



City of Racine

Meeting Minutes - Draft

City Plan Commission

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

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

Wednesday, December 12, 2007

4:15 PM

City Hall, Room 205

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

PRESENT: 7 - Gary Becker, Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding, Brent Oglesby, Frank Tingle and Jud Wyant

OTHERS PRESENT: Brian F. O'Connell, Director of City Development
Rick Heller, Chief Building Inspector
Mathew G. Sadowski, Principal Planner
Penelope Gabor, City Development Intern

Approval of Minutes for the November 28, 2007 Meeting

A motion was made by Vincent Esqueda, seconded by Atty. Jud Wyant, that the minutes be approved, subject to change, that Frank Tingle was not present at the meeting. The motion PASSED by a Voice Vote.

[ZOrd.0008-07](#) An Ordinance to rezone 1321 State 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:

That the parcel of property located at 1321 State Street, and more particularly described as follows:

"SE 1/4 Section 8-3-23 Parcel 4 of CSM 2587 recorded as document 1954281 in the Racine County Register of Deeds Office. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "I-2" General Industrial District and "B-3" General Business District, to "B-2" Community Shopping 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

Commission action is reflected in File 07-1571.

A motion was made by Alderman Gregory Holding, seconded by Atty. Jud Wyant, that this ordinance be Scheduled for Public Hearing at the Common Council. The motion PASSED by a Voice Vote.

07-1571

Subject: ZOrd.0008-07 is to rezone 1321 State Street from I-2 and B-3 to B-2.

Recommendation of the City Plan Commission on 12-12-07: That the ZOrd.008-07 be adopted.

Fiscal Note: N/A

Director O'Connell explained the impetus behind the proposal and past Commission and Redevelopment Authority activity.

A motion was made by Alderman Gregory Holding, seconded by Atty. Jud Wyant, that this ordinance be Recommended For Adoption. The motion PASSED by a Voice Vote.

ZOrd.0009-07

An Ordinance to rezone 1014 Dr. Martin Luther King Jr. 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 parcel of property located at 1014 Dr. Martin Luther King Jr. Drive, and more particularly described as follows:

"The NW 1/4 of Section 9-3-23 Lot 33 as described in Volume 2335 page 122,as recorded with the Racine County Register of Deeds Office. Said land being in the City of Racine, Racine County, Wisconsin"

be rezoned from "O-I" Office Institutional District, to "R-3" Limited General Residence 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

Commission action is reflected in File 07-1572.

A motion was made by Alderman Gregory Holding, seconded by Elaine Sutton Ekes, that this ordinance be Scheduled for Public Hearing at the Common Council. The motion PASSED by a Voice Vote.

07-1572

Subject: ZOrd.0009-07 is to rezone 1014 Dr. Martin Luther King Jr. Drive from O-I to R-3.

Recommendation of the City Development on 12-12-07: That the ZOrd.0009-07 be adopted.

Fiscal Note: N/A

Director O'Connell explained the impetus behind the proposal and past Commission and Redevelopment Authority activity.

A motion was made by Alderman Gregory Holding, seconded by Elaine Sutton Ekes, that this ordinance be Recommended For Adoption. The motion PASSED by a Voice Vote.

Public Hearings starting at 4:30 p.m.

07-1517

Subject: (Direct Referral) Request by Jamie Gordon of Gertrude's T-Shirts and More seeking a conditional use permit for clothing and accessories store at 1109 Washington Avenue.

Recommendation of City Plan Commission on 12-12-07: That the request by Jamie Gordon of Gertrude's T-Shirts & More seeking a conditional use permit for a clothing and accessories store at 1109

Washington Avenue be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on December 12, 2007 be approved, subject to the following conditions.
- b. That all applicable building and occupancy permits be applied for.
- c. That the maximum hours of operation be 10:00 a.m. to 9:00 p.m., Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sunday.
- d. That a detailed sign plan be submitted to the Director of City Development for review and approval, that includes a plan to address window signage and display.
- e. That the property be maintained in that trash and debris on the sidewalk and other areas be properly disposed on a daily basis.
- f. That all trash and recyclables be stored in closed containers and screen from view.
- g. That all codes and ordinances be complied with and required permits acquired.
- h. That no minor changes be made from the conditions of this permit without approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.
- i. That this approval is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [1109 Washington Ave.pdf](#)

Mayor Becker opened the public hearing at 4:32 p.m., explained the public hearing process, and introduced the item.

