



City of Racine

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

Meeting Minutes - Final City Plan Commission

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

Wednesday, October 30, 2013

4:15 PM

City Hall, Room 205

Call To Order

Mayor John Dickert called the meeting to order at 4:45 p.m.

PRESENT: 4 - Elaine Sutton Ekes, John Dickert, Melvin Hargrove and Dennis Wiser

EXCUSED: 3 - Vincent Esqueda, Tony Veranth and Molly Hall

Others present:

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

Approval of Minutes for the October 9, 2013 Meeting

A motion was made by Commissioner Hargrove, seconded by Commissioner Sutton Ekes, to approve the minutes of the October 9, 2013 meeting. The motion PASSED by a Voice Vote.

[13-9492](#)

Subject: (Direct Referral) Update on 1333 Douglas Avenue for compliance with conditional use requirements.

Associate Planner Jill Johanneck updated the Commission on compliance with the conditional use of the High Rollers Motorcycle Club, as was instructed at a previous Plan Commission meeting. She advised the tenant, Mrs. Brockman, had met with Staff from Planning and the Fire Department. The result of that meeting outlined concerns with the operation of the hall, and things the applicants can do to deter violations of the conditional use. Within the last 90 days, there have been no calls to the hall location, 1333 Douglas Avenue, and the Police have indicated there have not been any issues of note.

Mayor Dickert advised the reason for the 90 day review was to ensure the club was complying with the conditions of use. Mrs. Brockman requested longer hours as they are limited to 2:30 a.m. Mayor Dickert advised her to work with Staff on the process of extending their hours as an amendment to their conditional use.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hargrove, that the item be received and filed. The motion PASSED by a Voice Vote.

13-9443

Subject: (Direct Referral) A request by Ron Guarascio Jr., representing Teresa Sanchez, for a conditional use permit to operate a restaurant at 1510 Junction Avenue. (Res. No. 13-0436)

Recommendation of the City Plan Commission on 10-30-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1510 Junction Avenue \(13-9443\) CU 1510 Junction Avenue](#)

Assistant Director Matt Sadowski introduced the request to the Commission by reviewing the proposed location, zoning, surrounding land uses, and the building itself. He proceeded to list items still deficient with the application needing completion by the applicant. These items include paving the parking area, designation of the smoking area, color samples of paint for the building need to be submitted for approval, need the security system illustrated on the plan and confirmation from a security system specialist that the system is adequate, monitoring of noise, sign specifics need to be submittal for approval by various entities, proper regulation of trash, and that no work should be taking place without building permits.

Discussion ensued. The applicant advised they are almost done with the work and meeting the requirements as outlined, though much of the work was done prior to obtaining the required permits. It was requested they be allowed to open the restaurant prior to paving the parking lot. Mayor Dickert requested the applicants continue to work with Staff on the item.

Commissioner Sutton Ekes discussed the smoking area and inquired about putting the restriction under condition d. in the recommendations that they need to designate a smoking area, but that it not be located on the south side of the building.

The applicant inquired if he could open for business without the kitchen being complete. Mayor Dickert advised the applicants to work with Ken Plaski, Chief Building Inspector and Zoning Administrator, regarding their request.

A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wisner, to recommend approval of the conditional use request, subject to Staff conditions, with the addition to condition d. that a smoking area be designated, though not located along the south side of the building. The motion PASSED by a Voice Vote.

13-9502

Subject: (Direct Referral) A request from Thomas Stachowiak of Stack Design Group, representing Fadi Imseitef, for an amendment to a conditional use permit for an addition to an existing building at 3440 Douglas Avenue.

Associate Director Sadowski provided background on the area, including property zoning, surrounding use, aerial views and surrounding property views. The addition to the building would be in the rear of the building and the anticipated use for the building will be for retail sales.

Mr. Sadowski indicated based on the plans submitted there is inadequate parking for a retail use. Though the site shares joint access and parking with 3430 Douglas, this

information was not provided in the site plan. It was advised a re-evaluation of the number of parking spaces required could be re-done once the applicant submits a floor plan for the building.

Due to the lack of information provided for Staff review, a deferral was requested until such time the applicant provides a detailed floor and parking plan for review.

A motion was made by Commissioner Hargrove, seconded by Alderman Wisner, that the request for an amendment to a conditional use permit for an addition to the building at 3440 Douglas Avenue be deferred pending the submittal of additional information. The motion PASSED by a Voice Vote.

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

13-9493

Subject: (Direct Referral) A request by Steven Adams for a conditional use to operate an automobile wash and detailing establishment, as well as installation of rims, tires, and automotive accessories at 1304 Douglas Avenue. (PC-13)

Attachments: [PH Notice - 1304 Douglas Avenue](#)

Associate Planner Johanneck informed the Commission this item had been scheduled for a public hearing, while anticipating the applicants would provide the information requested in time to be reviewed and to hold the public hearing with this agenda. The applicants have not responded to the request for the information, so a full review by Staff has not been completed.

