



# City of Racine

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

## Meeting Minutes - Final City Plan Commission

*Mayor John T. Dickert, Alderman Gregory Holding  
Atty. Jud Wyant, Atty. Elaine Sutton Ekes  
Vincent Esqueda, Alderman Eric Marcus, Tony Veranth*

---

Wednesday, October 27, 2010

4:15 PM

City Hall Annex, Room 130

---

### Call To Order

**PRESENT:** 5 - John Dickert, Elaine Sutton Ekes, Gregory Holding, Eric Marcus and Tony Veranth  
**EXCUSED:** 2 - Vincent Esqueda and Jud Wyant

Others present: Matt Sadowski, Principal Planner  
Joe Heck, Assistant Director of City Development  
Michelle Logan, Planning Secretary  
Rick Heller, Chief Building Inspector  
Alderman Jeff Coe  
Alderman Ron Hart

### Approval of Minutes for the October 13, 2010 Meeting

A motion was made by Alderman Holding, seconded by Commissioner Sutton-Ekes, to approve the minutes of the October 13, 2010 meeting. The motion **PASSED** by a Voice Vote.

### 10-5740 (Direct Referral) Request by Douglas Stratton, representing Regency West Apartments, LLC, seeking a plan review for the Regency West Apartments planned development at 2300 Loni Lane.

*Mayor Dickert requested to continue through the rest of the agenda items prior to the Regency West item.*

#### 10-5741

**Subject:** (Direct Referral) Request by Rita C. Lewis, representing Racine Montessori School, seeking a minor amendment to a conditional use permit for directional signage at 2317 Howe Street.

*Principal Planner Sadowski introduced the item. He described zoning (Office and Office Institutional), the surrounding area, and the location of the current signage for Racine Montessori School. The applicant wants to install a sign in front of their greenhouse and an additional 32 sq. ft. sign on the corner of 24th and Howe Streets. The site is allowed 120 sq. ft. of signage and, with the school's current signage, the addition of the new signs would put them 16 sq. ft. over that requirement.*

*Alderman Holding stated he was not too concerned with the sign being 16 ft. over the requirement. He stated a representative from the school called him and explained the proposal.*

Mayor Dickert asked if the school was planning to take down any signage as he is concerned with consistency. Mr. Sadowski replied no additional signs were proposed to be removed.

**A motion was made by Alderman Holding, seconded by Alderman Marcus, to approve the request, as submitted. The motion PASSED by a Voice Vote.**

10-5742

**Subject:** (Direct Referral) Request by Kevin Cookman, representing Homeless Assistance Leadership Organization, Inc. seeking a minor amendment to a conditional use permit for use of kitchen facilities for a Kitchen Incubator project at 2000 DeKoven Avenue.

*Principal Planner Sadowski explained that HALO is proposing to use their existing kitchen for the kitchen incubator project. The site is zoned Industrial, but the site does allow the homeless shelter and at times their kitchen is down, they would be able to use it for the business incubator.*

**A motion was made by Alderman Holding, seconded by Alderman Marcus, to approve the request subject to staff recommendations. The motion PASSED by a Voice Vote.**

#### 4:30 P.M. PUBLIC HEARINGS

10-5743

**Subject:** (Direct Referral) Request by Fouad Saab, representing Careers Industries, for Conditional Use approval to locate their offices and light manufacturing at 4901 Washington Avenue (Westgate Mall). (Res.10-2261)

**Recommendation of the City Plan Commission on 10-27-10:** That the request be approved subject to conditions.

**Fiscal Note:** N/A

Attachments: [PH Notice - 4901 Washington Avenue \(10-5743\) CU 4901 Washington Avenue](#)

*Principal Planner Sadowski reviewed the request. He went over the location of Westgate Mall and the location of the proposed project. The site is zoned B-2 which permits office type facilities in commercial areas as well as rehabilitation facilities. The proposal is a combination of all of those things and also has a small retail component.*

*Public hearing opened 4:34 p.m.*

*Alderman Hart stated he supports this project 100 percent. He feels that Careers Industries is a great program.*

*The applicant, Fouad Saab, spoke. They are doing a major rehab of the interior and a major façade redesign in the front and the rear of building. He stated that his client is purchasing the property outright and will not be leasing it. They are asking for an additional curb cut along Wright Avenue to accommodate employee drop-off. He believes the remodel will create an interest for public to come in and revitalize the shopping area. He described the façade improvements that will be made to the property. The majority of the property will be assembly and loading docks with some*

office space and a small retail component.

Alderman Marcus asked if Shopko made any comments regarding the proposal. Mr. Saab expressed that they are supportive of the project and Ted Hart stated he received a letter of approval from Shopko for the project.

Alderman Marcus said it sounds like a terrific project. It will clean up and bring more business to the mall, and does a great service to the disabled.

Commissioner Sutton-Ekes asked about the timeframe of the project. Mr. Saab replied their goal is to start construction in spring 2011 and be completed by the end of summer 2011.

Public hearing closed at 4:51 p.m.

Mr. Saab requested a change in the condition relating to the resurfacing and restriping the parking lot (condition "e"), he stated that he might not be able to afford to resurface the parking lot at this time, but he would be able to seal and restripe the parking lot and resurface the lot within 24 months.

