



City of Racine

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

Meeting Minutes - Draft City Plan Commission

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

Wednesday, April 29, 2015

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 6 - Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth, John Dickert, Molly Hall and Dennis Wisner
EXCUSED: 1 - Melvin Hargrove

Others present:

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

Approval of Minutes for the April 8, 2015 Meeting

A motion was made by Commissioner Esqueda, seconded by Alderman Wisner, to approve the April 8, 2015 meeting minutes as submitted. The motion PASSED by a Voice Vote.

[15-00383](#)

Subject: (Direct Referral) A request by Donald Bostick to modify the hours of operation for a carry-out restaurant at 1644 Washington Avenue.

Associate Planner Johanneck reviewed the request before the Commission. The applicant, Donald Bostick, had previously requested a conditional use review for a carry-out restaurant at 1346 Washington Avenue, but has withdrawn that request to move into this facility at 1644 Washington Avenue which has a current conditional use permit approval for a carry-out restaurant. A general review of the area, zoning, and building were provided.

The previous approval for conditional use is transferable to Mr. Bostick as the building has not been vacant for a period of 12 months, and the use is the same as the original conditional use. The zoning ordinance allows for the transfer if these conditions are met.

The only requested change from the original conditional use is for different hours. Mr. Bostick proposes to operate from 11:00 a.m. – 10:00 p.m. Tuesday – Thursday; 11:00 a.m. – 12:00 a.m. Friday – Saturday; and 11:00 a.m. – 8:00 p.m. on Sundays.

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

[15-00381](#)

Subject: (Direct Referral) A request by Racine Habitat for Humanity

for expansion of a non-conforming use at 2049 Racine Street.

Assistant Director of City Development Matthew Sadowski provided history on the site and its non-conforming status. A review of the property location, site layout, area zoning, property views, and surrounding land uses was provided. This request is to replace the existing quonset hut with a slightly larger storage facility to be constructed of concrete block, steel siding, and fiberglass shingle roof.

The Zoning Ordinance allows for expansion of non-conforming uses in business districts, subject to a review and recommendation by the Plan Commission to the Zoning Board of Appeals. The Plan Commission is required to address criteria as identified in the Ordinance in making this recommendation. Ms. Sadowski provided a review of the criteria, along with an analysis and recommendation for each.

Jan Roland, representing Habitat for Humanity, verified no hazardous materials will be stored here. Due to the age of the storage structure and expansions of Habitat's activities over the years, additional storage space is needed. Habitat owns the building and it is tax exempt.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, that the Plan Commission make the findings and recommendations set forth in the Staff report referencing Section 114-216(b)(2)a. of the code, Section 114-216(b)(2)b. of the code, and Section 114-216(b)(2)c. of the code, and that the Staff recommendation that the request by Habitat for Humanity for expansion of a non-conforming use at 2049 Racine Street be approved by the Zoning Board of Appeals subject to Staff conditions. The motion PASSED by a Voice Vote.

[14-10831](#)

Subject: (Direct Referral) Consideration of an amendment to the 2035 Comprehensive Land Use Plan Map designation for properties at 1223 Ohio Street and 1212, 1218 & 1222 Virginia Street from Medium Density Residential to Commercial. (Ord. 07-15)

Recommendation of the City Plan Commission on 4-8-15: That the request for an amendment to the Comprehensive Land Use Plan designation for properties at 1223 Ohio Street and 1212, 1218 & 1222 Virginia Street from Medium Density Residential to Commercial be denied based on the findings as follows:

1. The proposed amendment is inconsistent with the goals, objectives, and policies of the plan.
2. The proposed amendment leads to detrimental environmental effects.
3. The proposed amendment is not compatible with surrounding uses.
4. The existing local City (County) facilities and services are not adequate to serve the type of development associated with the amendment.
5. The proposed amendment at the proposed location does not enhance economic development within the City.

Recommendation of the City Plan Commission on 4-29-15:

Notwithstanding the Plan Commission recommendation of April 8, 2015 to deny the amendment to the 2035 Comprehensive Land Use Map, per the direction of the Common Council of April 20, 2015, the Plan Commission submits ordinance language to the Common Council and reports that a public hearing for the resulting ordinance has been scheduled for June 16, 2015 at the Common Council.

Fiscal Note: N/A

Commissioner Sutton Ekes abstained from this item.

Mr. Sadowski advised the Plan Commission's recommendation for denial of this item went before the Common Council at their April 20, 2015 meeting. The Council referred the matter back to the Plan Commission for preparation of an ordinance and resolution and scheduling of a public hearing. He advised the proposed language for the ordinance as prepared by Staff is presented in their staff reports for consideration. Resolution language is not required at this juncture and will be prepared at a later date.

A review of the timeline for consideration of the Comprehensive Plan Amendment, as well as the rezoning and conditional use accompanying this request, was provided. Due to publication and statutory requirements, public review and input periods, and mandatory deadlines, the dates provided in the Staff report set out the most expeditious timeframe for approval, considering the lengthy timeframes involved.

A motion was made by Commissioner Veranth, seconded by Commissioner Hall, to forward consideration of an amendment to the 2035 Comprehensive Land Use Plan map designated for properties at 1223 Ohio Street, and 1212, 1218, and 1222 Virginia Street from medium density residential to commercial. Mr. Sadowski advised the actual language of the motion should be what's in the Staff recommendation, as that is what will appear in the Plan Commission report to Council. The motion PASSED by a Voice Vote.

