



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, November 12, 2008

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 6 - Gary Becker, Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding, Brent Oglesby and Jud Wyant

EXCUSED: 1 - Frank Tingle

*Others Present: Matt Sadowski, Principal Planner
Rick Heller, Chief Building Inspector
Jill Johanneck, Associate Planner
Ben Hughes, City Administrator*

Approval of the October 29, 2008 Meeting Minutes.

A motion was made by Vincent Esqueda, seconded by Gregory Holding, that to Approve the Minutes of the October 29, 2008 Plan Commission meeting. The motion PASSED by a Voice Vote.

[08-2896](#)

Subject: (Direct Referral) Use Supplement for 3500 Kinzie Avenue. (Res.08-1113)

Recommendation of the City Plan Commission on 11-12-08: That this be Approved subject to Staff Recommendations.

Fiscal Note: N/A

Attachments: [Public Hearing Notice - 3500 Kinzie Ave](#)
[Use Supplement - 3500 Kinzie Avenue](#)

Principal Planner Sadowski discussed the use supplement for 3500 Kinzie Avenue. At the previous Plan Commission meeting, the introduction of the Flex Development overlay for the property at 3500 Kinzie Avenue was provided to the Commissioners, and currently before the Commission is the Use Supplement for the property, which will allow the Beauty Salon as a conditional use, and will also prohibit other uses deemed unsuitable for the site. These uses are outlined in the supplement language and include community living arrangements; recreational clubs and community centers; religious institutions; family and group daycare centers; and retail sales, unless accessory to the principle use.

Commissioner Wyant questioned if it were in the authority of the Plan Commission to prohibit community living arrangements as noted in the use supplement. Planner Sadowski and Alderman Holding advised it would only be for this property, not a total city-wide ban of community living arrangements.

Alderman Holding verified the applicant will not be allowed to expand the amount of signage beyond what currently exists, and that the applicant may only be allowed to improve the quality of the signage. Planner Sadowski verified that to be correct, and that such condition has been written into the Conditional Use.

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.

ZOrd.012-08

An Ordinance rezoning 3500 Kinzie 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 property located at 3500 Kinzie Avenue, and more particularly described as follows:

"Lot 28 of Block 8 of West Lawn Addition. Said land being in the City of Racine, Racine County, Wisconsin" be rezoned from "R-2" Single Family Residential District, to "R-2" with a FD Flex Development Overlay 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

Attachments: [Public Hearing Notice - 3500 Kinzie Ave](#)

Planner Sadowski advised the Ordinance is the basis for all the actions being taken at 3500 Kinzie Avenue and will allow the Conditional Use to go forward.

A motion was made by Alderman Holding, seconded by Jud Wyant, that this item be Recommended for Adoption. The motion PASSED by a Voice Vote.

08-2897

Subject: (Direct Referral) Use Supplement for 2932 Northwestern Avenue. (Res.08-1115)

Recommendation of the City Plan Commission on 11-12-08: That this item be Approved subject to Staff Recommendations.

Fiscal Note: N/A

Attachments: [Public Hearing Notice - 2932 Northwestern Ave](#)
[Use Supplement - 2932 Northwestern Avenue](#)

Planner Sadowski advised the additional use that will be allowed on this property via the approved Conditional Use as a Beauty Salon. Due to the land area involved, the prohibited uses on this site will be retail sales (unless accessory to the conditional use), and community gardens.

Alderman Holding questioned the process of choosing which uses will be prohibited. Planner Sadowski advised the decision is based on the uses allowed within the underlying zone district as conditional uses, and excludes those uses that may produce a hardship on the property.

It was verified that the hours of operation for the salon were modified, adding Saturday hours from 9:00 a.m. to 5:00 p.m. and that this has been updated in the conditions of approval for the Conditional Use.

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

ZOrd.013-08

An Ordinance rezoning 2932 Northwestern 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 property known as 2932 Northwestern Avenue and more particularly described as follows:

"Block 3 of Wustum Addition Lots 11, 12, and west 1/2 of adjacent vacated alley, Lots 13, 14, 15, and adjacent vacated alley, Lots 16, 17, and west 1/2 of adjacent vacated alley Said land being in the City of Racine, Racine County, Wisconsin" be rezoned from "O" Restricted Office District, to "O" with a FD Flex Development Overlay 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

Attachments: [Public Hearing Notice - 2932 Northwestern Ave](#)

Planner Sadowski advised the Ordinance is the basis for all the actions being taken at 2932 Northwestern Avenue and will allow the Conditional Use to go forward.

A motion was made by Alderman Holding, seconded by Vincent Esqueda, that this item be Recommended For Adoption. The motion PASSED by a Voice Vote.

[08-2826](#)

Subject: Ordinance No. 15-08 to amend Sec. 81-123(b) of the Municipal Code of the City of Racine, Wisconsin relating to Sidewalks - required widths.

Recommendation of the Public Works and Services Committee on 10-28-08: That Ordinance No. 15-08 to amend Sec. 81-123(b) of the Municipal Code of the City of Racine, Wisconsin relating to Sidewalks - required widths, be adopted.

Recommendation of the City Plan Commission on 11-12-08: That the Ordinance No. 15-08 pertaining to sidewalk widths be Adopted.

Fiscal Note: N/A

Planner Sadowski advised the Public Works Department is looking to amend ordinance 81-123(b) of the Municipal Code requiring the minimum sidewalk width along Ohio Street to be six (6) feet. The area of concern at this time is between Washington Avenue and Durand Avenue, which do not meet the requirement.

Rick Jones, from Public Works, advised that per City Code, an ordinance is needed to require the six-foot width and that all sidewalk widths are set by ordinance within the City.

A motion was made by Jud Wyant, seconded by Vincent Esqueda, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.

Administrative Business

Planner Sadowski discussed recent updates to the new Comprehensive Plan that is underway and due to be completed by 2010. He advised that a public input meeting with the Plan Commission and other City departments needs to be scheduled to review the surveys being completed by SEWRPC (Southeastern Wisconsin Regional Plan Commission).

Commissioners agreed to meet at 5:00 p.m. on February 11, 2009 for this agenda item. Attempts will be made to make this regular meeting of the Plan Commission shorter to allow more time for discussion of the Comprehensive Plan.

Adjournment

Mayor Gary Becker adjourned the meeting at 4:45 p.m.