



# City of Racine

## Meeting Minutes - Draft

### City Plan Commission

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

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

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Wednesday, November 28, 2007

4:15 PM

Room 205, City Hall

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#### **Mayor Becker called the meeting to order at 4:17 p.m.**

*OTHERS PRESENT: Brian F. O'Connell, Director of ICity Development*  
*Richard Heller, Chief Building Inspector*  
*Matthew Sadowski, Principal Planner*  
*Mary Whitman, Chair of Landmarks Preservation Commission*  
*Audrey Viau, President, Village of Elmwood Park*

#### **Approval of Minutes for the November 14, 2007 Meeting**

**A motion was made by Alderman Gregory Holding, seconded by Elaine Sutton Ekes, that the minutes be approved, as distributed. The motion PASSED by a Voice Vote.**

**ZOrd.0005-07** An Ordinance to rezone properties in the 11th Street and Lake Avenue Area

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:

Those properties known as 1135 & 1145 South Main Street, 1121, 1127, 1132, 1135 & 1147 Lake Avenue as well as 100 & 107 Twelfth Street and more particularly described as follows:

"Lots 9, 10, 11, 12 as well as the south 60 feet of Lot 7 Block 28 of the School Section and Lots 1,2,3 (plus part of adjacent vacated Lake Avenue as described in Volume 1734, page 926, except those parts deeded to the City), 4, 5, & 6 of Block 27 of the School Section. Said land being in the City of Racine, Racine County, Wisconsin."

be rezoned from "R-2" Single Family Residence District, or "R-3" Limited General Residence District, or "O-I" Office/Institutional District, to "R-2" Single Family Residence District, or "R-3" Limited General Residence District, or "O-I" Office/Institutional District, all with an H - Historic Property District Overlay, 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

*Attorney Karen DaCosta-Perzan of the law firm of Quarles and Brady, representing the successful bidder for the Lochnair property at 1121 Lake Avenue, stated that her client is opposed to the rezoning of 1121 Lake Avenue.*

*Citing Section 114-614 and 114-617 of the City of Racine Municipal Code, Atty. DaCosta-Perzan stated that in her opinion, there was a procedural error by the City in that the owner of 1121 Lake Avenue has never given their written consent for the rezoning.*

*Commission Member Sutton-Ekes stated that her understanding of the applicable sections of the ordinance are that written consent is not an absolute requirement but one of a number of factors to consider.*

*Director O'Connell stated that in informal discussions with the City Attorney regarding this matter, the understanding is that owners written consent is a factor but not un absolute.*

*Alderman Holding asked that a written opinion be obtained form the City Attorney regarding the matter of owners consent.*

**A motion was made by Alderman Gregory Holding, seconded by Elaine Sutton Ekes, that this item be Deferred. The motion PASSED by a Voice Vote.**

[07-1352](#)

**Subject:** (Direct Referral) Review of contributing property descriptions for the 11th Street and Lake Avenue Racine Historic District.

**Recommendation of City Plan Commission on 10-31-07:** That this item be deferred.

**Recommendation of City Plan Commission on 11-14-07:** That this item be deferred.

**Recommendation of City Plan Commission on 11-28-07:** That this item be deferred.

**Attachments:** [100TwelfthDescript\\_2\\_.pdf](#)  
[107TwelfthDescript.pdf](#)  
[1121LakeDescript\\_3\\_.pdf](#)  
[1127LakeDescript\\_2\\_.pdf](#)  
[1132LakeDescript\\_2\\_.pdf](#)  
[1135 Main Descript\\_2\\_.pdf](#)  
[1145MainDescript\\_2\\_.pdf](#)

*Director O'Connell stated that the property descriptions have been completed and have been provided to the owners and Commission members for their review. He stated that in light of the deferral on the previous item, like action is in order for this item too.*

**A motion was made by Alderman Gregory Holding, seconded by Vincent Esqueda, that this item be Deferred. The motion PASSED by a Voice Vote.**

**07-1354**

**Subject:** (Direct Referral) Review of operational deficiencies, police records, and enforcement options related to the inability of Lydia Group Home to control resident behavior at their 3131 Taylor Avenue facility.

**Recommendation of City Plan Commission on 10-31-07:** That this item be deferred.

**Recommendation of City Plan Commission on 11-28-07:** That this item be deferred.

**Attachments:** [Lydia Group Home.pdf](#)

*Racine Police Lieutenant Al Days stated that, working with officials at Lydia Group Home, a procedure of self reporting has been devised, appears to be working well, and has greatly reduced calls for direct service at the facility.*

*Director O'Connell advised that at this time, it would be appropriate for the Commission to defer on this item pending the formal consideration of Lydia Group Home's conditional use application. In response to Alderman Holding, Director O'Connell stated that city property owners within 200 feet of the property will be notified, as well as the Elmwood Park Village Clerk.*

**A motion was made by Alderman Gregory Holding, seconded by Vincent Esqueda, that this item be Deferred. The motion PASSED by a Voice Vote.**

**07-1404**

**Subject:** (Direct Referral) Request by Suhail Sarsonz seeking a conditional use permit for a telephone store at 1957 Douglas Avenue.

