

City of Racine

Room 103, City Hall



Meeting Minutes

Wednesday, September 13, 2006

4:15 PM

Room 103, City Hall

City Plan Commission

*Mayor Gary Becker, John Dickert, Elaine Sutton Ekes,
Vincent Esqueda, Alderman Gregory Holding,
Howard Harper, Jud Wyant*

Alderman Holding called the meeting to order at 4:20 p.m.

PRESENT: John Dickert, Elaine Sutton Ekes, Vincent Esqueda and Gregory Holding

EXCUSED: Gary Becker, Howard Harper and Jud Wyant

*OTHERS PRESENT: Alderman Jim Kaplan
Brian F. O'Connell, Director of City Development
Rick Heller, Chief Building Inspector
Matthew G. Sadowski, Principal Planner*

Approval of Minutes for the August 30, 2006 Meeting

A motion was made by Vincent Esqueda , seconded by John Dickert that the minutes be approved as distributed. The motion PASSED by a Voice Vote.

06-2439

Subject: (Direct Referral). Request from James Spangenberg to discuss changes in the West Racine guidelines for access corridor.

Recommendation of Access Corridor Development Review

Committee of 9-12-06 to the City Plan Commission: That the West Racine Access Corridor Supplemental Evaluation Criteria be amended as follows:

1. Add the color guidelines as contained in the Uptown Corridor District Design Guidelines.
2. Add language that prohibits the installation of indoor and outdoor burglar bars and other similar security devices at the windows and doors of businesses.

Recommendation of City Plan Commission of 9-13-06:

AMEND THE WEST RACINE ACCESS CORRIDOR SUPPLEMENTAL EVALUATION CRITERIA BY ADDING THE FOLLOWING:

After "7. LANDSCAPING" insert...

"8. COLOR PALATE

- a) Exterior color schemes shall be selected by the project applicant from the 1,082 tones found in the approved Sherwin Williams "COLOR" palate, or its industry equivalent. The approved palate may be reviewed at the office of the Department of City Development (the "Department"). Approved paint treatments from the Sherwin Williams "COLOR" palate are as follows:
 1. Body, trim, window, door and accent colors shall be selected from the 280 tones described as "Fundamentally Neutral" and the 560 tones described as "Color Options", or their industry equivalent.
 2. Trim and accent colors only may also be selected from the

94 tones described as “Essentials” and 148 tones described as “Energetic Brights”, or their industry equivalent.”

“9. COLOR SELECTION GUIDANCE

- a) In all cases, paint shall be applied in a professional, complete and workmanlike manner.
- b) Paint colors shall be viewed as a reversible finish. Building owners are encouraged to select colors appropriate to the style and period of the building construction. Monotonous color schemes, lacking in contrast, are discouraged and transitions of color are encouraged.
- c) Related color schemes such as monochromatic (different values of a single color), neutral (gray, taupe, tan or gray-beige), or analogous (colors close to one another on the color wheel such as blue and blue-violet) are appropriate.
- d) Contrasting color schemes such as opposites (colors opposite each other on the color wheel), split complement palettes (colors adjacent to true colors such a yellow and yellow-orange), or triad palettes (three colors spaced in fairly equal increments on the color wheel) are appropriate.”

“10. SECURITY

- a) Exterior and interior security measures such as grating, bars, mesh or roll down and accordion gates are prohibited on street façades.”

Attachments: [West Racine guidelines.pdf](#)

Director O'Connell explained the concern expressed by Alderman Spangenberg, and reinforced by the Access Corridor Development Review Committee, that there are no protections against exterior security bars or grates on storefront windows in the West Racine area. He explained that it was approved by the Access Corridor Design Review Committee at their meeting of September 12th, 2006, that such a prohibition be added to the design guidelines for the West Racine area. In addition, he stated that the Access Corridor Development Review Committee also recommended that color guidelines adopted for the Uptown area also be added to the West Racine design guidelines.

In response to concerns expressed by Commission members, Director O'Connell stated that other districts, such as Uptown and Douglas Avenue, prohibitions are in place for exterior grates and bars on storefronts. A proposal by the Access Corridor Design Review Committee is to prohibit all such installations on the exterior and interior of street facades. He explained that the color guidelines being recommended offer a selection of over one thousand different colors, which provides great felixibility for the building owners.

A motion was made by John Dickert , seconded by Vincent Esqueda, that this file be Recommended For Approval. The motion PASSED by a Voice Vote.

