



# 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*

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Wednesday, November 26, 2008

4:30 PM

City Hall, Room 205

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### Call To Order

*Alderman Holding called the meeting to order at 4:30 p.m.*

**PRESENT:** 4 - Vincent Esqueda, Gregory Holding, Brent Oglesby and Jud Wyant

**EXCUSED:** 3 - Gary Becker, Elaine Sutton Ekes and Frank Tingle

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

### Approval of Minutes for the November 12, 2008 Meeting

**A motion was made by Commissioner Esqueda, seconded by Commissioner Wyant, to Approve the Minutes of the November 12, 2008 meeting. The motion PASSED by a Voice Vote.**

#### 08-2742

**Subject:** (Direct Referral) Compliance review for conditional use permit for National Auto at 2933 Rapids Drive.

**Recommendation of the City Plan Commission on 11-26-08:** That a non-compliance letter and revocation order be sent to the property owner.

*Principal Planner Sadowski reviewed the results of two compliance inspections of the property, including photographs taken during the inspections. Mr. Sadowski reviewed the process for revocation of a conditional use permit. Mr. Rick Roshen (sp?) spoke for National Auto and explained that several of the vehicles identified by Mr. Sadowski as being on the property for more than 20 days were vehicles owned and used by National Auto for business. Review of the photographs showed other vehicles, not used by National Auto, exceeded the 20 day limit.*

**A motion was made by Commissioner Oglesby that a non-compliance letter and revocation order be sent to the property owner. Seconded by Commissioner Wyant. The motion PASSED by a Voice Vote.**

#### 08-2943

**Subject:** (Direct Referral) Request by Josette Cohen of Abundant Life Academy of Excellence seeking a Conditional Use Permit at 3440 Douglas Avenue for a daycare facility, and a before and after school program.

**Recommendation of the City Plan Commission on 11-26-08:** That

this item be approved subject to staff recommendations.

**Attachments:** [Public Hearing Notice - 3440 Douglas Avenue](#)  
[Recommendations 3440 Douglas 08-2943](#)

*Alderman Holding opened the public hearing at 4:46 p.m.*

*Director O'Connell described the property and the request for a conditional use permit for a group daycare center. He said the request had been considered by the Access Corridor Development Review Committee (ACDRC) on November 20, 2008, and that the ACDRC had recommended approval with conditions. He said the key concerns related not to the proposed daycare center, but to the property owner's failure to comply fully with the conditional use permit issued for the mixed use development on the property.*

*The applicant, Pastor Josette Cohen of 1243 Arthur Avenue, briefly described the proposed use. Alderman Ray DeHahn spoke in favor of the application.*

*There being no other speakers, Alderman Holding closed the public hearing at 4:50 p.m.*

*Director O'Connell reviewed the conditions recommended by the staff and the ACDRC. In answer to a question, he clarified that "12:00 p.m." in condition "d." was meant to be "12:00 midnight" and would make the correction to the proposed conditions.*

**A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda, that this item be Recommended For Approval as corrected. The motion PASSED by a Voice Vote.**

**08-2944**

**Subject:** (Direct Referral) Request by Derrick Martin of Hello Auto Sales, LLC seeking a Conditional Use Permit at 1149 Washington Avenue for auto sales.

**Recommendation of the City Plan Commission on 11-26-08:** That this item be approved subject to the amended staff recommendations.

**Attachments:** [Public Hearing Notice - 1149 Washington Avenue](#)  
[Recommendations 1149 Washington 08-2944](#)

*Commissioner Wyant announced that he was recusing himself from participation on this item.*

*Alderman Holding opened the public hearing at 4:56 p.m. Director O'Connell described the property and the request for a conditional use permit for used automobile sales. He said the request had been considered by the Access Corridor Development Review Committee (ACDRC) on November 20, 2008, and that the ACDRC had recommended approval with conditions. He said the key concerns related to the number of vehicles that would fit on the property, noting that the applicant proposed eleven (11) and staff initially recommended five (5).*

*Attorney John Stutt spoke on behalf of the applicant, Mr. Derrick Martin, who was present to answer questions. Attorney Stutt clarified that Mr. Martin was currently requesting permission to display nine (9) vehicles.*

*There being no other speakers, Alderman Holding closed the public hearing at 5:00 p.m.*

*Director O'Connell reviewed the conditions recommended by the staff and the ACDRC. Discussion followed regarding the number of vehicles to be displayed. It was agreed that the first sentence in condition "b." be revised to read "That up to seven (7) vehicles may be displayed for sale at this location, unless otherwise approved by the Chief Building Inspector to allow nine (9) vehicle spaces including utilization of two spaces that are not of legal size." Editorial corrections to conditions "c.", "f.", and "k." were also approved.*

**A motion was made by Commissioner Oglesby, seconded by Commissioner Esqueda, that this item be Recommended For Approval as amended. The motion PASSED by a Voice Vote with Commissioner Wyant abstaining.**

### **Adjournment**

*There being no further business, Alderman Holding adjourned the meeting at 5:10 p.m.*