

# **City of Racine**

*Room 103, City Hall*



## **Meeting Minutes**

**Wednesday, May 10, 2006**

**4:15 PM**

**Room 103, City Hall**

## **City Plan Commission**

*Mayor Gary Becker  
John Dickert  
Elaine Sutton Ekes  
Vincent Esqueda  
Joseph Muratore, Jr.  
Jud Wyant*

**Acting Chairman Wyant Called the meeting to order at 4:15 p.m.**

**PRESENT:** John Dickert, Elaine Sutton Ekes, Vincent Esqueda and Jud Wyant

**EXCUSED:** Gary Becker and Joseph Muratore Jr.

*OTHERS PRESENT: Alderman Aron Wisneski  
Alderman Gregory Holding  
Brian O'Connell, Director of City Development  
Rick Heller, Chief Building Inspector  
Jim Luelloff, Associate Planner*

**Approval of Minutes for the April 26, 2006 Meeting**

**A motion was made by Commissioner Ekes, seconded by Commissioner Esqueda to approve the minutes, as distributed. Motion approved.**

[06-1881](#)

**Subject:** Direct Referral. Appeal of a decision of the Access Corridor Development Review Committee relating to a pole sign for USA Payday Loans at 3326 Washington Avenue.

**Recommendation:** That the appeal of a decision of the Access Corridor Development review committee relating to a pole sign for USA Payday Loans at 3326 Washington Avenue be approved, subject to the following conditions:

- a. That the pole sign as presented to the Access Corridor Development Review Committee on April 26, 2006 be approved.
- b. That all applicable permits be obtained.
- c. That no major changes be made to the conditions of this approval without the approval of the Access Corridor Development Review Committee, and no minor changes be made without the approval of the Director of City Development.
- d. That this approval is subject to the review of the Access Corridor Development Review Committee for compliance with the listed conditions.

**Fiscal Note:** N/A

*Commissioner Wyant introduced the item.*

*Director O'Connell explained that this item had been referred back to the Access Corridor Authority Review Committee and that the guidelines did not allow for an appeal by that committee for a pole sign.*

*Alderman Wisneski spoke in opposition to the sign and the use.*

**A motion was made by Commissioner Ekes, seconded by Commissioner Esqueda, that this file be recommended for approval, subject to the listed conditions in the recommendation. Motion approved.**

**06-1812**

**Subject:** The Establishment of Design Standards for the Expanded Downtown Area to address the need to establish specific design standards in sub-areas of the downtown area.

**Recommendation:** To receive and file.

*Commissioner Wyant introduced the item.*

*Director O'Connell explained that this communication was necessary in order to introduce the next agenda item.*

**A motion was made by Commissioner Ekes, seconded by Commissioner Esqueda that this file be recommended to be received and filed. Motion approved.**

**06-1876**

**Subject:** Direct Referral. Consideration of the establishment of Design Standards for the expanded downtown area.

**Recommendation:** That a resolution be adopted by the Common Council with the following language: that the document entitled "Downtown Design Standards" dated May 10, 2005 is hereby adopted this 16th day of May, 2006, a copy of which is on file in the office of the Director of City Development.

*Commissioner Wyant introduced the item.*

*Director O'Connell explained that the action ties the appropriate design standards to the proposed downtown sub areas.*

**A motion was made by Commissioner Ekes, seconded by Commissioner Esqueda that this file be recommended for adoption, subject to the recommendation. Motion approved.**

**06-1814**

**Subject:** Direct Referral. Request by Roy Deitsch and Blake Thompson seeking a conditional use permit to operate an automobile repair facility at 2009 Kewaunee Street.

*Commissioner Wyant introduced the item.*

*Director O'Connell explained that it had been requested to refer the item back, and that Alderman Weidner was neutral on the request.*

*Mr. Williams, the owner of the property, asked for reconsideration of the proposal.*

*Commissioner Dickert suggested to have the item referred back as a public hearing at the next meeting.*

**A motion was made by Commissioner Dickert, seconded by Commissioner Ekes that this file be Deferred. Motion approved**

**06-1850**

**Subject:** Communication from Aldermen of the 11th and 12th Districts requesting to meet with City Plan Commission to discuss zoning rules for various types of establishments.

**Recommendation:** That a 90-day moratorium be enacted regarding Payday Loan and similar establishments to allow time for the preparation of an ordinance.