06-2482

Subject: (Direct Referral). Request by Mitan Pandya seeking a minor amendment to a conditional use permit (Res.06-7142) for an addition to a convenience store at 2500 Lathrop Avenue to strike the requirement that a driveway be closed.

Recommendation: That the condition for driveway closure remain, but that multiple clearance warning signs be installed under the canopy at appropriate location.

Fiscal Note: N/A

Director O'Connell reviewed the request by Mitan Pandya to maintain two driveways on Lathrop Avenue. He stated that Mr. Pandya's reason for maintaining the two driveways was the low clearance under his canopy, which makes it difficult for vehicles to travel between driveways.

Commission members reviewed the site plans in driveway locations, found that alternative traffic patterns were available, and felt that the staff recommendation was appropriate.

A motion was made by John Dickert , seconded by Elaine Ekes, that this file be Recommended For Approval, as outlined in the recommendation. The motion PASSED by a Voice Vote.

06-2327

Subject: (Direct Referral). Request by Jeffery L. Ventura seeking a conditional use for the expansion of a carpentry contractor's storage facility at 1107 Racine Street.

Recommendation of the City Plan Commission 9-13-06: To be received and filed.

Attachments: [1107 Racine St..pdf](#)

Director O'Connell explained that Mr. Ventura no longer wishes to proceed with this project and had submitted a letter stating that he withdraws his application.

A motion was made by John Dickert , seconded by Vincent Esqueda, that this file be Recommended to be Received and Filed. The motion PASSED by a Voice Vote.

ZOrd.0008-06

AN ORDINANCE TO REZONE MICHIGAN BOULEVARD BETWEEN DODGE AND HAMILTON STS

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:

That the properties located on both sides of Michigan Boulevard between Dodge and Hamilton Streets, and more particularly described as follows:

"Part of Blocks 56 and 57, and all of Block 58 of the Original Plat of the City of Racine in the fractional Northeast ¼ of Section 9, Town 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin as described herein: beginning at a point being the intersection of the center lines of Chatham Street and Hamilton Street proceed East along the centerline of Hamilton Street to the centerline of Michigan Boulevard, then north along the center line of Michigan Boulevard 150', then N. 87-52-44 E. 947.76', then S. 02-04-16 E. 392.20', then S. 30-02-32 E. 256.96', then S. 63-50-03 E. 132.82', then S. 07-10-57 E. 83.48', then S. 79-59-04 W. 234.06', then S. 86-03-56 W. 585.18', then S. 85-58-20 W. 269.54', then N. 09-26-21 W. 142' to the intersection of said line and the extended centerline of Dodge Street, then West along the centerline of Dodge Street to it's point of intersection with the centerline of Chatham Street, then north along the centerline of Chatham Street to the point of beginning"

be rezoned from "I-2" General Industrial District , to "B-5" Central Service District, 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

Director O'Connell explained that the ordinance is in conjunction with that which was presented to the Plan Commission on August 30th, 2006.

A motion was made by Vincent Esqueda , seconded by Elaine Ekes, that this ordinance be Scheduled for Public Hearing to the Common Council. The motion PASSED by a Voice Vote.

[06-2514](#)

Subject: ZOrd.0008-06 to rezone Michigan Boulevard between Dodge and Hamilton Streets.

Recommendation: That the ordinance be adopted.

A motion was made by Vincent Esqueda , seconded by Elaine Ekes, that this ordinance be Recommended For Adoption. The motion PASSED by a Voice Vote, with Commissioner Dickert abstaining.

06-2483

Subject: (Direct Referral). Request by David Ophale seeking a minor amendment to a conditional use permit (Res.06-0962) for a painting contractors storage facility at 2024 N. Memorial Drive to extend the deadline for paving parking and drive areas.

Recommendation: That an extension to June 1, 2007 be granted for paving.

Director O'Connell explained that Mr. Ophale requested the ability to extend the deadline of paving of the driveways and parking areas on his property.

Mr. Ophale questioned why he was being required to pave the site.

In response to Alderman Holding, Principal Planner Sadowski explained that, because Mr. Ophale wishes to install bathroom facilities in the building, the building can no longer be considered cold storage, but now would be considered a contractor's facility, thus triggering the requirements for paving of the driveway and parking areas.