**Recommendation of City Plan Commission on 11-14-07:** That the item be deferred until receiving a recommendation from the Access Corridor Development Review Committee.

**Recommendation of City Plan Commission on 11-28-07:** That the request by Suhail Sarsonz seeking a conditional use permit for a telephone store at 1957 Douglas Avenue be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on November 14 & 28, 2007 be approved, subject to the following conditions.
- b. That all applicable building and occupancy permits be applied for.
- c. That the hours of operation be 10:00 a.m. to 8:00 p.m., Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sunday.
- d. That prior to the issuance of an occupancy permit for the subject use, the property owner shall:
  1. Submit a detailed landscape plan to the Access Corridor Development Review Committee for review and approval. Said plan shall also include a landscaping maintenance plan. At a minimum, landscaping shall be installed at the northwest and southern corners of the property, and along the Douglas Avenue frontage of the building. Landscaping shall be installed in accordance with the approved plans by May 1, 2008 unless a letter of credit, equal to the value of the landscaping, is submitted to the Director of City Development for review and approval. In no case shall landscaping be installed later than July 1, 2008.
  2. Install wheel stops or curbing along parking spaces which are parallel to the sidewalk.
  3. Submit a detailed sign plan to the Director of City Development indicating the use of rigid sign panels in the existing box signs, and not the use of flexible fabric for the same.
- e. That all trash and recyclables be stored in closed containers and screen from view.
- f. That all codes and ordinances be complied with and required permits acquired.
- g. That no minor changes be made from the conditions of this permit without approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.
- h. That this approval is subject to Plan Commission review for compliance with the listed conditions.

**Fiscal Note:** N/A

**Attachments:** [1957 Douglas .pdf](#)

*Director O'Connell explained that the Access Corridor Development Review Committee had reviewed this matter and approved of the use, and their concerns have been incorporated into the proposed conditions of approval. He reviewed the proposed condition of approval.*

*Shail Sarsonz stated that at this time he had no concerns regarding the proposed conditions.*

**A motion was made by Brent Oglesby, seconded by Vincent Esqueda, that this item be Recommended For Approval, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote.**

**07-1383**

**Subject:** (Direct Referral) Communication transmitting an addendum to the Uptown Improvement Plan for the Artist Relocation Program.

**Recommendation of Redevelopment Authority on 11-7-07:** That the addendum be adopted as an amendment to the Uptown Improvement Plan. To adopt Redevelopment Authority Res. 07-24.

**Fiscal Note:** N/A

**Recommendation of the City Plan commission on 11-28-07:** That an ordinance be prepared and a public hearing scheduled.

**Fiscal Note:** N/A

**Attachments:** [ARP plan amendment.pdf](#)

*Director O'Connell explained the proposed addendum to the Uptown Improvement Plan. In response to Commission Member Ogelsby, Director O'Connell listed the organizations the City is partnering with and the funding sources being tapped to advance the program, and he listed the properties the City is actively perusing for acquisition.*

**A motion was made by Elaine Sutton Ekes, seconded by Vincent Esqueda, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.**

**Public Hearings Starting at 4:30 p.m.**

**07-1456**

**Subject:** (Direct Referral) Request by Charles Mott, Jr. representing Cricket Communications seeking a conditional use permit for a wireless communication facility at 2503 South Green Bay Road.

**Recommendation of City Plan Commission on 11-28-07:** That the request by Charles J. Mott, Jr., Cricket Communications, Inc seeking a conditional use permit for the installation of a wireless communication facility at 2503 S. Green Bay Road be approved, subject to the following conditions:

- a. November 28, 2007 be approved subject to the conditions contained herein.
- b. That all applicable permits be applied for through the Building Inspection Department.

- c. That the color of the antennas matches the color of the surface to which they are mounted.
- d. That all codes and ordinances be complied with and required permits acquired.
- e. That all appropriate FAA approvals be obtained and submitted to the Department of City Development, prior to the issuance of a building permit.
- f. That the operator provides to the City/County Communications Office within the Racine Police Department a current listing of all frequencies utilized by this facility and the name of a contact in charge of radio frequencies for the operator, and notify the City/County Communications Office of any changes in frequencies for this facility.
- g. 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.
- h. That this permit is subject to Plan Commission review for compliance with the listed conditions.

**Fiscal Note:** N/A

**Attachments:** [2503 S. Green Bay Rd.pdf](#)

*Mayor Becker opened the public hearing at 4:51 p.m., explained the public hearing process, and introduced the item.*

*Director O'Connell described the general area and specific location, and reviewed the proposed installation.*

*Charles Mott Jr. stated that they are negotiating a lease with the Water Utility.*

*There being no further comments or questions, and hearing no objections, Mayor Becker closed the public hearing at 4:54 p.m.*

*Director O'Connell reviewed the proposed conditions of approval.*

**A motion was made by Vincent Esqueda, seconded by Alderman Gregory Holding, that this item be Recommended For Approval, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote.**

[07-1457](#)

**Subject:** (Direct Referral) Request by Charles Mott, Jr. representing Cricket Communications seeking a conditional use permit for a wireless communication facility at 1600 Summit Avenue.