**Fiscal Note:** N/A

*Commissioner Wyant introduced the item.*

*Aldermen Aron Wisneski and Gregory Holding requestd a 90-day moratorium on payday loan type of establishment to allow for the preparations of recommendations to regulate the distance between such establishments as well as their distance from residential uses.*

**A motion was made by Commissioner Dickert, seconded by Commissioner Esqueda that this file be recommended for approval. Motion approved.**

**Public Hearing starting at 4:30 p.m.**

**06-1874**

**Subject:** Direct Referral. Request from Maria Guerrero and Vidal Trejo seeking a conditional use permit for an existing residence at 1616-9th Street that utilizes both the first and second floors as dwelling space.

**Recommendation:** That a request from Maria Guerrero and Vidal Trejo seeking a conditional use permit for an existing residence at 1616 - 9th Street that utilizes both the first and second floors as dwelling space be approved, subject to the following conditions:

- a. That the structures and property be maintained in good order.
- b. That all codes and ordinance be complied with and required permits acquired.
- c. 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.
- d. That this permit is subject to Plan Commission review for compliance

with the listed conditions.

**Fiscal Note:** N/A

*Commissioner Wyant opened the public hearing at 5:10 p.m., introduced the item, and described the public hearing process.*

*Director O'Connell explained that the residential property is located within a commercial zoned block, and that a conditional use permit was required to allow for residential uses on the first floor subject to conditions.*

*Ms. Maria Guerrero explained that she was having a difficult time attempting to sell the property because of the property's commercial zoning.*

*Alderman Tim Hermes spoke in favor of the request.*

*There being no further business before the Commission, and hearing no objections, Commissioner Wyant closed the public hearing at 5:10 p.m.*

*Director O'Connell read the staff's recommendation.*

**A motion was made by Commissioner Dickert, seconded by Commissioner Ekes, that this file be recommended for approval, subject to the listed conditions in the recommendation.**

**06-1875**

**Subject:** Direct Referral. Request from Eric and Theresa Marcus of National Auto Parts & Sales, Inc. and Allied Commercial Holdings, Inc. seeking a conditional use permit for a motor vehicles and parts rebuilding facility at 1800 Clark Street.

**Recommendation:** That a request from Eric and Theresa Marcus of National Auto Parts & Sales, Inc. and Allied Commercial Holdings, Inc. seeking a conditional use permit for a motor vehicle and parts rebuilding facility at 1800 Clark Street be approved, subject to the following conditions:

- a. That the plans stamped "Received April 26, 2006" and presented to the Plan Commission on May 10, 2006 be approved, subject to the conditions contained herein.
- b. That an occupancy permit shall be requested from the Building Department prior to the operation of this business at this location.
- c. That auto body work be conducted indoors and be limited to minor repairs as required to rebuild motor vehicles and parts.
- d. That there shall be no on-site retail sales of vehicles or vehicle parts.

Sales shall not involve dealing directly with customers on the premises.

- e. That all vehicles waiting repair, or those which have been repaired shall be stored on the subject property in an orderly fashion but in no case longer than 20 days.
- f. That all vehicle and part repairs and rebuilding shall be conducted indoors.
- g. That there shall be no outside storage of junked vehicles, vehicles parts and accessories, and equipment.
- h. That all trash and recyclables shall be stored in closed containers and screened from view.
- i. That all applicable codes and ordinances be complied with and required permits acquired.
- j. That signage be professionally made and comply with applicable zoning ordinance requirements.
- k. 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.
- l. That this permit is subject to Plan Commission review for compliance with the listed conditions.

**Fiscal Note:** N/A

*Commissioner Wyant opened the public hearing at 5:16 p.m., and introduced the item.*

*Director O'Connell described the former use of the property and the uses in the area.*

*Eric Marcus of 1520 College Avenue described that his use of the property was to rebuild late model cars and motorcycles, and that all operations would be conducted indoors.*

*Commissioner Wyant closed the public hearing at 5:20 p.m.*

**A motion was made by Commissioner Dickert, seconded by Commissioner Ekes that this file be recommended for approval, subject to the listed conditions in the recommendation.**

**Adjournment**

*There being no further business before the Commission and hearing no objections, Commissioner Wyant adjourned the meeting at 5:21 p.m.*

*Respectfully Submitted,*

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