



City of Racine

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

Meeting Minutes - Final City Plan Commission

*Alderman Gregory Holding
Atty. Jud Wyant, Elaine Sutton Ekes
Vincent Esqueda, Brent Oglesby*

Wednesday, January 28, 2009

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 4 - Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding and Brent Oglesby

EXCUSED: 1 - Jud Wyant

*Others Present: Acting Mayor David Maack
Matt Sadowski, Principal Planner
Brian O'Connell, Director of City Development
Jill Johanneck, Associate Planner
Kristin Niemiec, RCEDC
Alderman Terry McCarthy
Nicole Loop, Assistant City Attorney*

Approval of the Minutes for the January 14, 2008 Meeting.

CLOSED SESSION

Alderman Maack noted that the Commission would convene into closed session pursuant to Section 19.85 (1) (g), Wisconsin Statutes, to confer with legal counsel regarding litigation in which it may become involved, specifically Agenda item 09-3154, being a request by First Rate Financial for ordinance interpretation regarding the establishment of an outlet at 4700 Washington Avenue.

At 4:20 p.m., Alderman Holding moved, Elaine Sutton-Ekes seconded, to move into a closed session. The motion carried on a Roll Call Vote.

Ayes: 4 - Elaine Sutton-Ekes, Vincent Esqueda, Gregory Holding and Brent Oglesby.

Excused: 1- Jud Wyant

09-3154

Subject: (Direct Referral) Request by First Rate Financial for ordinance interpretation regarding the establishment of an outlet at 4700 Washington Avenue.

Recommendation of the City Plan Commission on 1/28/2009: Item was deferred.

A motion was made by Alderman Holding, seconded by Elaine Sutton-Ekes, that this item be Deferred. The motion PASSED by a Roll Call Vote.

AYES: 4 - Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding and Brent Oglesby

EXCUSED: 1 - Jud Wyant

OPEN SESSION

At 4:33 p.m., Alderman Holding moved, Elaine Sutton-Ekes seconded, to reconvene into an open session. The motion carried on a Roll Call Vote.

Ayes: 4 - Elaine Sutton-Ekes, Vincent Esqueda, Gregory Holding and Brent Oglesby.

Excused: 1- Jud Wyant

09-3086

Subject: (Direct Referral) Consideration of ordinance amendments and administrative guidelines for the implementation of Racine H-Historic Properties District Design Guidelines. (Ord.04-09)

Recommendation of the City Plan Commission on 1-28-09: That an ordinance and resolution be prepared and a public hearing scheduled.

Fiscal Note: N/A

Attachments: [Racine H-Historic Properties Design Guidelines Plan Commission Presentation 011409](#)

Mr. Sadowski reviewed information provided at the previous Plan Commission meetings concerning the implementation of the Racine H-Historic Properties District Design Guidelines.

A motion was made by Alderman Holding, seconded by Elaine Sutton Ekes, that an ordinance and resolution be drafted and a public hearing scheduled. The motion PASSED by a Voice Vote.

09-3087

Subject: (Direct Referral) Application by Malek Musaitef seeking a conditional use permit for a daycare center at 1630 Douglas Avenue. (Res.09-1230)

Recommendation of the Access Corridor Development Review Committee on 1-22-09: That this item be approved subject to staff recommendations.

Recommendation of the City Plan Commission on 1-28-09: That this item be approved subject to staff recommendations.

Fiscal Note: N/A

Attachments: [PH Notice - 1630 Douglas Avenue 1630 Douglas Conditions.pdf](#)

Mr. Sadowski reviewed the applicant's request for a daycare center at 1630 Douglas Avenue. Plans showing parking, interior layout, and the exterior play area were provided.

A motion was made by Alderman Holding, seconded by Elaine Sutton Ekes, that this item be Recommended For Approval subject to staff recommendations with the additional condition that the applicant submit a letter of credit to staff to cover the cost of the landscaping. The motion PASSED by a Voice Vote.

Ord.1-09

Ordinance No. 1-09

To amend Sec. 114-34(d) and (g) of the Municipal Code of the City of Racine, Wisconsin relating to Board of Appeals - Hearings; Determinations.

The Common Council of the City of Racine do ordain as follows:

Part 1:

Section 114-34(d) of the Municipal Code of the City of Racine is hereby amended by deleting the word "four" in the fourth sentence and inserting the phrase "a majority of the members" in its place.

Part 2:

Section 114-34(g) of the Municipal Code of the City of Racine is hereby amended by deleting the phrase "four members of the board of appeals" in the first sentence and inserting the phrase "a majority of the members present at the meeting" in its place.

Part 3:

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

Mr. Sadowski introduced the request to amend Section 114-34(d) and (g) of the Municipal Code relating to the Board of Appeals - Hearings; Determinations. Commissioner Oglesby, who also sits on the Board of Appeals, explained that the change would bring the City's ordinance regarding quorum size and voting into consistency with Wisconsin Statutes.

A motion was made by Elaine Sutton-Ekes, seconded by Vincent Esqueda, to schedule a public hearing and recommend adoption of the ordinance. The motion PASSED by a Voice Vote.

09-3119

Subject: (Direct Referral) Application by Heather Hammond representing, Landmark Development, seeking a conditional use permit for a mixed use development at 3101-3121 Washington Avenue.

Recommendation of the Access Corridor Development Review Committee on 1/22/09: That this application be approved subject to staff recommendations.

Recommendation of the City Plan Commission on 1/28/09:
Pending special meeting of the Plan Commission on 2/2/09.

Recommendation of the City Plan Commission on 2/2/09: That this application be denied.

Fiscal Note: N/A

Attachments: [PH Notice 3101-3121 Washington Avenue](#)
[3101-3121 Draft Washington Mixed Use Conditions.doc](#)
[List of Commentors.doc](#)
[Landmark Petitions](#)

The Public Hearing opened at 4:45 p.m.

Mr. Sadowski gave an overview of the proposed mixed use project requested for 3101-3121 Washington Ave. A review of the zoning and proposed bulk standards were provided.

Heather Hammond, representing the applicant Landmark Development, then spoke. She provided detail on features, amenities, funding, and property management for the site.

Brian O'Connell spoke in favor of the item as Executive Director of the Redevelopment Authority, which owns the property.

A number of citizens spoke on this item. The list is attached of those who appeared at the hearing and indicated their support or opposition to the project. Also attached are copies of informal petitions signed regarding the project.

The Public Hearing was closed at 6:07 p.m.

A motion was made by Elaine Sutton-Ekes, seconded by Alderman Holding, to table this item to a special meeting to be held Monday, February 2, at 4:00 p.m. The motion carried.

Administrative Business

Alderman Maack noted that the opinion survey for the City of Racine Comprehensive Plan was available through the city's website. He encouraged all present to take the survey.

Adjournment

There being no other items before the Plan Commission and hearing no objections, Acting Mayor David Maack adjourned the meeting at 6:20 p.m.

Respectfully Submitted,

Brian F. O'Connell

Secretary, Director of City Development