Public Hearing Opened at 5:30 p.m.

No comments were made.

Public Hearing Closed at 5:30 p.m.

A motion was made by Alderman Wisner, seconded by Commissioner Hargrove, to defer the item. The motion PASSED by a Voice Vote.

13-9494

Subject: (Direct Referral) A request from Nathan Lukow for conditional use approval to utilize the property at 1914 Carter Street for work and repair on his personal vehicles. (PC-13) (Res. No. 13-0437)

Recommendation of the City Plan Commission on 10-30-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1914 Carter Street](#)
[\(13-9494\) CU 1914 Carter Street](#)

Ms. Johanneck provided background information on the location, zoning, aerial views and zoning of the property. The applicant is seeking to use this commercially zoned building for private automobile storage and restoration. In addition, the applicant is seeking to add 'living space' including a full bathroom, kitchen, closets, and a washer/dryer unit. The applicant has been informed that in no way will the living space constitute an apartment for him or others at any time, and this portion of the building will not be available to the public.

A review of the building noted there are 2 overhead doors for vehicles to enter and exit the building. The building and driveway surface occupy the whole lot. It was noted a similar use for a private garage was approved in 2011 at 1274 Mound Avenue.

Public Hearing Opened: 5:25 p.m.

No comments were made.

Public Hearing Closed at 5:25 p.m.

Commissioner Sutton Ekes inquired about hours that the vehicle work will be done. The applicant had not requested specific hours, but it was agreed that work will be allowed within the hours of 8:00 a.m. – 10:00 p.m. within the garages.

A motion was made by Alderman Wiser, seconded by Commissioner Hargrove, to recommend approval of the request to utilize the property at 1914 Carter Street for a private garage subject to Staff conditions, and adding a condition that the hours for vehicle repair be between 8:00 a.m. - 10:00 p.m. The motion PASSED by a Voice Vote.

13-9495

Subject: (Direct Referral) A request by Darren Hutcherson for a conditional use approval to operate a tattoo shop with light retail at 232 Main Street. (PC-13) (Res. No. 13-0438)

Recommendation of the City Plan Commission on 10-30-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 232 Main Street](#)
[\(13-9495\) CU 232 Main Street](#)

Associate Planner Johanneck gave a review of the property location, property zoning, aerial views and building views of the proposed location. She advised the applicants are requesting to establish a tattoo arts studio offering small, introductory tattoos which have a quick turn-around, as well as larger artwork that could entail a half a day. The retail sales component will be of art and t-shirts which exhibit designs created artists.

Parking for the shop and the residence above is 6 spaces. The applicants have not addressed the parking situation, though it is anticipated that most parking will be in metered spaces on the street. Hours of operation requested are from 12:00 p.m. – 9:00 p.m. seven days a week. Initially there will be only 1 employee. Ms. Johanneck advised the Commission that the property lies within the Downtown Design Review District and that any exterior changes or signage requires their review.

Public Hearing Opened at 5:43 p.m.

The applicant, Darren Hutchison, came forward to talk about the business. He advised the Commission he has done murals in the past and has an extensive background in tattoo design. Regarding the parking, he indicated there are 2 nearby parking ramps for individuals to utilize when coming to the shop.

Public Hearing Closed at 5:45 p.m.

A motion was made by Commissioner Hargrove, seconded by Commissioner Sutton Ekes, to recommend approval of the tattoo shop at 232 N. Main Street,

subject to Staff conditions. The motion PASSED by a Voice Vote.

13-9496

Subject: (Direct Referral) A request by Rebecca Rannow seeking a conditional use permit to operate a daycare center at 3131 Taylor Avenue, Building #5. (Res. No. 13-0439)

Recommendation of the City Plan Commission on 10-30-13: That the item be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3131 Taylor Ave #5](#)
[\(13-9496\) CU 3131 Taylor Ave #5](#)

Commissioner Sutton Ekes abstained from this request.

Assistant Director Sadowski provided background detail on the property, land use, surrounding properties and zoning. He advised if this request is approved, there will be two day care centers on this property.

He noted that zoning district regulations indicate there should be a 1,000-foot spacing between day care centers. This requirement is more applicable for zone districts or properties that do not have a lot of open space or parking available. The proposal will not meet the spacing requirement, however due to the size of the site and its location, and that each daycare will have different access points, Staff has few concerns about the spacing requirement.

In July of this year, the applicant received approval to locate a daycare in building No. 5 with the understanding this would result in the existing daycare in building No. 2 being closed. This did not occur. Based on the approval received, the applicant prepared the area within building No.5 for a daycare. Concurrently the village renewed the lease in building No. 2 to allow the existing daycare to remain, which was not part of the conditional use amendment granted in July. These actions have led to the 1,000 foot spacing not being met, and a daycare in building No. 5 lacking the proper approvals.