Director O'Connell provided a review of the location of the proposal, surrounding land uses and zoning, and a brief description of the proposed use.

Jamie Gordon stated that he has concerns with the hours of operation proposed by staff, and that he would like the ability to stay open until 10 p.m. He presented the Commission with a petition signed by 72 persons expressing their support for this request. In response to Mayor Becker, he stated he would be contracting with ADT for security services.

Rita Williams of 1704 – 12th Street spoke in favor of the proposal stating that Mr. Gordon is a good person.

The consensus of Commission members was that Mr. Gordon's proposed closing time of 10:00 p.m. was acceptable, and the ability to have operational hours on Sundays was also appropriate.

Alderman Holding stressed the need for signage and window displays to be aesthetically pleasing, and the need for compliance with Uptown Design standards with regard to allowable amount of minimal obstruction of window area.

There begin no further comments or questions, and hearing no objections, Mayor Becker closed the public hearing at 4:42 p.m.

Director O'Connell reviewed the proposed conditions of approval. He stated that the percent of allowable window obstruction can be addressed at the time of review for the sign permit.

A motion was made by Atty. Jud Wyant, seconded by Vincent Esqueda, that this item be Recommended For Approval, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote.

07-1518

Subject:(Direct Referral) Request by Rosemarie Barrette representing Cricket Communications, Inc. seeking a conditional use permit for a wireless communication facility at 1810 Phillips Avenue.

Staff Recommendation of City Plan Commission on 12-12-07: That the request by Rosemarie Barrette of Cricket Communications, Inc. seeking a conditional use permit for the installation of a wireless communication facility at 1810 Phillips Avenue be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on December 12, 2007 be approved subject to the conditions contained herein.
- b. That the Cricket Communications, Inc. receive appropriate approvals from the Redevelopment Authority of the City of Racine for the use of this property.
- c. That all applicable permits be applied for through the Building Inspection Department.
- d. That the color of the antennas matches the color of the surface to which they are mounted.
- e. That all codes and ordinances be complied with and required permits acquired.
- f. That all appropriate FAA approvals be obtained and submitted to the Department of City Development, prior to the issuance of a building permit.

g. That the operator provide to the City/County Communications Office within the Racine Police Department a current listing of all frequencies utilized by this facility and the name of a contact in charge of radio frequencies for the operator, and notify the City/County Communications Office of any changes in frequencies for this facility.

h. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.

i. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [1810 Phillips Ave.pdf](#)

Mayor Becker opened the public hearing at 4:45 p.m., explained the public hearing process, and introduced the item.

Acting as the Executive Director of the Redevelopment Authority, Director O'Connell excused himself from the presentation of this item.

Principal Planner Sadowski provided a review of the location of the proposal, surrounding land uses and zoning, and a brief description of the proposed use. He explained that, as the property owner, the Redevelopment Authority has not signed the application for this installation and requests that the item be deferred until such time as the Authority can be informed of the proposal, and the terms of a lease addressed.

Rosemarie Barrette of Cricket Communications stated that they have negotiated a sublease with AT&T, the owner of the tower.

Executive Director O'Connell explained that the Redevelopment Authority is concerned with appropriate uses in this area given the effort expended to develop the Southside Industrial Park. He also stated Redevelopment Authority needs to be presented with specifics about the proposed installation and its impact on existing facilities and grounds.

There begin no further comments or questions, and hearing no objections, Mayor Becker closed the public hearing at 4:50 p.m.

The consensus of Commission Members was that the proposal could be recommended for approval subject to Redevelopment Authority approval.

Principal Planner Sadowski reviewed the proposed conditions of approval.

A motion was made by Atty. Jud Wyant, seconded by Vincent Esqueda, that this item be Recommended For Approval, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote.

Adjournment

*There being no further business before the Commission and hearing no objections,
Mayor Becker adjourned the meeting at 4:52 p.m.*

Respectfully Submitted,

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