

City of Racine

*City Hall
730 Washington Ave.
Racine, WI 53403*



Meeting Minutes

Wednesday, July 11, 2007

4:15 PM

Room 103, City Hall

City Plan Commission

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

Acting Chairman Wyant called the meeting to order at approximately 4:30 p.m.

PRESENT: 3 - Elaine Sutton Ekes, Brent Oglesby and Jud Wyant

EXCUSED: 4 - Gary Becker, Vincent Esqueda, Gregory Holding and Frank Tingle

*Others Present: Matthew Sadowski, Principal Planner
James Luelloff, Associate Planner
Rick Heller, Chief Building Inspector
Kristin Niemiec, RCEDC*

Due to lack of a quorum Acting Chairman Wyant informed those present that the public hearings would be held but that action on the items would be deferred until the meeting of July 25th.

07-0818 **Subject:** Communication from the General Manager requesting use of City property for temporary spoils storage.

Attachments: [temp storage of spoils haas ltr.pdf](#)

Deferred

ZOrd.0004-07 An Ordinance to Rezone 1300 (odd) block of Washington Avenue

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 parcels of property in the 1300 (odd) block of Washington Avenue, and more particularly described as follows:

“Those properties known as 1301, 1303, 1323, 1327, 1329, 1331, 1337, 1341, 1347, & 1351 Washington Avenue and more particularly described as follows: Lots 3, 4, 7, 8, 11, 12, 13, 14, & 15 of Harmon’s Subdivision of Block 76 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin”

be rezoned from "B-3" General Commercial 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

Deferred

Public Hearing

07-0895

Subject: (Direct Referral) Request by S.C. Johnson seeking to amend a conditional use permit to relocate their helipad at 1525 Howe Street to the southeast corner of Racine Street and 14th Street

Attachments: [1525 Howe.pdf](#)

Commissioner Jud Wyant opened the public hearing at 4:32 p.m.

Planner Sadowski described the land uses and zoning within the area. He stated that the relocation of the helipad was part of an overall parking lot expansion project by S. C. Johnson.

Brian Anderson representing S.C. Johnson provided an illustration of the FHA approved flight path. He stated that the helipad was used on average 14 times per year in 2004 and 2005.

Russell Solheim of 1100 Indiana Street asked how noise levels were to be controlled.

Planner Sadowski stated that noise levels were controlled by City Ordinances but that he was un-aware of such an ordinance design specifically for helipads.

Planner Sadowski summarized the concerns of Rodger Olshanski of 836 S. Tenth Avenue, Wausau as expressed in a letter. His concerns as summarized were noise, debris, safety, and impact upon property values.

Commissioner Jud Wyant closed the public hearing at 4:40 p.m.

Deferred

07-0896

Subject: (Direct Referral) Request by Erik Jacobson seeking a conditional use permit for a tire repair shop at 1225 Washington Ave.

Attachments: [1225 Washington.pdf](#)

Commissioner Wyant opened the public hearing at 4:40 p.m.

Planner Sadowski stated that the proposed use was similar to a previous tire repair shop at the same location that had since relocated.

Eric Jacobson of 817 14th Street Kenosha, asked about the timetable for approval and

issues regarding obtaining an occupancy permit.

Chief Building Inspector Helle explained the occupancy permit procedure and that approvals could be given after August 8th.

Commissioner Wyant closed the public hearing at 4:48 p.m.

Deferred

07-0897

Subject: (Direct Referral) Request by Fadi R. Imseitef seeking a conditional use permit for a unified development plan for an auto sale and repair facility at 3430 Douglas Avenue and a multi-tenant building at 3440 Douglas Ave.

Attachments: [3430-3440.pdf](#)

commissioner Wyant opened the public hearing at 4:50 p.m.

Planner Sadowski described the land uses and zoning within the area.

Architect Steve Sharp of 5110 S. Loomis Road Waterford, representing the proponent stated that the applicant was in agreement with the conditions as proposed with the exception of the 20 car auto sales limit and asked if that condition could be modified to increase the number 25 or 30.

Kristen Niemiec of RCEDC stated that the Douglas Avenue group had expressed concerns about the potential use of banners, and the proposed angle parking on the north side of the building. The group also had concerns about the number of proposed tenants (3) within the multi-tenant building. Ms. Niemiec also stated that the group requested that they be allowed to review the plans for the building renovations, prior to approval.

Commissioner Wyant closed the public hearing at 4:48 p.m.

Deferred

Adjournment

There being no other matters before the Commission, the meeting was adjourned at approximately 4:55 p.m.