



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
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Meeting Minutes - Draft 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, April 27, 2011

4:15 PM

City Hall, Room 205

Call To Order

Commissioner Jud Wyant called the meeting to order at 4:30 p.m.

PRESENT: 5 - Vincent Esqueda, Gregory Holding, Jud Wyant, Eric Marcus and Tony Veranth

EXCUSED: 2 - John Dickert and Elaine Sutton Ekes

Approval of Minutes for the April 13, 2011 Meeting

A motion was made by Commissioner Esqueda, seconded by Alderman Marcus, to approve the minutes of the April 13, 2011 Plan Commission meeting. The motion PASSED by a Voice Vote.

11-6372

Subject: (ZOrd.5-11) An ordinance rezoning 845 Villa Street from R-3 General Residence District to R-3 with a H-Historic Properties District Overlay. (Res.11-2518)

Recommendation of the City Plan Commission on 4-27-11: That the ordinance be adopted.

Further, that a resolution be adopted by the Common Council.

Fiscal Note: N/A

Attachments: [Landmark Resolution Language](#)

A motion was made by Alderman Marcus, seconded by Commissioner Esqueda, to recommend that the Ordinance and Resolution be adopted. The motion PASSED by Voice Vote.

11-6343

Subject: (Direct Referral) Consideration of a request by Educators Credit Union for a minor amendment to a Conditional Use permit to replace an electronic sign at 3525 Rapids Drive.

Principal Planner Sadowski provided background on the application, indicating in 2002 a sign was approved with a 34-square-foot electronic message center addition to the existing pole sign. The entire sign was damaged this past winter to the extent that the sign and base had to be entirely removed.

The current request is for another pole sign with electronic message center. It will be

located in the same area as the previous sign, is slightly smaller in square footage than the previously approved sign, total square footage will be less, and will be lower in height. Staff is recommending approval subject to conditions.

A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda, to approve the request subject to Staff conditions. The motion PASSED by a Voice Vote.

11-6344

Subject: (Direct Referral) Consideration of a Certified Survey Map for the properties at 716-720 Seventeenth Street. (Res.11-2519)

Recommendation of the City Plan Commission on 4-27-11: That the Certified Survey Map be approved subject to conditions.

Fiscal Note: N/A

Attachments: [\(11-6344\) CSM 716-720 Seventeenth Street](#)

Mr. Sadowski reviewed the proposal to re-configure two existing, non-conforming lots into two non-conforming parcels with one having a lesser degree of non-conformity. The parcels are being recommended for approval subject to variances being granted through the Subdivision of Land Ordinance due to substandard lot depth and square footage. Both proposed parcels are suitable for construction of single-family residences. The proposed parcel configurations are consistent with those found in the vicinity. The lots are zoned R-3 General Residence District.

A motion was made by Alderman Marcus to approve the request subject to Staff recommendations, with the stipulation that the address read that the parcels are located on Seventeenth Street, not Eighteenth Street as was noted in the report and the agenda.

4:30 P.M. PUBLIC HEARING

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11-6345

Subject: (Direct Referral) Request for a Conditional Use permit from Matt Behrs and Melody Kloska to operate a year-round farmers' market at 3340 & 3316 Douglas Avenue.

Attachments: [PH Hearing Notice - 3316/3340 Douglas Avenue](#)

Associate Planner Johanneck reviewed the request, zoning and surrounding zoning/land use, location of buildings and proposed parking areas on the two lots being considered. The properties proposed for this use are zoned B-2. At 3340 Douglas Avenue, the southern-most portion of the building is proposed for the market and is 9,576 square feet in area. The remaining structure is vacant, as is the building located on 3316 Douglas Avenue.

The intent is to provide a site for area farmers to sell their products, with space for up to 56 vendors spaces on a year-round basis. Parking on both lots consists of 74 existing and proposed spaces. This does not include the Dairy Queen parcel (3320 Douglas Avenue) or the vacant corner parcel (3310 Douglas). The dumpsters are fully enclosed and screened and located within the WEPCO property to the west. The owner/applicant provided authorization to utilize this area. The dumpsters are fully screened and gated. Street trees are suggested by Staff to be planted along South Street near the ingress/egress.

