



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
www.cityofracine.org

## Meeting Minutes - Final City Plan Commission

*Mayor Thomas Friedel, Alderman Gregory Holding  
Atty. Jud Wyant, Elaine Sutton Ekes  
Vincent Esqueda, Brent Oglesby, Eric Marcus*

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Wednesday, March 25, 2009

4:30 PM

City Hall, Room 205

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**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

*Mayor Friedel called the meeting of the Plan Commission to order at 4:30 p.m.*

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

### Approval of Minutes for the February 25 & March 11, 2009 Meetings

**A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to approve the minutes of the February 25, 2009 and March 11, 2009 Plan Commission meetings. Motion PASSED by a Voice Vote.**

#### 05-1360

**Subject:** Direct Referral. Gary De Pelecyn seeking to amend a Conditional Use Permit to allow internal illumination of the changeable letter signs (reader boards) currently affixed to the bottom of the side wall billboard sign at 1525 Washington Avenue (Deferred from the July 13, 2005 meeting).

*Principal Planner Sadowski advised this is an old request which has not been pursued by the applicant.*

**A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Marcus, to Receive and File this item. Motion PASSED by a Voice Vote.**

#### 06-2166

**Subject:** Partial vacation of the 700 block of Racine Street.

**Also refer to the City Plan Commission.**

**Recommendation of the Public Works and Services Committee:**  
Long Term Deferral

**Recommendation of the City Plan Commission on 3-25-09:** That the item be Received and Filed.

**Fiscal Note:** N/A

*Mr. Sadowski advised this right-of-way vacation request is no longer necessary as Phase II of the Riverbend project is not being pursued by the developer.*

**A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Marcus, that this item be Recommended to be Received and Filed. 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

**Recommendation of City Plan Commission on 3-25-09:** That the item be Received and Filed.

**Fiscal Note:** N/A

*Mr. Sadowski advised this rezoning request is to be included in a new comprehensive proposal for the greater southside area.*

**A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Marcus, that this item be Recommended to be Received and Filed. Motion PASSED by a Voice Vote.**

**07-1430**

**Subject:** Request to discuss the redevelopment of 3102 Washington Avenue, Ralph Pierce Park.

**Also referred to City Plan Commission**

**Recommendation of the Board of Parks, Recreation & Cultural Services 12-12-07:** that the request be deferred.

**Fiscal note:** To be determined.

**Recommendation of the Board of Parks, Recreation & Cultural Services 1-14-09:** that the communication be received and filed.

**Fiscal Note:** N/A

**Recommendation of the City Plan Commission on 3-25-09:** That the item be Received and Filed.

**Fiscal Note:** N/A

**Attachments:** [3102 Washington Ave.pdf](#)

*Mr. Sadowski advised this is an old request which has not been pursued by the applicant.*

**A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Marcus, that this item be Recommended to be Received and Filed. Motion PASSED by a Voice Vote.**

**08-2124**

**Subject:** (Direct Referral) Minor amendment to a conditional use permit for revised landscaping plan at 110-7th Street, McMynn Tower.

*Mr. Sadowski advised the applicant has addressed the landscaping issues for this request.*

**A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Marcus, that this item be Received and Filed. Motion PASSED by a Voice Vote.**

**08-2210**

**Subject:** (Direct Referral) Minor amendment to a conditional use permit for revised landscaping plan at 110-7th Street, McMynn Tower.

*Mr. Sadowski advised this is a duplicate file number.*

**A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Marcus, that this item be Received and Filed. Motion PASSED by a Voice Vote.**

**08-2217**

**Subject:** (Direct Referral) Conditional Use Permit request by Michael G. Jaeger representing El Perro, LLC. for the conversion of a portion of first floor commercial space into a residential unit at 1639 Douglas Avenue.

