

City of Racine

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



Meeting Minutes

Wednesday, September 6, 2006

4:00 PM

209

Redevelopment Authority of the City of Racine

*Chairman James T. Spangenberg
Scott Terry
John Crimmings
Alderman Pete Karas
Robert Ledvina
Cory Mason
David Lange*

Acting Chairman Karas called the meeting to order at approximately 4:02 p.m.

PRESENT: Scott Terry, Pete Karas, Robert Ledvina and Cory Mason

EXCUSED: John Crimmings, James T. Spangenberg and David Lange

*OTHERS PRESENT: Brian F. O'Connell, Director of City Development
James Luelloff, Associate Planner*

Approval of Minutes for the July 6, 2006 Meeting.

A motion was made by Robert Ledvina , seconded by Cory Mason, to Approve the Minutes, as distributed. The motion PASSED by a Voice Vote.

06-2472

Subject: (Direct Referral). Request from Mark Rose representing JB Construction and B.A.T. Trucking seeking a conditional use permit to operate a construction yard, and truck terminal at 1600 North Memorial Drive and 1700 St. Patrick Street.

Recommendation of Redevelopment Authority 9-6-06: Approval of the request, subject to appropriate conditions established by the City Plan Commission.

Recommendation of City Plan Commission 9-13-06: That the request from Mark Rose representing J.B. Construction and B.A.T. Trucking seeking a conditional use permit to operate a construction yard and truck terminal at 1600 North Memorial Drive and 1700 St. Patrick Street be approved, subject to the following conditions:

- a. That the plans stamped "Received August 31, 2006" and presented to the Plan Commission on September 13, 2006 be approved subject to the conditions contained herein.
- b. That an occupancy permit and other applicable permits be obtained from the Building Department.
- c. That all yard areas, landscaping, buildings, and grounds be maintained in a professional manner and on a daily basis.
- d. That the maximum hours the operation is to be open to the public are from 6:00 a.m. to 9:00 p.m. Monday Through Saturday, with no operational hours on Sunday.
- e. That all employee and customer parking be contained on site.
- f. That the maneuvering of trucks, trailers, and equipment associated with this operation not hinder the free flow of traffic on N. Memorial Drive, St Patrick Street, and Blake Street.

- h. That there be no outside storage of junk, construction debris, or junked vehicles, and equipment. New construction materials may be stored outdoors in screened areas.
- i. That no more than three trailers be stored on the property at any one time, and that trailers not be used as storage structures.
- j. That all trash and recyclables be stored in closed containers and screened from view.
- k. That by June 1, 2006 the following shall be accomplished:
 - 1. Painting of the building in an earth-tone color(s).
 - 2. Paving of all parking and drive areas.
- l. That the following shall be accomplished prior to the issuance of an occupancy permit:
 - 1. Removal of vines and other vegetation from fencing and gates.
 - 2. Repair and paint all fencing, or replace all fencing and install privacy slats in east and west fencing and gates. Privacy slats and fencing color(s) shall be complementary to the building color(s).
 - 3. Remove the skeletal steel structure at the intersection of St. Patrick Street and Blake Avenue.
 - 4. Remove of all barbed wire.
- m. That all signs be professionally made, comply with the zoning ordinance requirements and be submitted for review and approval by the Director of City Development.
- n. That all codes and ordinances be complied with and required permits acquired.
- o. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.
- p. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [1600 N.Memorial.pdf](#)

Acting Chairman Karas introduced the item.

Director O'Connell described the location of the property. He explained that this item would be before the Plan Commission and that a recommendation from the authority was being requested.

Mr. Rose explained that it was his intent to purchase the property and that the proposal did not include housing. He went on to explain that the property had been vacant for the past three years, and that it was his intent was to use the property for his cement contracting business and for a tenant trucking operation.

Approved

Status reports on ongoing redevelopment projects

Director O'Connell informed the members of the status of the West Racine project, the Walker site, Racine Steel Castings, Southside Industrial Park, Horlick site and the River Bend Lofts.

Next Meeting - Tuesday September 26, 2006 (tentative)

Tentatively September 26, 2006. (Secretary's note: A special meeting on this date was not needed. the next meeting is the October 4, 2006 regular meeting).

Adjournment

There being no other matters before the Authority, the chair declared the meeting adjourned at 4:35 p.m.

Respectfully submitted,

*Brian F. O'Connell
Executive Director of the Authority
and Director of City Development*