The applicant has requested to be allowed some vendor sales outside of the building, as well as allowance for outdoor grilling during business hours. As the B-2 zoning district requires all business to take place within an enclosed building, the Plan Commission has the discretion to allow or not allow outdoor activities. Staffing for the use would consist of 2 full-time employees and 2 part-time employees. Proposed hours of operation are Tuesdays from 1:00 p.m. - 6:00 p.m.; Fridays from 8:00 a.m. - 1:00 p.m.; Saturdays from 7:00 a.m. - 2:00 p.m.; and Sundays from 10:00 a.m. - 4:00 p.m.

Signage, which includes two painted murals, are proposed for the east and south side of the building, with the size to be determined by the Building Department.

The Access Corridor Committee has been made aware of the proposal, however, no action by the Committee is required and no comments have been received.

Staff's major concerns with the application are the request for outdoor vendor sales and grilling, which is not in line with the requirement of the B-2 zone to conduct all business activity indoors. No location for grilling was shown on the site plan. Another concern is the lack of parking. With the proposed use alone, basing the calculation on the closest similar use (indoor flea market), would require 103 spaces for this use. This does not take into account parking for the vacant buildings which could become occupied, further worsening the parking situation.

Public Hearing opened at 4:45 p.m.

- 1. Matt Behrs, applicant, 3427 Charles St., Racine, spoke in favor of the request. He does not foresee a problem with the parking as people will not be there for long periods of time.*
- 2. Kathy Rosen, 3320 Douglas Ave. (manager of Dairy Queen), spoke in opposition of the use due to difficult access into the site, she likes the use, but is concerned about the parking, snow storage, and that Douglas Avenue will be closed next year and this will affect businesses.*

Public Hearing closed at 4:47 p.m.

Alderman Holding noted his concern over the number of parking spaces and the number of vendors, as well as keeping people parked within the appropriate areas and off of other lots. He also mentioned the proposal for outdoor vendors and wanted more information from the applicant on how this would be handled. Mr. Behrs noted the intent is to keep vendors parked in certain areas and keep the more convenient parking spots for customers. The vendor parking, of which he is requesting to allow 10 vendors to sell outdoors at any given time, would sell out of the back of their vehicles in their parking spots, and would not utilize additional parking. Alderman Holding noted that snow removal is not under the jurisdiction of the Plan Commission and if problems arose, a solution would need to be worked out amongst the property owners.

Alderman Marcus also expressed parking concerns due to the lack of spaces and expressed concerns of people parking in spaces not allocated for this use.

Alderman Holding mentioned the request for outdoor grilling, considering the zoning prohibits it outdoors, and asked the applicant what his vision is for this. Mr. Behrs advised there are other farmers markets around the state that have permanent vendors that cook and serve food outside. The grills would be towed onto the site. Commissioner Wyant noted the health department and fire department would need to be consulted to verify codes are being met if this were to be allowed. It was verified

that the WEPCO property cannot be used for parking.

Alderman Marcus moved to defer to the next Plan Commission meeting to allow the applicants and the other property owners to work on potential solutions to the parking situation. Commissioner Wyant seconded.

Discussion of the motion ensued. Commissioner Wyant noted parking will be an issue no matter what use occupies the space, that the traffic on Douglas Avenue will increase, and has questions on how to overlap of business hours could affect the parking.

Alderman Holding noted how there is currently cross-parking occurring on the site by the Dairy Queen, and is not sure what the solution to the parking issues are based on the proposal and the status of existing businesses. Commissioner Wyant also noted he does not favor the outdoor grilling proposal.

Mr. Behrs offered to limit the number of vendors to 40 vs. the requested 56 to help the parking situation.

Commissioner Veranth thought it may be possible, if there are extra spaces available, that a parking agreement might be able to be worked out with the Taco Bell property to the north to provide additional parking for the farmers' market.

The earlier motion by Alderman Marcus to defer until the next Plan Commission meeting to provide the property owners to come up with potential ways to deal with the parking situation, seconded by Commissioner Wyant, carried.

Alderman Holding also suggested the applicants work with Staff on the outdoor grilling concerns raised at the meeting to see if a workable solution can be figured out.

A motion was made by Alderman Marcus, seconded by Commissioner Wyant, to defer until the next Plan Commission meeting to provide the property owners to come up with potential ways to deal with the parking situation. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

Alderman Holding moved to adjourn the meeting without objection at 5:15 p.m.