**Recommendation of City Plan Commission on 11-28-07:** That the request by Charles J. Mott, Jr., Cricket Communications, Inc seeking a

conditional use permit for the installation of a wireless communication facility at 1600 Summit Ave be approved, subject to the following conditions:

- a. That the plans received November 28, 2007 and presented to the Plan Commission on November 28, 2007 be approved subject to the conditions contained herein.
- b. That all applicable permits be applied for through the Building Inspection Department.
- c. That the color of the antennas matches the color of the surface to which they are mounted.
- d. That all codes and ordinances be complied with and required permits acquired.
- e. That all appropriate FAA approvals be obtained and submitted to the Department of City Development, prior to the issuance of a building permit.
- f. That the operator provides to the City/County Communications Office within the Racine Police Department a current listing of all frequencies utilized by this facility and the name of a contact in charge of radio frequencies for the operator, and notify the City/County Communications Office of any changes in frequencies for this facility.
- g. 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.
- h. That this permit is subject to Plan Commission review for compliance with the listed conditions.

**Fiscal Note:** N/A

**Attachments:** [1600 Summit Ave.pdf](#)

*Mayor Becker opened the public hearing at 4:56 p.m., and introduced the item.*

*Director O'Connell described the general area and specific location, and reviewed the proposed installation.*

*Charles Mott Jr. stated that they the facility is adjacent to a T-Mobile facility.*

*There being no further comments or questions, and hearing no objections, Mayor Becker closed the public hearing at 4:58 p.m.*

*Director O'Connell reviewed the proposed conditions of approval.*

**A motion was made by Vincent Esqueda, seconded by Alderman Gregory Holding, that this item be Recommended For Approval, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote.**

**07-1458**

**Subject:** (Direct Referral) Request by the City of Racine Redevelopment Authority seeking the rezoning of 1321 State Street from I-2 General Industrial District and B-3 General Business District to B-2 Community Shopping District.

**Recommendation of the City Plan Commission on 11-28-07:** That an ordinance be prepared and a public hearing scheduled.

**Fiscal Note:** N/A

**Attachments:** [1321 State St.pdf](#)

*Mayor Becker opened the public hearing at 4:59 p.m., and introduced the item.*

*Director O'Connell explained the reasoning for the staff initiated rezoning is that it anticipates the re-development of the property into a mixed use development consisting of housing as well as commercial space. He stated that such a development is consistent with the Downtown Plan Update.*

*Deacon of Greater St. Luke Baptist Church at 1326 State Street stated that his congregation is not opposed to the proposal, but is concerned about future plans for the area and how they will affect their property.*

*Jim Eastman of Merchants Moving and Storage at 1215 Sate Street expressed his support for the proposed rezoning, and anticipated development, but stressed the need to address deteriorated conditions of properties on the north side of the Street. He also stressed the need for the KRM commuter rail line and its importance to the area's improvement.*

*Alderman Q. A Shakoor expressed his support for the proposed rezoning stating that the anticipated development will help enhance the quality of life in the area.*

*Pastor of Greater St. Luke Baptist Church at 1326 State Street stated that his congregation is not opposed to the proposal, but is concerned about the impact on the areas limited parking that any development will have.*

*Director O'Connell explained that there are no City plans at this time for the north side of the street, and that the potential project includes areas for off-street parking.*

*Mayor Becker stated that the City is concerned with poor condition of some of the properties on the north side of the street and the City will take action to address them.*

*Alderman Holding stressed the importance of addressing the poor conditions of the north side of the street.*

*There being no further comments or questions, and hearing no objections, Mayor Becker closed the public hearing at 5:10 p.m.*



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

07-1459

**Subject:** (Direct Referral) Request by the Department of City Development seeking the rezoning of 1014 Dr. Martin Luther King Jr. Drive from O-I Office Institutional District to R-3 Limited General Residence District.

**Recommendation of the City Plan Commission on 11-28-07:** That an ordinance be prepared and a public hearing scheduled.

**Fiscal Note:** N/A

**Attachments:** [1014 Dr. MLK Jr Dr.pdf](#)

*Mayor Becker opened the public hearing at 5:12 p.m., and introduced the item.*

*Director O'Connell explained the reasoning for rezoning in that it anticipates the redevelopment of the property into a single-family housing development. He stated that development anticipates the demolition of the current vacant structure.*

*Alderman Q. A Shakoor expressed his support for the proposed rezoning.*

*Jim Eastman of Merchants Moving and Storage at 1215 Sate Street expressed his support for the proposed rezoning.*

*There being no further comments or questions, and hearing no objections, Mayor Becker closed the public hearing at 5:15 p.m. Mayor Becker stated that the City is aware of the safety concerns of the neighborhood regarding the building being vacant.*

*In response to Commission Member Ogelsby, Director O'Connell stated that redevelopment of the property could entertain a commercial component*

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

## Adjournment

*There being no further business items, and hearing no objections, Mayor Becker adjourned the meeting at 5:17 p.m.*

*Respectfully Submitted:*

*Brian F. O'Connell, Secretary  
Director of City Development*