



City of Racine

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

Meeting Minutes - Final City Plan Commission

Wednesday, April 10, 2013

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the April 10, 2013 Plan Commission meeting to order at 4:25 p.m.

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

EXCUSED: 1 - Molly Hall

Others present:

*Matthew Sadowski, Principal Planner / Assistant Director of City Development
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector/Zoning Administrator*

Approval of Minutes for the March 27, 2013 Meeting

A motion was made by Commissioner Esqueda, seconded by Commissioner Hargrove, to approve the minutes of the March 27, 2013 meeting. The motion PASSED by a Voice Vote.

[12-8302](#)

Subject: (Direct Referral) Review of the report titled "Racine Economic Development Project Opportunities". (PC-13)

Recommendation of the City Plan Commission on 4-10-13: That the item be received and filed.

Fiscal Note: N/A

Attachments: [Racine Economic Development Project Opportunities Summary Report 11 9](#)

Principal Planner/Assistant Director Sadowski introduced the document created by Staff, planning consultants Vandewalle & Associates, Inc., RCEDC (Racine County Economic Development Corporation), and the Mayor's Economic Development Advisory Committee. The purpose of the study is to set forth economic development priorities for the City for the next 3 to 5 years. The following information was provided about the document:

The purpose and detailed geographical areas within the City which have potential for growth and economic development were discussed, and the document will help guide this growth. The process for the plan began in 2012 with City Staff and RCEDC in an effort to advance the Mayor's "Ten in 10" Initiative.

Desired outcomes of the plan are to forge a path for redevelopment and economic

development project priorities, develop an understanding of the community's assets, and to guide the City forward with key identified sites for development. Critical factors affecting growth in the City were identified and include the fact the City is landlocked, and the known or perceived institutional and intergovernmental barriers to economic development.

Existing conditions in the community were identified and discussed, as were key assets. A review of numerous maps detailing the City's assets was provided. This included major employers, corporate headquarters, and community facilities. Key demographics were reviewed including age distribution within the City, area income levels, levels of educational attainment, and areas of various crime levels.

Upon review of all the factors and data gathered for redevelopment, 11 recommended opportunity areas were identified. These include Batten Airport, Horlick, All Saints Health Care, the Root River area, Harborside, Downtown Lakefront, Kestral Hawk Landfill, Regency Mall, West Racine, Expanded Uptown, and Lakefront Business Center. The Committee prepared an analysis to prioritize the 11 areas through the development of an Economic Development Opportunities Matrix.

Actions to date on the report recommendations include moving forward on the Root River Corridor, an Uptown Strategic Plan scheduled to begin in June of 2013, Uptown new development, and work on the Harbor Side and Racine Steel sites.

A motion was made by Commissioner Esqueda, seconded by Commissioner Hargrove, to recommend this item be received and filed. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS**4:30 P.M. PUBLIC HEARINGS**[13-8826](#)

Subject: (Direct Referral) Request by Paul Patterson representing Wisconsin Lutheran School for a Flex Development District rezoning of the property at 718 Grand Avenue for a school expansion. (ZOrd.002-13)

Recommendation of the City Plan Commission on 4-10-13: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

Attachments: [PH Notice - 718 Grand Avenue](#)

The Public Hearing opened at 4:45 p.m. The Public Hearing for this item and for 13-8827 were held simultaneously.

1. Paul Patterson, 4010 Pleasant Lane, Racine 53405, is the applicant and was present to speak in favor of the request and answer any questions.

Public Hearing closed at 4:47 p.m.

Principal Planner/Assistant Director Sadowski advised the Flex development overlay is being used for this request to avoid a re-zoning from B-4, but to expand the allowable uses for the site and eliminate the requirement to amend the comprehensive land use plan for the area. An overview of the site was provided, as

was area zoning, surrounding land uses and floor plans.

The Flex overlay is the basis for the conditional use request to expand the school. The expansion would include grades six through eight. The parking area will be shared with Landmark Title. Recess and lunches will be held at the main school building on Villa Street, and 75 students are estimated to be enrolled at this location.

Mayor Dickert expressed a desire to have striping installed as an extra precaution for the children crossing in the area and suggested the applicant talk to the Public Works department about the possibility of adding this amenity.

Commissioner Sutton Ekes requested clarification on whether there was sufficient parking. Mr. Sadowski advised they are providing adequate parking for the use.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, that an ordinance be prepared and a public hearing scheduled, and that a use supplement be created allowing an elementary and junior high school as a conditional use in the flex development for this site. The motion PASSED by a Voice Vote.

[13-8827](#)

Subject: (Direct Referral) Request by Paul Patterson representing Wisconsin Lutheran School for a conditional use permit related to a Flex Development District at 718 Grand Avenue for a school expansion. (Res. No. 13-0201)

Recommendation of the City Plan Commission on 4-10-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 718 Grand Avenue](#)
[\(13-8827\) CU 718 Grand Avenue](#)

The Public Hearing opened at 4:45 p.m. The Public Hearing for this item and for 13-8826 were held simultaneously.

1. Paul Patterson, 4010 Pleasant Lane, Racine 53405, is the applicant and was present to speak in favor of the request and answer any questions.

Public Hearing closed at 4:47 p.m.

A review of the proposed conditional use was provided with discussion of agenda item 13-8826. Mr. Sadowski advised Staff is recommending approval of the school expansion subject to conditions. A review of the conditions was provided.

A motion was made by Alderman Wiser, seconded by Commissioner Sutton Ekes, that the request for a conditional use permit at 718 Grand Avenue for a school expansion be approved, subject to staff recommendations. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

The meeting was adjourned at 5:00 p.m. without objection.