A motion was made by Elaine Ekes , seconded by John Dickert, that this file be Approved. The motion PASSED by a Voice Vote.

Res.06-7199

STREET DEDICATION FOR RIGHT-OF-WAY PURPOSES

RESOLVED, that the following parcel of land from the north line of the abandoned Chicago-Milwaukee-St. Paul and Pacific Railroad to the north line of DeKoven Avenue, and more particularly described as follows, be dedicated for street right-of-way purposes:

That part of the west ½ of the Northeast ¼ of Section 20, Township 3 North, Range 23 East in the City of Racine, Racine County, Wisconsin, described as follows:

Begin at the intersection of the north line of DeKoven Avenue and the center line of vacated Phillips Avenue; run thence South 87 degrees 52 minutes 49 seconds West along said north line, 74.90 feet to the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 45.00 feet, a chord of 63.57 feet bearing North 42 degrees 56 minutes 27 seconds East; thence northeasterly along said curve 70.59 feet to the west line of vacated Phillips Avenue; thence North 01 degree 59 minutes 55 seconds West along said west line extended north, 943.73 feet to the north line of the abandoned Chicago, Milwaukee, St. Paul and Pacific railroad right of way; thence North 81 degrees 34 minutes 30 seconds East along said north line, 60.38 feet to the east line of vacated Phillips Avenue extended north; thence South 01 degree 59 minutes 55 seconds East along said east line 99.63 feet to the south line of the abandoned Chicago, Milwaukee, St. Paul and Pacific railroad right of way; thence South 81 degrees 34 minutes 30 seconds West along said south line, 30.19 feet to the centerline of vacated Phillips Avenue; thence South 01 degree 59 minutes 55 seconds East along said centerline, a distance of 892.32 feet the

POINT OF BEGINNING and the north line of DeKoven Avenue.
Containing 33,130 square feet or 0.7606 acres, more or less.

FISCAL NOTE: N/A

Director O'Connell explained the need for the additional right-of-way dedication for Phillips Avenue to facilitate the redevelopment of the Southside Industrial Park (former Jacobsen/Textron property). He explained that this right-of-way dedication represents the western half of Phillips Avenue, and the eastern half of Phillips Avenue was dedicated through the approval of a certified Survey Map at an earlier Commission meeting.

A motion was made by John Dickert , seconded by Elaine Ekes, that the rededication of Phillips Avenue between the former Chicago, Milwaukee, and St. Paul railroad right-of-way and De Koven Avenue is consistent with the City's plans and programs. Further, that the resolution be Recommended For Adoption. The motion PASSED by a Voice Vote.

Public Hearings starting at 4:30 p.m.

06-2481

Subject: (Direct Referral). Request from Tim Hunt seeking a conditional use permit for a roofing contractor's office and storage facility at 1414 Rapids Drive.

Recommendation: That the request by Tim Hunt seeking a conditional use permit to operate a roofing contractor's office and storage facility at 1414 Rapids Drive be granted, subject to the following conditions:

That the plans stamped "Received August 29, 2006" and presented to the Plan Commission on September 13, 2006 be approved subject to the conditions contained herein.

That an occupancy permit and all other applicable permits be requested from the Building Department.

- c. That all yard areas, landscaping, buildings, and grounds be maintained in a professional manner and on a daily basis.
- d. That all parking and drive areas be paved and striped by June 1, 2007.
- e. That the outside storage of junked vehicles, vehicle parts, materials, and equipment be prohibited. However, outside storage of new construction materials within a screened area is allowed. There shall be no storage of construction debris.
- f. The outside storage of one boat being the possession of an owner or employee of the contractor's operation is permitted.

- g. That all yard areas, landscaping, buildings, and grounds be maintained in a professional manner and on a daily basis.
- h. That all aspects of the operation of this business be conducted indoors including vending machines, product displays, or sales.
- i. That the maximum hours of operation be from 6:00 a.m. to 6:00 p.m. Monday through Saturday with no hours on Sunday.
- j. That all trash, recyclables, and dumpsters be stored in closed containers and screened from view.
- k. That all fencing and gates be repaired and painted in a uniform color, or replaced. Privacy slats shall be installed in the fencing along Rapids Drive, and along the east and east fencing for a distance of 100 feet from Rapids Drive. Remnant vine and wooded materials shall be removed from the fence.
- l. That all signs be professionally made, comply with the zoning ordinance requirements and be submitted for review and approval by the Director of City Development. The existing obsolete sign shall be removed or refaced by October 1, 2006.
- m. That all codes and ordinances be complied with and required permits acquired.
- n. 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.
- o. That this permit is subject to review by the Plan Commission for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [1414 Rapids Dr.pdf](#)

Alderman Holding opened the public hearing at 4:47 p.m., explained the public hearing process, and introduced the item.

