



City of Racine

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

Meeting Minutes - Final City Plan Commission

Wednesday, February 13, 2013

4:15 PM

City Hall, Room 301

Call To Order

PRESENT: 6 - Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth, John Dickert, Dennis Wisner and Melvin Hargrove
EXCUSED: 1 - Molly Hall

Others present:

*Matthew Sadowski, Assistant Director of City Development
Jill Johanneck, Associate Planner*

Approval of Minutes for the January 30, 2013 Meeting

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to approve the minutes of the January 30, 2013 meeting. The motion PASSED by a Voice Vote.

13-8643

Subject: (Ord.04-13) An ordinance to amend Article X, Division 1 - Generally of the Municipal Code of the City of Racine, Wisconsin, by adding a new section regarding window signage.

Recommendation of the City Plan Commission on 2-13-13: That the ordinance be adopted.

Fiscal Note: N/A

Associate Planner Johanneck advised the Commission had discussed this item at their meeting of January 30th, with recommendation to the Common Council that a public hearing be scheduled and ordinance prepared. Both items occurred at the Common Council meeting of February 5th, and the ordinance is now before the Plan Commission for review and recommendation to the Council.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to recommend adoption of Ordinance 04-13 to the Common Council. The motion PASSED by a Voice Vote.

13-8644

Subject: (Ord.05-13) An ordinance to repeal and recreate portions of Chapter 114 Zoning, of the Municipal Code of the City of Racine Wisconsin as they relate to recent changes for Advertising signs.

Recommendation of the City Plan Commission on 2-13-13: That the ordinance be adopted.

Fiscal Note: N/A

Associate Planner Johanneck advised the Commission had discussed this item at their meeting of January 30th, with recommendation to the Common Council that a public hearing be scheduled and ordinance prepared. Both items occurred at the Common Council meeting of February 5th, and the ordinance is now before the Plan Commission for review and recommendation to Council.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Veranth, to recommend adoption of Ordinance 05-13 to the Common Council. The motion PASSED by a Voice Vote.

[13-8645](#)

Subject: (ZOrd.001-13) An ordinance rezoning 1218 N. Main Street.

Recommendation of the City Plan Commission on 2-13-13: That the item be received and filed.

Fiscal Note: N/A

Associate Planner Johanneck advised this item was before the Commission at the January 30th meeting. Since that meeting, it had been discovered that the property had previously been rezoned from R-3 to B-2 in 2007, thus eliminating the need to proceed with this rezoning. It was advised steps have been taken to correct the information on the City's zoning map and Staff is requesting the item be received and filed.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Veranth, that ZOrd.001-13 be received and filed. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING**4:30 P.M. PUBLIC HEARING**[13-8629](#)

Subject: (Direct Referral) Request by Tad Ballantyne representing PW Partners, Inc. for a conditional use approval to have residential on the first floor of a building in a B-2 Community Shopping District to allow for modification of a former 22-unit housing development into a 12-unit housing development at 1637 Washington Avenue. (PC-13) (Res. No. 13-0086)

Recommendation of the City Plan Commission on 2-13-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1637 Washington Avenue](#)

Associate Planner Johanneck reviewed the request, providing information on the property zoning, aerial and area views, and elevations of the building. The applicant is proposing to take this vacant building and convert it from 22-units into a 12-unit housing development. Previous uses include a former hotel and a convalescent home. The conditional use is required due to the request to have living space on the first floor in a B-2 zoning district.

Each floor would contain six units having their own kitchen and bathroom. On-site

amenities include a laundry room, vending machines, game room and coded access for parking. The target market, per the applicant, is for students, single individuals or single parents.

There are 22 on-site parking spaces, accessible via the alley along the east side of the property. Eighteen spaces are required with the proposed density of the development. Site maintenance will be provided by Guy Lloyd property management services.

All work proposed at this time is internal. However, due to the appearance of the exterior of the building and the condition of the parking areas and overall site, conditions have been included in the recommendation for upgrades of paint, re-surfacing and striping, improvements to the dumpster and the addition of landscaping. It was advised any exterior changes are subject to review by the Uptown design review board, and changes to this site plan involving the residence to the south of the building will require the applicant amend this conditional use. Staff recommends approval subject to conditions.

The public hearing opened at 4:36 p.m.

Tad Ballantyne, the applicant and owner, spoke about the project. He gave background on the building structure and former uses, and that he is downsizing the use to 12 units from 22 units. That there will be seven one-bedroom and five two-bedroom efficiency units created if approved. He also advised he is in the process of closing on the house located directly to the south of the site, and is considering razing the house to allow for a parking lot or open space.

The public hearing closed at 4:46 p.m.

It was indicated that acquisition of the house and how it affects this project will need to be handled as an amendment, as the information was just provided at this meeting and all the requirements for including the property as part of this development have to be identified and addressed.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to recommend approval of the request subject to Staff conditions. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

Alderman Wiser adjourned the meeting at 4:50 p.m. without objection.