[14-10786](#)

Subject: (Direct Referral) A request from Richard Donner of Reinhart Boerner Van Dueren s.c., representing TMC Wisconsin 2 LLC, for the rezoning of the south side of Washington Avenue in the 4600 Block between Ohio Street and Virginia Street from B-1 Neighborhood Convenience, R-2 Single Family Residence, and R-3 Limited General Residence to B-2 Community Shopping District.

Recommendation of the City Plan Commission on 4-8-15: That the request for the rezoning of the south side of Washington Avenue in the 4600 block between Ohio Street and Virginia Street to B-2 Community Shopping District be received and filed.

Fiscal Note: N/A

Attachments: [PH Notice - CVS Pharmacy](#)

Commissioner Sutton Ekes abstained from this item.

Due to the lengthy timeframe involved for hearings, notices, and meetings related to the amendment to the Comprehensive Land Use Plan and its direct relation to this rezoning request, Staff is recommending this item be deferred until the May 27th,

2015 meeting for further action.

A motion was made by Commissioner Hall, seconded by Commissioner Veranth, to defer this item. The motion PASSED by a Voice Vote.

[14-10787](#)

Subject: (Direct Referral) A request from Richard Donner of Reinhart Boerner Van Dueren s.c., representing TMC Wisconsin 2 LLC, for a conditional use permit to allow for a CVS Pharmacy on the south side of Washington Avenue in the 4600 Block between Ohio Street and Virginia Street.

Recommendation of the City Plan Commission on 4-8-15: That the request for a conditional use permit to allow a CVS Pharmacy on the south side of Washington Avenue in the 4600 block between Ohio Street and Virginia Street be received and filed.

Fiscal Note: N/A

Attachments: [PH Notice - CVS Pharmacy](#)

Commissioner Sutton Ekes abstained from this item.

Due to the lengthy timeframe involved for hearings, notices, and meetings related to the amendment to the Comprehensive Land Use Plan and its direct relation to this conditional use request, Staff is recommending this item be deferred until the June 10, 2015 meeting for further action.

A motion was made by Alderman Wiser, seconded by Commissioner Esqueda, to defer this item. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

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[15-00379](#)

Subject: (Direct Referral) A request by David Cecchini, representing Mark and Anthony Porcaro, for a conditional use permit to allow for a side wall sign on the east side of the building at 512-522 Sixth Street. (Res No. 15-0189)

Recommendation of the City Plan Commission on 4-29-15: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 512-522 Sixth Street](#)

Public Hearing opened at 4:45 p.m.

1. Tom Cecchini of United Construction, 4425 South Street. Stated he would like consideration given to installation of down-lighting for the side wall sign. Mr. Sadowski advised that was discussed at the Downtown Design Review Committee meeting and will be discussed in this presentation.

Mr. Sadowski provided a review of the site area and zoning, and showed illustrations of the signage proposed for the Indian Motorcycle Dealership along Sixth Street, Villa

Street, and a side wall sign on the east side of the building. In the B-4 zoning district, side wall signs require a conditional use permit. This is largely due to the location of residences on second floors in the downtown area which could be impacted by signage directly adjacent to other buildings on interior walls. The interior wall on this site will not affect an adjoining property. The Downtown Design Review Commission (DADRC) recommended approval of the wall signs facing Villa Street and Sixth Street.

The signs along Sixth Street and Villa Street may be internally illuminated, however the sidewall sign may not be. The interior side sign was not able to be approved by the DADRC due to the requirement for the conditional use permit, because it exceeds the 12 square-foot maximum size allowed for a side wall sign, and cannot be illuminated. The DADRC did recommend approval of the side wall sign at its proposed square footage of 37.6 square feet but that it be indirectly illuminated, as in back-lit or by using goose neck light fixtures.

Public Hearing closed at 4:50 p.m.

Mr. Sadowski read through the Staff conditions for recommendation of approval.

A motion was made by Alderman Wisner, seconded by Commissioner Esqueda, to recommend approval of the item subject to conditions a.-f. with a modification to condition d. to add "or backlighting" as an option for illumination. The motion PASSED by a Voice Vote.

[15-00380](#)

Subject: (Direct Referral) A request by Tom Meredith for a conditional use permit to operate an activity/event facility at 740 Lake Avenue. (Res No. 15-0190)

Recommendation of the City Plan Commission on 4-29-15: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 740 Lake Avenue](#)

Mr. Sadowski reviewed the location, adjacent property uses and views, area zoning, building views and interior layout of the building. This property is zoned O-1 Office/Institutional. Parking for the facility is available on-street, in the public lot on the southeast corner of 8th Street and Lake Avenue, and off-street at the Maresh-Meredith & Acklam funeral home property at 803 Main Street.

Though the former use of this building and the proposed use are essentially the same, a conditional use permit is required due to the fact the operation is no longer non-profit /philanthropic. The use is for-profit, initiating the conditional use requirement.

Public Hearing opened at 5:00 p.m.

No speakers

Public Hearing closed at 5:00 p.m.

Discussion ensued.

Commissioner Sutton Ekes inquired if the conditions before the Commission for this use are similar to those proposed when the previous request for a funeral home was presented. Mr. Sadowski advised the conditions are similar, and the previous request

also required a conditional use as it was a for-profit business. However, the hours with this proposal are much more restrictive.

Commissioner Ekes further inquired if there is a funeral service occurring at Maresh-Meredith, and an event going on at this center concurrently, will there be alternatives made for parking. Tom Meredith advised that, as they own both facilities, they do the scheduling and will not schedule conflicting events. Parking conflicts will attempt to be avoided.

A motion was made by Commissioner Esqueda, seconded by Commissioner Veranth, to recommend approval of the request subject to conditions. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

Mayor Dickert adjourned the meeting at 5:05 p.m.