Director O'Connell reviewed the proposed site plan and its relationships to surrounding properties and zoning.

Rob Hunt of Hunt's contracting explained further the proposed use of the property and inquired as to the extent of the paving needed for parking and driving areas. Director O'Connell explained paving requirements.

In response to questions by a gentleman identifying himself as the owner of the adjacent carwash, Mr. Hunt explained that the property would not have storage buildings constructed on it, nor would there be storage of junk.

There being no further comments or questions, Alderman Holding closed the public hearing at 4:50 p.m.

A motion was made by John Dickert , seconded by Elaine Ekes, that this file be Recommended For Approval, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote.

06-2472

Subject: (Direct Referral). Request from Mark Rose representing JB Construction and B.A.T. Trucking seeking a conditional use permit to operate a construction yard, and truck terminal at 1600 North Memorial Drive and 1700 St. Patrick Street.

Recommendation of Redevelopment Authority 9-6-06: Approval of the request, subject to appropriate conditions established by the City Plan Commission.

Recommendation of City Plan Commission 9-13-06: That the request from Mark Rose representing J.B. Construction and B.A.T. Trucking seeking a conditional use permit to operate a construction yard and truck terminal at 1600 North Memorial Drive and 1700 St. Patrick Street be approved, subject to the following conditions:

- a. That the plans stamped "Received August 31, 2006" and presented to the Plan Commission on September 13, 2006 be approved subject to the conditions contained herein.
- b. That an occupancy permit and other applicable permits be obtained from the Building Department.
- c. That all yard areas, landscaping, buildings, and grounds be maintained in a professional manner and on a daily basis.
- d. That the maximum hours the operation is to be open to the public are from 6:00 a.m. to 9:00 p.m. Monday Through Saturday, with no operational hours on Sunday.
- e. That all employee and customer parking be contained on site.
- f. That the maneuvering of trucks, trailers, and equipment associated with this operation not hinder the free flow of traffic on N. Memorial Drive, St Patrick Street, and Blake Street.
- h. That there be no outside storage of junk, construction debris, or

junked vehicles, and equipment. New construction materials may be stored outdoors in screened areas.

- i. That no more than three trailers be stored on the property at any one time, and that trailers not be used as storage structures.
- j. That all trash and recyclables be stored in closed containers and screened from view.
- k. That by June 1, 2006 the following shall be accomplished:
 - 1. Painting of the building in an earth-tone color(s).
 - 2. Paving of all parking and drive areas.
- l. That the following shall be accomplished prior to the issuance of an occupancy permit:
 - 1. Removal of vines and other vegetation from fencing and gates.
 - 2. Repair and paint all fencing, or replace all fencing and install privacy slats in east and west fencing and gates. Privacy slats and fencing color(s) shall be complementary to the building color(s).
 - 3. Remove the skeletal steel structure at the intersection of St. Patrick Street and Blake Avenue.
 - 4. Remove of all barbed wire.
- m. That all signs be professionally made, comply with the zoning ordinance requirements and be submitted for review and approval by the Director of City Development.
- n. That all codes and ordinances be complied with and required permits acquired.
- o. 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.
- p. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [1600 N.Memorial.pdf](#)

Alderman Holding opened the public hearing at 4:56 p.m. and introduced the item.

Director O'Connell reviewed the proposal use and adjacent land uses and zoning. He

explained that as the property is located within the Racine Steel Casting redevelopment area, the Redevelopment Authority had reviewed this request and recommended approval.

Mark Rose declined to speak on the matter.

There being no further comments and hearing no objections, Alderman Holding closed the public hearing at 4:59 p.m.

In response to Alderman Holding, Mr. Rose stated that it was his intent to start addressing maintenance issues as soon as he takes possession of the property; specifically those items addressed in condition "I".

A motion was made by John Dickert , seconded by Elaine Ekes, that this file be Recommended For Approval, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote.

Adjournment

There being no further business before the Commission, Alderman Holding adjourned the meeting at 5:05 p.m.

Respectfully submitted,

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