the November 25, 2009 Meeting

A motion was made by Commissioner Esqueda, seconded by Commissioner Marcus, to approve the minutes of the November 25, 2009 meeting. The motion **PASSED** by a Voice Vote.

[09-4626](#)

Subject: (Direct Referral) Request from Robert Hacker of Bauer Sign Co. representing Culver's Restaurant seeking a minor amendment to a conditional use permit to update an electronic message sign at 5801 21st Street. (Res.10-1824)

Recommendation of the City Plan Commission on 1-13-10: That the request be approved subject to recommendations.

Fiscal Note: N/A

Attachments: [\(09-4626\) CUP Amendment 5801 21st Street](#)

Director O'Connell presented the request of Culver's to revise their existing sign. The change would add an extra line of text but slightly decrease the size of the LED sign.

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to recommend approval of the request subject to staff recommendations. The motion **PASSED** by a Voice Vote.

[09-4627](#)

Subject: (Direct Referral) Request by Kevin Cookman representing HALO seeking a minor amendment to a conditional use permit to provide a childcare center for residents at 2000 DeKoven Avenue.

Director O'Connell presented the request of HALO (Homeless Assistance Leadership Organization) to operate a daycare center for the children of residents at the center. It was noted if HALO desired to open the daycare to children outside of the center, a major amendment to the conditional use would be required.

The applicant, Stephanie Colbert, came forward to speak in favor of the request and advised that only children of the clients of HALO will be at the daycare. She explained that HALO clients include residents of the shelter as well as those in HALO's transitional housing and outreach programs.

A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Oglesby, that this item be approved subject to staff recommendations A-C, amending item C1 to read "The center shall serve children of the active clients of the HALO organization only."

Alderman Holding made a friendly amendment requesting financial information within 60 days of the approval. Commissioner Sutton-Ekes seconded this amendment. The motion PASSED by a Voice Vote.

(Note: Commissioner Wyant recused himself from voting on this item)

[09-4628](#)

Subject: (Direct Referral) Review of a two-lot certified survey map for Rainmaker Inv. LLC for a property at 2834 West Lawn Avenue. (Res.10-1825)

Recommendation of City Plan Commission on 1-14-10: That the CSM be approved subject to recommendations.

Fiscal Note: N/A

Attachments: [\(09-4628\) CSM 2834 West Lawn Avenue](#)

Director O'Connell reviewed the proposed CSM with the Commission, noting that staff recommends removal of the access easement to the back portion of the lot.

The applicant's representative, Gus Antonneau, spoke in favor of the CSM and requested an access easement to West Lawn Avenue.

A motion was made by Commissioner Wyant, seconded by Alderman Holding, to approve the CSM subject to the easement having a weight limit placed on it by staff, with the suggestion of a maximum weight of 6,000 pound vehicles. The motion PASSED by a Voice Vote.

**4:30 P.M. PUBLIC HEARING
HEARING**

4:30 P.M. PUBLIC

[09-4567](#)

Subject: (Direct Referral) Request from Felix Servantez, representing Norma Carter of New Life Christian Fellowship, Inc., for a conditional use permit to establish a church at 1701 Douglas Avenue.

Attachments: [PH Notice - 1701 Douglas Avenue](#)
[Storefront Churches memo \(Atty. Weber\)](#)
[Storefront churches memo \(2\) \(Atty. Weber\)](#)

Public hearing opened at 5:00 p.m.

Mr. Roy Carter, 470 30th Avenue, Kenosha, WI spoke in support of the church.

Public hearing closed at 5:02 p.m.

Director O'Connell advised this is a Conditional Use not because of the underlying zoning, but because it is within an Access Corridor. It was advised this item has been before the Access Corridor Development Review Committee and was deferred to their January 21, 2010 meeting. Staff recommendation is to defer until their recommendation is received.

A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda, to defer the item. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

There being no other business, Mayor Dickert adjourned the meeting at 5:20 p.m.