**Recommendation of City Plan Commission on 5-28-08:** That the item be deferred.

**Attachments:** [1639 Douglas Ave.pdf](#)

*Mr. Sadowski advised that this request has been withdrawn by the applicant.*

**A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Marcus, that this item be Received and Filed. Motion PASSED by a Voice Vote.**

**08-2747**

**Subject:** (Direct Referral) Request by Racine Fire Department seeking a conditional use permit for an electronic message board at 730 Center Street.

*Mr. Sadowski advised this is a duplicate file number.*

**A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Marcus, that this item be Received and Filed. Motion PASSED by a Voice Vote.**

**08-2827**

**Subject:** Ordinance No. 14-08 to repeal and recreate Sec. 114-693 of the Municipal Code of the City of Racine, Wisconsin relating to

Accessory buildings and structures - Height limitations.

**Recommendation of the Public Works and Services Committee on 10-28-08:** That the item be referred to the City Plan Commission.

**Fiscal Note:** Not applicable.

*Mr. Sadowski advised this Ordinance was approved on 11/5/2008.*

**A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Marcus, that this item be Received and Filed. Motion PASSED by a Voice Vote.**

[09-3357](#)

**Subject:** (Direct Referral) Consideration of a request from Amad Otallah seeking a rezoning of property at 3333 Douglas Avenue from B-1 Neighborhood Convenience District to B-2 Community Shopping District to facilitate an application for an establishment engaged in the buying and selling of jewelry and electronics; and a rezoning of 3343 Douglas Avenue. (ZOrd.1-09)

**Recommendation of the City Plan Commission on 3-25-09:** That an ordinance be prepared and a public hearing scheduled.

**Fiscal Note:** N/A

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

*Mr. Sadowski introduced the item and provided an overview of surrounding zoning and the rationale behind the support of the rezoning request. Staff has also included in the request the rezoning of 3343 Douglas Avenue from B-1 to B-2 to create a consistent area of B-2 zoning along this stretch of Douglas Avenue up to Shoreland Drive.*

*Jud Wyant questioned if 3347 Douglas Avenue has been advised they are being rezoned. Mr. Sadowski advised that property is already zoned B-2 and is not part of this request. He then asked if 3343 Douglas is aware they are being rezoned. Mr. Sadowski advised a notice was sent to the property owner and that he had not received any contact. Associate Planner Jill Johanneck also advised she had not been contacted by the owner of 3343 Douglas.*

*Mayor Friedel opened the Public Hearing at 4:36 p.m.*

*• John Dexter, owner of 3343 Douglas Avenue, spoke that there were no concerns with the rezoning.*

*• Amad Otallah, the applicant, advised he currently runs a similar business and is looking to expand.*

*Mayor Friedel closed the Public Hearing at 4:40 p.m.*

**A motion was made by Alderman Holding, seconded by Commissioner Marcus, that an ordinance be prepared and a public hearing scheduled. 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.

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

*Mr. Sadowski advised staff is withholding a recommendation pending receipt of additional information, and that this item needs to go before the Access Corridor Development Review Committee for recommendation to be filed with the Plan Commission.*

*Mayor Friedel opened the Public Hearing at 4:40 p.m.*

*The applicant came forward to question why he needs a conditional use permit. Mr. Sadowski advised him due to the resale aspect of the request is not permitted in the B-2 zone and requires a conditional use approval.*

*Alderman Holding asked if DARA gets notified of the conditional use. Mr. Sadowski advised they will be advised via the Access Corridor Development Review Committee.*

*Mayor Friedel advised that Alderman DeHahn was aware this item was on the agenda and that it would be deferred.*

*Mayor Friedel closed the Public Hearing at 4:45 p.m.*

**A motion was made by Alderman Holding, seconded by Jud Wyant, that this item be Deferred. Motion PASSED by a Voice Vote.**

### **Administrative Business**

*None.*

### **Adjournment**

*There being no other business, Mayor Friedel adjourned the Plan Commission meeting at 4:45 p.m.*