



# 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*

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Wednesday, November 14, 2007

4:15 PM

Room 330 City Hall ANNEX

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

**PRESENT:** 6 - Gary Becker, Elaine Sutton Ekes, Gregory Holding, Brent Oglesby, Frank Tingle and Jud Wyant

**EXCUSED:** 1 - Vincent Esqueda

*OTHERS PRESENT: Mary Whitman, President of Landmarks Preservation Commission*  
*Rick Heller, Chief Building Inspector*  
*Brian F. O'Connell, Director of City Development*  
*Matthew G. Sadowski, Principal Planner*

#### **Approval of Minutes for the October 31, 2007 Meeting**

**A motion was made by Brent Oglesby, seconded by Atty. Jud Wyant, that the minutes be approved, as distributed. The motion PASSED by a Voice Vote.**

**ZOrd.0005-07** An Ordinance to rezone properties in the 11th Street and Lake Avenue Area

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:

Those properties known as 1135 & 1145 South Main Street, 1121, 1127, 1132, 1135 & 1147 Lake Avenue as well as 100 & 107 Twelfth Street and more particularly described as follows:

"Lots 9, 10, 11, 12 as well as the south 60 feet of Lot 7 Block 28 of the School Section and Lots 1,2,3 (plus part of adjacent vacated Lake Avenue as described in Volume 1734, page 926, except those parts deeded to the City), 4, 5, & 6 of Block 27 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin."

be rezoned from "R-2" Single Family Residence District, or "R-3" Limited General Residence District, or "O-I" Office/Institutional District, to "R-2" Single Family Residence District, or "R-3" Limited General Residence District, or "O-I" Office/Institutional District, all with an H - Historic Property District Overlay, 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 on this Ordinance is reflected in File 07-1372*

**A motion was made by Elaine Sutton Ekes, seconded by Frank Tingle, that this ordinance be Deferred. The motion PASSED by a Voice Vote.**

07-1372

**Subject:** ZOrd.0005-07 is to rezone properties in the 11th Street and Lake Avenue Area.

**Recommendation of City Plan Commission on 10-31-07:** That the ZOrd.0005-07 be deferred.

**Recommendation of City Plan Commission on 11-14-07:** That the ZOrd.0005-07 be deferred.

**Fiscal Note:** N/A

*In response to Commission Member Ekes, Director O'Connell explained that the vote at the Council to include the 1121 Lake Avenue in the rezoning was 14 to 1 in favor. He also stated that staff is recommending a deferral as work continues on the descriptions of the individual contributing properties.*

**A motion was made by Elaine Sutton Ekes, seconded by Frank Tingle, that this ordinance be Deferred. The motion PASSED by a Voice Vote.**

07-1352

**Subject:** (Direct Referral) Review of contributing property descriptions for the 11th Street and Lake Avenue Racine Historic District.

**Recommendation of City Plan Commission on 10-31-07:** That this item be deferred.

**Recommendation of City Plan Commission on 11-14-07:** That this

item be deferred.

**A motion was made by Elaine Sutton Ekes, seconded by Frank Tingle, that this item be Deferred. The motion PASSED by a Voice Vote.**

Ord.22-07

Ordinance No. 22-07

To repeal and recreate Chapter 114, Article VI, Section 638, Land uses, of the Municipal Code of the City of Racine, Wisconsin relating to Zoning.

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

Part 1:

Chapter 114, Article VI, Section 638 is hereby repealed and recreated to read as follows:

“All listed permitted and conditional uses in the underlying zoning district shall be conditional uses in the access corridor district except single and two-family residences and those uses which will occupy existing buildings and are compatible with the applicable corridor plans that may be adopted (as interpreted by the director of city development). Upon submittal of a conditional use permit application, the appointed access corridor representatives of the affected area shall receive a public hearing notice, and a copy of the application and supporting materials. The representatives may appear at the plan commission to offer a review and recommendation for city plan commission consideration.”

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 07-1425*

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

07-1425

**Subject:** Ord.22-07 is to create a less cumbersome review process when use reviews are needed by business areas representatives assigned to the Access Corridor Development Review Committee.

**Recommendation of City Development Committee on 11-14-07:** That the ordinance be adopted.

**Fiscal Note:** N/A

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.

07-1377

**Subject:** Communication from Nora Grosse of Racine Habitat for Humanity that the City ask Racine County to transfer a small piece of nonbuildable property to the City to provide off-street parking for the home at 1124-12th Street.

**Attachments:** [L. Racine Habitat .pdf](#)

*Director O'Connell indicated on the slide the property is proposed to be transferred to Habitat.*

*In response to Mayor Becker Jan Roland of Habitat for Humanity stated that the rubble and over-grown grass will be cleaned up.*

*Mayor Becker stated that any driveway surface is requires to be paved in concrete or asphalt and that Habitat is strongly encouraged to construct a garage.*

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

07-1410

**Subject:** (Direct Referral) Request by Landmark Credit Union (aka Belle City Credit Union) to vacate a portion of public right-of-way at 3413 Rapids Drive.