**A motion was made by Alderman Holding, seconded Commissioner Sutton-Ekes, to recommend approval of the request subject to staff recommendations with the change in condition "e." The motion PASSED by a Voice Vote.**

**10-5744**

**Subject:** (Direct Referral) Request by the Department of City Development seeking a rezoning of 716 and 720 - 17th Street from B-1 Neighborhood Convenience District to R-3 Limited General Residence District. (ZOrd. 4-10)

**Recommendation of the City Plan Commission on 10-27-10:** That an ordinance be prepared and a public hearing scheduled.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 716 & 720 - 17th Street](#)

Principal Planner Sadowski introduced the item. The location is the former Spanish Center and Southside revitalization and is zoned B-1. The request is to rezone the property from B-1 to R-3, which is the zoning throughout the area. Both buildings on the property have been razed in preparation of the construction of single family residences.

Public hearing opened at 4:58 p.m.

Sakinah Abdul, spoke. She lives across the street from the property and is concerned about what is going to happen to the empty lot.

Public Hearing closed at 4:59 p.m.

Principal Planner Sadowski read through the staff recommendations.

Alderman Marcus stated that he challenges the legitimacy and the appropriateness of the process regarding the City's selection of contractors and advised he would be

voting "no".

Mayor Dickert asked if NSP funds would be used for this project. Assistant Director Heck replied yes.

Principal Planner Sadowski reminded commission members that the function in relation to this request is to determine if the rezoning of the property for residential purposes is appropriate.

**A motion was made by Commissioner Sutton-Ekes, seconded by Alderman Holding, to recommend that an ordinance be prepared and a public hearing scheduled. The motion PASSED by a Voice Vote with Alderman Marcus voting "no".**

## END OF PUBLIC HEARINGS

### 10-5740

**Subject:** (Direct Referral) Request by Douglas Stratton, representing Regency West Apartments, LLC, seeking a plan review for the Regency West Apartments planned development at 2300 Loni Lane.

**Attachments:** [Regency West Plan Approval](#)

Principal Planner Sadowski advised the Commission that the plan was to come to a consensus regarding the appearance of the project. The Common Council approved the project and the developer's agreement at their meeting and sent all of the design elements back to the Plan Commission.

Staff met with the applicant last week and came up with a consensus on the appearance of the buildings, landscaping, and other aesthetics of the property. The applicant will be adding additional trees, and a fence along the southern border of the property to guard against trespassing onto the area from the bike path. There will be a two-foot gravel area adjacent to the buildings to prevent direct access (from lawnmowers, etc...) to the buildings. The three buildings facing Loni Lane will have a partial brick façade. Staff recommends the buildings have smart siding as it is more stable. The community center would remain in the brick wainscoting, the garages will be vinyl siding with ballards placed between the sides of the garage doors to protect them from damage. Staff is suggesting a 60-ft. distance of the buildings from the power lines. The recommendations are formatted in a way that allows the Commission to make additional decisions to what Staff and the applicant had agreed upon.

Alderman Holding suggested that the details of the landscaping be left up to staff.

Discussion ensued.

Alderman Holding stated he would like to see smart siding or a more durable material on all of the buildings versus vinyl siding.

Alderman Marcus said he would like to see the project go forward. He would feel comfortable switching the brick façade for the smart siding, but not the brick façade for the vinyl siding.

Mayor Dickert stated he would not like to see a stockade fence as the fence on the southern border.

Alderman Holding asked about the total project cost. The applicant, Doug Stratton,

*responded the total cost of the project is \$9 million.*

*Mayor Dickert asked about the ability to eliminate a unit. Mr. Stratton replied that the ability to eliminate a building does not exist.*

*Mayor Dickert asked about the amount in WHEDA funding the project would receive. Mr. Stratton replied \$6 million.*

*The financial aspect of the project was discussed. Mr. Stratton discussed tax credits and the WHEDA funding. He is bound to the project for 15 years.*

*Mayor Dickert asked about security features of the property. Mr. Stratton described that there will be no dark areas in the parking lot and that there will be 16 camera systems installed.*

*Alderman Marcus stated he would like to see the site management, lease, tenant selection document, etc... be part of our record. Commissioner Sutton-Ekes agreed.*

*Commissioner Sutton-Ekes stated that she wants good quality and lasting development and is in favor of requiring the better material. Commissioner Sutton-Ekes left at 5:45 p.m.*

*Mayor Dickert suggested the developer come down to the first floor on the brick to get the smart board on the buildings.*

*Mr. Stratton stated that if the Commission took out the additional brick on the additional buildings he would do the smart siding on all of the building except the garages and mail kiosk. Brick would remain on buildings 3, 4, and 5 of the proposal.*

**A motion was made by Alderman Holding, seconded by Commissioner Veranth, to approve the request subject to conditions made by Staff and the Plan Commission, with the landscaping as presented and smart siding as proposed by Mr. Stratton. The motion PASSED by a Voice Vote.**

### **Administrative Business**

*None.*

### **Adjournment**

*There being no further business, and hearing no objections, Mayor Dickert adjourned the meeting at 6:00 p.m.*