The Public Hearing opened at 5:47 p.m.

1. Mr. Tom Mills, Village President, 3274 N. Elmwood Dr., Elmwood Park 53405 spoke on the item and discussed the property. He is in support of the proposal and requested some corrections to the conditions of approval.

The Public Hearing closed at 5:49 p.m.

A motion was made by Alderman Wiser, seconded by Commissioner Hargrove, to recommend approval of the request for a daycare at 3131 Taylor Avenue, subject to Staff conditions and the following corrections within the conditions: Correct the building number for the new daycare to be in building No. 5 in the title; correct the date in a. to be October 30, 2013; change the word paved to re-sealed in condition i.1; add 'for review and approval' in condition i.2 as related to the trash enclosure; and in condition j. amend "i" to read "i.1". The motion PASSED by a Voice Vote.

13-9497

Subject: (Direct Referral) A request by Pedro Hernandez seeking a conditional use permit to operate an auto repair and detailing business

at 1241 Frederick Street. (PC-13) (Res. No. 13-0440)

Recommendation of the City Plan Commission meeting on 10-30-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1241 Frederick Street \(13-9497\) CU 1241 Frederick Street](#)

Assistant Director Sadowski provided an overview of the area, zoning, surrounding properties and aerial views of the site. Parking was discussed, as were existing site conditions. The applicants' current business location at 914 Marquette Street has exceeded its capacity resulting in numerous violations of the conditional use.

*Public Hearing opened at 5:55 p.m.
No Comments were made.
Public Hearing closed at 5:55 p.m.*

Mayor Dickert spoke to the applicant in support of his business expansion, however is concerned about the request due to all the various and numerous violations which have occurred with his business at the Marquette Street location. He vigorously and repeatedly stressed to the applicant that he needs to abide by the conditions set forth for the business or face revocation of his conditional use permit. Mr. Hernandez, the applicant, indicated he understood.

A motion was made by Commissioner Hargrove, seconded by Commissioner Sutton Ekes, to recommend approval of the request subject to Staff conditions. The motion PASSED by a Voice Vote.

13-9498

Subject: (Direct Referral) A request by Richard and Sparkus Morris seeking a conditional use permit to operate an auto detailing and repair business at 1508 Junction Avenue. (PC-13) (Res. No. 13-0441)

Recommendation of the City Plan Commission on 10-30-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1508 Junction Avenue \(13-9498\) CU 1508 Junction Avenue](#)

Assistant Director Sadowski provided an overview of the area, the building site, surrounding zoning and land uses, and site views. He indicated the parking area for the proposal is insufficient and the applicant will need to identify additional parking for the use.

Physical conditions of the site and building were discussed. Several items needing attention were mentioned, including site maintenance, need for a parking agreement; provide the dumpster location; building painting and hand rail repair; and parking lot striping.

Richard Morris responded that he had the opportunity to review the condition of approval.

Public Hearing opened at 6:03 p.m.

1. *Guy Singer, 1514 Junction Avenue. Mentioned detailing was occurring in the street, is concerned with wastewater running past his property, and often there is loitering of individuals around the property.*

Mr. Sadowski stated that he received a call from Tim Hermes of 1431 Anne Street indicating that he had no concerns at the time with the proposed use but expressed concerns regarding an existing auto repair operation (1454 Junction Ave.) and asked if something could be done about their late hours, blocking of the alley, and noise.

Public Hearing closed at 6:05 p.m.

A motion was made by Alderman Wisner, seconded by Commissioner Hargrove, to recommend approval of the conditional use for auto detailing and repair business at 1508 Junction Avenue. The motion PASSED by a Voice Vote.

13-9499

Subject: (Direct Referral) A request by Jerome Campbell of Campbell Construction JD, Inc. seeking an amendment to the conditional use permit at 5801 21st Street for a façade remodeling project for Culver's. (PC-13) (Res. No. 13-0442)

Recommendation of the City Plan Commission on 10-30-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 5801 21st Street](#)
[\(13-9499\) CU 5801 21st Street](#)

Assistant Director Sadowski provided an overview of the site, surrounding properties, zoning, and current land uses. Visuals of the existing appearance of the building and proposed changes to update the look of the building were presented. Mr. Sadowski noted the applicants began work prior to receiving approval, and a double fee has been assessed due to work being done prior to approval.

Public Hearing opened at 6:10 p.m.

No comments were made.

Public Hearing closed at 6:10 p.m.

A motion was made by Alderman Wisner, seconded by Commissioner Hargrove, to recommend approval of the amendment to the conditional use permit at 5801 21st Street for a façade remodel for Culvers, subject to Staff conditions. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

The meeting was adjourned at 6:20 p.m.