**Recommendation of City Plan Commission on 11-14-07:** That the vacation is not in conflict with City plans and programs.

Further, that the vacation be approved.

**Fiscal Note:** N/A

*Director O'Connell explained that the lands to be vacated are no longer needed for public right-of-way purposes, that the Commissioner of Public Works has no objections to the proposal and has been working with the applicant on driveway placement issues, and the vacation will provide lands for a drive-through lane in connection with and upgrade of the credit union's facilities.*

*Upon hearing no objections, Mayor Becker allowed Karen Klaus of 2346 Floyd Drive to speak on the matter. Ms. Klaus expressed concern for the potential of more traffic on*

*Floyd Drive as a result of the planned drive through.*

**A motion was made by Atty. Jud Wyant, seconded by Elaine Sutton Ekes, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.**

**07-1412**

**Subject:** (Direct Referral) Review of a Certified Survey Map for Landmark Credit Union (aka Belle City Credit Union) at 3413 Rapids Drive.

**Recommendation of City Plan Commission on 11-14-07:** That the certified survey for Landmark Credit Union (aka Belle Credit Union) at 3413 Rapids Drive be approved, subject to the following conditions:

- a. That the right-of-way of Rapids Drive be vacated.
- b. That a signature block be added for Common Council officials.
- c. That the \$50 processing fee accompany the CSM when submitted to the Director of City Development for City signatures.

**Fiscal Note:** N/A

**A motion was made by Frank Tingle, seconded by Elaine Sutton Ekes, that this item be Recommended For Approval, subject to the listed conditions. The motion PASSED by a Voice Vote.**

**Public Hearings Starting at 4:30 p.m.**

**07-1400**

**Subject:** (Direct Referral) Request by Landmark Credit Union (aka Belle City Credit Union) for a conditional use permit to install a 20 square foot electronic sign at 3413 Rapids Drive.

**Recommendation of City Plan Commission on 11-14-07:** That the request by Landmark Credit Union (aka Belle City Credit Union). seeking a conditional use permit to install a 20 square feet electronic sign at 3413 Rapids Drive be approved, subject to the following conditions:

- a. That the plans received October 31, 2007 and presented to the Plan Commission on November 14, 2007 be approved, subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be obtained from the Building Inspection Department.
- c. That prior to the issuance of a building/sign permit a landscape plan be submitted for the review and approval of the Director of City Development. Landscaping shall be installed in accordance with the approved plans by May 1, 2008 unless a letter of credit, equal to the value of the landscaping,

is submitted to the Director of City Development for review and approval. In no case shall landscaping shall be installed later that July 1, 2008.

d. That the operation of the sign comply with Section 114-1033 Electronic Message Signs of the City of Racine Municipal Code.

e. That any old sign and supporting structure be removed.

f. That all codes and ordinances be complied with and required permits acquired.

g. 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.

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

**Fiscal Note:** N/A

**Attachments:** [3413 Rapids Dr.pdf](#)

*Mayor Becker opened the public hearing at 4:42 p.m., explained the public hearing process, and introduced the item.*

*Director O'Connell reviewed the proposal.*

*Robert Bruemmer of Landmark Credit Union explained that the purpose for the signs placement is so that it can be seen from the intersection of Rapids Drive and STH 38. He stated that the sign was design to complement the planned buildings improvement by using the same materials.*

*Karen Klaus of 2346 Floyd Drive expressed concern with the potential for increasing visual clutter in the area and objected to being able to see the sign from her residence.*

*Christa Hamann – Paul of Torke Wirth Pujara, project architect, stated that there will be landscaping improvements to the site and at the base of the sign, and that existing mature landscaping should shield Ms. Klaus' residence from the view of the sign.*

*Mr. Bruemmer stated that the sign could be moved to the east so that it would be partially shielded from Ms. Klaus' view by the building.*

*Commission Member Ogelsby asked that all old signage and their attendant structures be removed as a condition of approval.*

*There being no further comments or questions, Mayor Becker closed the public hearing at 4:49 p.m.*

*Commission Member Tingle expressed concern with conflicts with vision triangles if the sign were to be moved east.*

Chief Building Inspector Richard Heller stated that the proposed position of the sign was a result of consultations with the Public Works Department and their desire to use the sign structure for headlight screening from vehicles using the drive-through lane.

Director O'Connell reviewed the proposed conditions of approval.

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

07-1401

**Subject:** (Direct Referral) Request by Corine Perez of First Class Resale Shop seeking a conditional use permit for a shop selling new and used household goods and antiques at 3723 Douglas Avenue.

