



City of Racine

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

Meeting Minutes - Draft City Plan Commission

*Alderman Dennis Wiser
Mayor John Dickert
Molly Hall
Elaine Sutton Ekes
Vincent Esqueda
Tony Veranth
Pastor Melvin Hargrove*

Wednesday, February 25, 2015

3:00 PM

City Hall, Room 209 / 205

**OPEN HOUSE 3:00 p.m. to 4:30 p.m. Room 209, City Hall -
Uptown Neighborhood Strategic Development Plan**

Regular Meeting 4:30 p.m., Room 205 City Hall

Call To Order - 4:30 p.m.

Alderman Wiser called the meeting to order at 4:30 p.m.

PRESENT: 5 - Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth, Melvin Hargrove and
Dennis Wiser
EXCUSED: 2 - John Dickert and Molly Hall

Others present:

*Matt Sadowski, Assistant Director of City Development/Principal Planner
Jill Johanneck, Associate Planner*

Approval of Minutes for the February 11, 2015 Meeting

**A motion was made by Commissioner Sutton Ekes, seconded by
Commissioner Esqueda, to approve February 11, 2015 meeting minutes, as
submitted. The motion PASSED by a Voice Vote.**

[15-00185](#)

Subject: (ZOrd.001-15) An ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" to adopt and incorporate therein a document titled "Uptown Neighborhood Strategic Development Plan." (Res. No. 15-0094)

Recommendation of the City Plan Commission on 2-25-15: That in consideration of the staff findings in that:

1. The proposed amendment is consistent with the applicable goals, objectives, and policies of the plan.
2. The proposed amendment will not lead to any detrimental environmental effects.

3. The proposed amendment is compatible with surrounding uses.
4. The existing local City (County) facilities and services in the area are adequate to serve the type of development associated with the amendment.
5. The proposed amendment will enhance economic development within the City.

That ZOrd. 001-15 being an ordinance adopting an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035" to adopt and incorporate therein a document titled "Uptown Neighborhood Strategic Development Plan", be adopted and a Resolution be created and adopted.

Fiscal Note: N/A

Attachments: [\(15-00185\) Uptown Development Plan Resolution](#)

Assistant Director of City Development/Principal Planner Sadowski stated the plan had first been presented to the Plan Commission in January. At the January 14, 2015 meeting, the Commission recommended to the Common Council that an Ordinance be prepared, a public hearing scheduled, and a community open house be conducted. With the conduct of the community open house prior to today's Plan Commission meeting, the previous recommendations of the Plan Commission have been carried out.

Mr. Sadowski explained that the last plan for the Uptown area had been approved in 2005, and due to changes in the economy since that time the plan for the area requires an updates. In 2012, the Mayor requested the Racine County Economic Development Corporation (RCEDC) assist the City in preparation of a report and to develop a prioritization of re-development areas in the City. The Uptown area was identified as one of the top three areas.

With the oversight of RCEDC, two neighborhood meetings were held, and the project management team (PMT) was created to work on the plan update. This was the plan submitted in January, and at that time the Commission recommended an ordinance be prepared and public hearing scheduled. Hearings were held, and an open house was also held just prior to this meeting.

Jolena Presti, of Vandewalle & Associates, presented an overview of the plan and its elements to the Commission. She advised the plan identifies clear strategies for opportunities in the Uptown area and provided a review of the physical boundaries of the plan area. Further, key assets and opportunities as outlined in the plan were reviewed, including employment opportunities, anchor corporations, BID/commercial district location and existing long-standing businesses, and information on specific areas of focus within the plan area. An overview of physical challenges, visions & opportunities, priority projects, phasing, recommendations and implementation framework was also provided.

Mr. Sadowski advised as part of any amendment to the Comprehensive Plan, five key findings must be met. A review of these requirements was provided, and Staff finds the proposal meets the requirements to authorize the amendment.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Veranth, to concur with Staff's findings, and that ZOrd. 001-15, an Ordinance adopting an amendment to a document titled 'A Comprehensive

Plan for the City of Racine: 2035” to adopt and incorporate therein a document titled “Uptown Neighborhood Strategic Development Plan” be recommended for adoption, and further the resolution be recommended for adoption. The motion PASSED by a Voice Vote.

