



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, December 10, 2008

4:30 PM

City Hall, Room 205

Call To Order

Mayor Becker called the meeting to order at 4:34 p.m.

PRESENT: 4 - Gary Becker, Elaine Sutton Ekes, Gregory Holding and Brent Oglesby

ABSENT: 2 - Vincent Esqueda and Jud Wyant

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
David Schilling, SEWRPC
Tom Moes, SEWRPC
Kristin Lie, UW-Extension
Alderman Robert Anderson*

Approval of Minutes for the November 26, 2008 Meeting

A motion was made by Alderman Holding, seconded by Brent Oglesby, to approve the minutes of the November 26, 2008 Plan Commission meeting. The motion PASSED by a Voice Vote.

08-3004

Subject: (Direct Referral) Application by Michael Bannon, representing Sidel Company, seeking consideration of a request to rezone a property at 6200 Regency West Drive from B-3 General Commercial District to I-1 Restricted Industrial District. (ZOrd.014-08)

Recommendation of the City Plan Commission on 12-10-08: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

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

The public hearing was opened at 4:35 p.m.

Director O'Connell discussed the request of the Sidel Company to rezone the existing Sam's Club building from I-1 Restricted Industrial to accommodate a warehouse facility. Access is from Green Bay Road, 21st St., Regency Drive and Loni Lane. He

explained the proposal is to use the building as a warehouse which required the rezoning. Staff is recommending approval.

Michael Bannon spoke on behalf of the applicant. He advised there will be no more than two major tenants in the building at a time, 30 trucks maximum making deliveries daily, and that the building frontage will be changed to appear more like an office. He advised a site and landscape plan will be submitted, and does not feel that an overlay of I-P is required as staff has recommended.

George Sibola with the Sidel Company spoke in favor of the request.

Public hearing closed at 4:40 p.m.

Director O'Connell advised the rezoning is compatible with the surrounding zoning. The adjoining R-5 zoned property is currently undeveloped; however, the addition of the I-P overlay would be a good requirement to ensure compatibility via site plan review with the adjoining properties.

A motion was made by Alderman Holding, seconded by Elaine Sutton-Ekes, that this item be Recommended for Approval. The motion PASSED by a Voice Vote.

08-3005

Subject: (Direct Referral) Application from Karen Sorenson of ERA Newport Realty, representing Bruce H. Joffe seeking consideration of a request for a conditional use permit at 1456 Junction Avenue to accommodate a meeting hall. (Res.08-1157)

Recommendation of the City Plan Commission on 12-10-08: That this be approved subject to Staff Recommendations with the following change that the hours be Monday - Sunday 10:00 a.m. - 10:00 p.m.

Fiscal Note: N/A

Attachments: [Public Hearing Notice - 1456 Junction Avenue \(08-3005\) CUP Staff Recommendations](#)

The public hearing opened at 4:46 p.m.

Director O'Connell presented an application from Karen Sorenson of ERA Newport Realty on behalf of Bruce Joffe for a conditional use permit at 1456 Junction Avenue to allow a meeting hall.

Karen Sorenson spoke to the issue of parking, noting she was in the process of receiving approval from an adjacent property owner to park on their lot.

Guy Singer of 1514 Junction Avenue spoke in favor of the request. Bruce Joffe, the applicant, spoke in favor of the request.

The public hearing was closed at 4:55 p.m.

A motion was made by Alderman Holding, seconded by Elaine Sutton-Ekes, that this item be Recommended for Approval subject to Staff Recommendations. The motion PASSED by a Voice Vote.

08-2973

Subject: Request by Neighborhood Housing Services that the City adopt the Towerview Neighborhood Plan. (ZOrd.015-08)

Recommendation of the City Plan Commission on 12-10-08: That an ordinance to adopt the Live Towerview plan be prepared and a public hearing be scheduled.

Fiscal Note: N/A

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

Rachel Westergren of Neighborhood Housing Services presented the proposed Towerview Neighborhood Plan.

Bob Hartmann, 1611 College Avenue, spoke in favor of the plan

Gordie Kacala of RCEDC spoke in favor of the plan.

Maria Campbell from the Board of Neighborhood Housing Services spoke in favor of the plan.

Alderman Robert Anderson spoke in favor of the plan.

A motion was made by Brent Oglesby, seconded by Elaine Sutton-Ekes, that this item be Recommended For Adoption. The motion PASSED by a Voice Vote.

Administrative Business

Dave Schilling, SEWRPC Principal Planner, provided an overview of the Smart Growth Comprehensive Plan for the City of Racine. It was noted the plan must be completed prior to January 1, 2010. An outline for review, public comment, and meeting schedules was briefly discussed.

Adjournment

There being no other items before the Plan Commission and hearing no objections, Mayor Becker adjourned the meeting at 5:40 p.m.

Respectfully Submitted,

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