



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 27, 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: 6 - John Dickert, Vincent Esqueda, Gregory Holding, Brent Oglesby, Jud Wyant and Eric Marcus
EXCUSED: 1 - Elaine Sutton Ekes

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

Approval of Minutes for the January 13, 2010 Meeting

A motion was made by Commissioner Wyant, seconded by Alderman Holding, to approve the minutes of the January 13, 2010 meeting. The motion **PASSED** by a Voice Vote.

New Business

[10-4686](#)

Subject: (Direct Referral) Review of a two-lot certified survey map for Badger Plaza, LLC at 4003 Durand Avenue.

Discussion was held on the proposed certified survey map. Director O'Connell noted a vacated part of Kentucky St. has caused issues with the legal description and there are utility issues that need to be worked out.

A motion was made by Commissioner Wyant, seconded by Commissioner Marcus, to defer this item until the problems with the CSM can be corrected. The motion **PASSED** by a Voice Vote.

[10-4690](#)

Subject: (Direct Referral): Consideration of amendments to Sec. 114 of the Municipal Code regarding the location of religious institutions, and the location of daycare facilities in the business districts.
(Res.10-1847)

Recommendation of the City Plan Commission on 1-27-10: That a resolution be drafted for introduction to the Common Council of the City of Racine seeking a 120-day moratorium upon the granting of any occupancy permit for daycare centers, religious institutions, educational facilities, lodges, social clubs, meeting halls or similar uses to provide time for the Plan Commission to develop and recommend ordinances containing appropriate rules for the treatment of such uses in the business district.

Fiscal Note: N/A

Discussion was held concerning allowing religious institutions, daycare centers, and other non-commercial uses within business zones. Director O'Connell and staff have proposed a moratorium on these uses until language can be developed for potential ordinance amendments.

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to recommend approval of the item as recommended. The motion PASSED by a Voice Vote:

AYES: 4 - Vincent Esqueda, Gregory Holding, Jud Wyant and Eric Marcus

NOES: 1 - Brent Oglesby

EXCUSED: 1 - Elaine Sutton Ekes

NON VOTING: 1 - John Dickert

Old Business

[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. (Res.10-1867)

Recommendation of the City Plan Commission on 1-27-10: That the request be denied.

Fiscal Note: N/A

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

Director O'Connell advised of the proposed uses for the site. Since the public hearing, a social service agency/office use has been proposed by the applicant to the list of uses. Discussion ensued regarding the Douglas Avenue Revitalization Plan and appropriate uses for the building. Alderman Kaplan spoke in favor of allowing the proposal.

A motion was made by Alderman Holding, seconded by Commissioner Marcus, to deny the request. The motion PASSED by a 3-2 Vote:

AYES: 3 - Gregory Holding, Jud Wyant and Eric Marcus

NOES: 2 - Vincent Esqueda and Brent Oglesby

EXCUSED: 1 - Elaine Sutton Ekes

NON VOTING: 1 - John Dickert

08-1906

Subject: (Direct Referral) Request by Robert Watring of Virginia Towers, LLC seeking a rezoning from O-I Office Institutional District to B-5 Central Service District at 73 Eight Street. Also seeking a conditional use permit for a mixed use planned development at 73 Eight Street.

Recommendation of City Development on March 26, 2008: That the item be deferred.

Recommendation of the City Plan Commission on 1-27-10: That the item be received and filed.

Fiscal Note: N/A

Attachments: [Virginia Towers.pdf](#)

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to receive and file the item. The motion **PASSED** by a Voice Vote.

08-2425

Subject: Communication from Olatoye Baiyewu, Executive Director for First Choice Pre-Apprenticeship Training, requesting permission to install a storage barn on the property located at 1437 Marquette Street, Racine, Wisconsin.

Recommendation of the City Plan Commission on 1-27-10: That the request be received and filed.

Fiscal Note: N/A

Attachments: [first choice preapprentice training request storage.doc](#)

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

08-2748

Subject: (Direct Referral) Discussion regarding allowing beauty salons in the "O" Office District.

A motion was made by Alderman Holding, seconded by Commissioner Marcus, to receive and file this item. The motion **PASSED** by a Voice Vote.

08-3045

Subject: Communication from American Tower Company requesting to erect a lightpole/monopole structure in Lockwood Park for their client Cricket Communications.

Recommendation of the City Plan Commission on 1-27-10: That the item be received and filed.

Fiscal Note: N/A

Attachments: [American Tower](#)
[American Tower 2](#)

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to receive and file this item. The motion PASSED by a Voice Vote.

[09-3358](#)

Subject: (Direct Referral) Consideration of a request from Amad Otallah seeking a conditional use permit for an establishment engaged in the buying and selling of jewelry and electronics at 3333 Douglas Avenue.

Recommendation of the City Plan Commission on 1-27-10: That the item be received and filed.

Fiscal Note: N/A

Attachments: [PH Notice - 3333 Douglas Ave.](#)

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to receive and file this item. The motion PASSED by a Voice Vote.

[09-3657](#)

Subject: (Direct Referral) Consideration of the rezoning of a property at 625 College Avenue from B-4 Central Business District to B-4 with an H-Historic Properties District overlay to facilitate the re-designation of a Racine Landmark, Unitarian Universalist Church of Racine and Kenosha (Historical Name: Church of the Good Shepherd).

Recommendation of the City Plan Commission 1-27-10: That the item be received and filed.

Fiscal Note: N/A

Attachments: [PH Notice - 625 College Avenue](#)

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to receive and file this item. The motion PASSED by a Voice Vote.

[09-3731](#)

Subject: (Direct Referral) Consideration of the rezoning of a property at 625 College Avenue from B-4 Central Business District to B-4 with an H-Historic Properties District Overlay to facilitate the re-designation of a Racine Landmark, Unitarian Universalist Church of Racine and Kenosha (Historical Name: Church of the Good Shepherd).

Recommendation of the City Plan Commission 1-27-10: That the item be received and filed.

Fiscal Note: N/A

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to receive and file this item. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

There being no other business, Mayor Dickert adjourned the meeting at 5:10 p.m.