[15-00121](#)

Subject: (Direct Referral) A request from Ilene Zinn to operate an adult daycare facility at 2051 Mead Street.

Attachments: [PH Notice - 2051 Mead Street](#)

Associate Planner Johanneck stated this item was before the Commission at their last meeting and deferred for request of additional information on several items. Specifically, detail on the qualifications, education, and experience of the applicant and staff in providing the services proposed; discussion on adding a ‘No Parking – Drop Off Only’ designation to an area along Twenty-First Street for patrons; and possible upgrades to the sidewalk adjacent to the parking area located within the Village of Mt. Pleasant to provide a safe pedestrian access to the site. Ms. Johanneck also suggested the applicant check with the Building Department on bathroom requirements for this type of facility. Since the last meeting, no information had been received from the applicant or representative, and Staff’s attempts to contact them for follow-up were unsuccessful.

The agent, Scott Underwood, provided Ms. Johanneck information regarding the items just prior to commencement of the meeting. As the information was not provided in time for review, Staff was willing to support a change in the recommendation from ‘receive and file’ to ‘defer’ to allow for review of the information provided.

Ms. Johanneck advised the Commission that, as part of the original review and recommendation for approval, a condition requiring the owner obtain a ‘hold harmless’ agreement for the signage extending over City right-of-way be obtained. In the process of reviewing this request, the City Attorney’s office has informed Staff they are unable to verify actual ownership of the property. A memorandum outlining the history of the search for ownership was provided to Commission members. It summarized that they are unable to verify whether either the Conditional Use or Projecting Sign Permit request was presented by the legally responsible person. Verification of legal ownership is required for both to proceed.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Veranth, to defer the item. The motion PASSED by a Voice Vote.

[15-00123](#)

Subject: (Direct Referral) A request from Donald Bostick for a carry-out restaurant at 1346 Washington Avenue.

Recommendation of the City Plan Commission on 2-25-15: That the request be received and filed.

Fiscal Note: N/A

Attachments: [PH Notice - 1346 Washington Avenue](#)

Associate Planner Johanneck advised the applicant has withdrawn his request to locate his restaurant at this location. Staff recommends the item be received and filed.

A motion was made by Commissioner Esqueda, seconded by Commissioner Veranth, to receive and file the item. The motion PASSED by a Voice Vote.

PUBLIC HEARING

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[15-00179](#)

Subject: (Direct Referral) A conditional use request from Chris Becker of GJ & AM Properties, LLC to allow indoor storage of vehicles in a portion of the building located at 1500 Summit Avenue.

Attachments: [PH Notice - 1500 Summit Avenue](#)
[\(15-00179\) CU 1500 Summit Avenue](#)

Associate Planner Johanneck advised the building currently houses a sign making business which does not need all the building space and is requesting to store vehicles and a tow truck in the far western portion of the building. An overview of the area, zoning, site and floor plans were provided. The applicant will be modifying the building per requirements of the Building Department to allow for the indoor storage of motorized vehicles.

The towing company looking to locate here works for an insurer who tows vehicles to the Manheim Auto Auction. This is generally done daily, however at times due to late hours or holidays, vehicles cannot be immediately transported. Between one and three vehicles would be stored indoors at any one time, and generally moved out within 48 hours. The tow truck would also be stored indoors. No repairs on these vehicles will take place, only minor maintenance on the tow truck itself. There is adequate parking for the existing use and this proposal.

Access to the portion of the building for the towing/storage business will require a cross-access agreement with the surrounding property owner. The applicant is aware of this and is currently working on this agreement. Hour of operation would be between 7:00 a.m. – 8:00 p.m., Monday through Friday. No request for signage has been made at this time.

*Public Hearing opened at 5:03 p.m.
No speakers
Public Hearing closed at 5:03 p.m.*

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to recommend approval of item 15-00179 subject to Staff conditions. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

The meeting was adjourned at 5:05 p.m.