**Recommendation of City Plan Commission on 11-14-07:** That the request by Corinne Perez seeking a conditional use permit for an establishment selling new and used household goods and antiques at 3723 Douglas Avenue be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on November 14, 2007 be approved, subject to the following conditions.
- b. That the establishment of this use is subject to the approval of the Access Corridor Development Review Committee.
- c. That all applicable building and occupancy permits be applied for.
- d. That the hours of operation are allowed to be from 9:00 a.m. to 9:00 p.m. daily.
- e. That prior to the issuance of an occupancy permit for the subject use, the property owner shall:
  1. Submit a comprehensive sign plan that serves to condenses the three existing pole signs into one sign. Said plans shall be submitted to the Access Corridor Development Review Committee for review and approval. The new sign plan shall be implemented by June 1, 2008.
  2. Submit a detailed landscape plan to the Access Corridor Development Review Committee for review and approval. Said plan shall also include a landscaping maintenance plan. At a minimum, landscaping shall be installed along the entire Douglas Avenue frontage where not intersected by a driveway. Landscaping shall be installed in accordance with the approved plans by May 1, 2008 unless a letter of credit, equal to the value of the landscaping, is submitted to the Director of City Development for review and approval. In no case shall landscaping be installed later than July 1, 2008

3. Clear the property of trash and debris.

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:** 3723 Douglas.pdf  
[3723 Douglas.pdf](#)

*Mayor Becker opened the public hearing at 4:55 p.m. and introduced the item.*

*Director O'Connell stated that this proposed use is in an access corridor area, and it was determined that a conditional use permit was warranted.*

*Corine Perez explained the use, stating it will not be a junk shop but have quality used items. She provided picture of the types of merchandise she anticipated to be offering.*

*There being no further comments or questions, Mayor Becker closed the public hearing at 4:59 p.m.*

*Director O'Connell reviewed the proposed conditions of approval. He explained that this item is scheduled for review by the Access Corridor Development Review Committee on November 19, 2007.*

*In response to Mayor Becker, Director O'Connell stated that the owners co-signs the application and is ultimately responsible for compliance with the requirements for upgraded signage and landscaping. He stated that the owner should call the Department of City Development to discuss signage and landscaping issues.*

**A motion was made by Frank Tingle, seconded by Alderman Gregory Holding, that this item be Recommended For Approval, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote.**

**07-1404**

**Subject:** (Direct Referral) Request by Suhail Sarsonz seeking a conditional use permit for a telephone store at 1957 Douglas Avenue.

**Recommendation of City Plan Commission on 11-14-07:** That the item be deferred until receiving a recommendation from the Access



Corridor Development Review Committee.

**Attachments:** [1957 Douglas .pdf](#)

*Mayor Becker opened the public hearing at 5:06 p.m. and introduced the item.*

*Director O'Connell stated that this proposed use is in an access corridor area, and it was determined that a conditional use permit was warranted.*

*Ghassan Hamdan explained the proposed use.*

*There being no further comments or questions, Mayor Becker closed the public hearing at 5:08 p.m.*

*Director O'Connell explained that due to past concerns with this property and the high profile it holds, action by the Commission should be deferred until the Access Corridor Development Review Committee is able to review the proposal and make recommendations at their meeting scheduled for November 19, 2007.*

**A motion was made by Frank Tingle, seconded by Atty. Jud Wyant, that this item be Deferred. The motion PASSED by a Voice Vote.**

[07-1405](#)

**Subject:** (Direct Referral) Request by Charles Mott, Jr. representing Cricket Communications seeking a conditional use permit for a wireless communication facility at 100-7th Street.

**Recommendation of City Plan Commission on 11-14-07:** That a conditional use permit be granted to Cricket Communications to install wireless communication antennas on the Mc'Mynn Tower at 110 - 7th Street, subject to the following conditions:

- a. That the plans presented to the Plan Commission on November 14, 2007 be approved subject to the conditions contained herein.
- b. That all antennas shall be surface mounted, painted a color that matches the surface to which the antennae are to be mounted upon.
- c. That all equipment except for the antennas and necessary cabling be housed within the existing mechanical penthouse.
- d. That if a tripod rooftop installation is desired, plans for such shall be submitted to the Downtown Area Design Review Commission for review and approval.
- e. That all codes and ordinances be complied with and required permits acquired.
- f. That no minor changes be made to this permit without approval of the Plan Commission, and no major changes be made to this permit without the approval of the Common Council.

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

**Fiscal Note:** N/A

**Attachments:** [100-7th Street.pdf](#)

*Mayor Becker opened the public hearing at 5:10 p.m. and introduced the item.*

*Charles Mott, Jr. explained the installation stating that with the exception of one antenna, they are replacing previously approved AT&T facilities. The change is that on the northeast sector antenna is proposed to be changed from a wall mount to a tripod mount that will sit atop the roof deck.*

*Director O'Connell stated that he had received a call from an area owner that expressed concerns with the degradation of color treatments for existing antennas on the building, and the negative appearance additional antennas will project. He explained that this matter will need review by the Downtown Area Design Review Commission because of the desire to have the tripod mounted antenna.*

*There being no further comments or questions, Mayor Becker closed the public hearing at 5:13 p.m.*

*Director O'Connell reviewed the proposed conditions of approval.*

**A motion was made by Atty. Jud Wyant, seconded by Alderman Gregory Holding, 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 5:15 p.m.*

*Respectfully Submitted,*

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