



City of Racine

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

Meeting Minutes - Final

City Plan Commission

Mayor John Dickert
Alderman Dennis Wiser
Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez

Wednesday, November 30, 2016

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the meeting to order at 4:27 p.m.

PRESENT: 4 - John Dickert, Dennis Wiser, Tony Veranth and Ann Brodek

EXCUSED: 2 - Tom Durkin and Mario Martinez

Approval of Minutes for the November 9, 2016 Meeting

A motion was made by Alderman Wiser, seconded by Commissioner Brodek, to approve the minutes of the November 9, 2016 meeting. The motion PASSED by a Voice Vote.

[1022-16](#)

Subject: (Direct Referral) A request from John Murphy, AIA, representing Sturino Funeral Home at 3014 Northwestern Avenue, for a minor amendment to an accessory structure approval to eliminate the requirement for brick wainscoting. (PC-16)

In October, this item had been before the Commission as a request for approval to construct a new accessory garage within the property. The request was ultimately approved by the Common Council, subject to conditions.

Following an overview of the property and area, Mr. Sadowski indicated the approval conditions included exceptions to the zoning ordinance design standards. These include allowing use of vinyl siding on a commercial building, and a reduction in the amount and placement of brick wainscoting, requiring approximately 5% where 30% façade coverage is required. Staff's initial review of the exceptions proposed took into consideration garage location, durability, visual appeal, compatibility with existing structures.

Stating installation difficulties, grade changes and visibility of the garage, and desire to match the garage built prior to the design standards, the applicants requested the wainscoting requirement be eliminated, and that they be allowed to use all vinyl.

Staff advised due to the sloping of the property and position of the garage, only 6" to 10" of wainscoting would be visible from a street, from which the structure will be between 180-feet and 190-feet away. Staff supports the elimination of the wainscoting, however for durability recommends the building be constructed of cement fiber siding.

Discussion ensued. Jim Fox, of Deck It Out builders, requested vinyl so the detail work on the new building would match the existing, such as where the siding meets the doors and soffits. He has concerns with the fiber cement siding, where seams would be visible as black lines vs. a clean white finish. He advised any money saved on siding would be spent towards a carriage door. Mr. Fox provided information on cement fiber siding, its durability and installation. Commissioner Veranth inquired if a brick veneer can be done with the carriage door. Mr. Fox advised it would 'look funny', as the nearest building is white vinyl and the different materials wouldn't match. Commissioner Brodek concurred the vinyl would be acceptable as the other buildings on the lot are vinyl. Commissioner Veranth requested a heavier-grade vinyl be used if the request is approved.

A motion was made by Commissioner Veranth, seconded by Commissioner Brodek, to approve the request subject to staff conditions a.-f., with condition d. amended to state that the building may be sided entirely with vinyl siding of proper gauge. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS**4:30 P.M. PUBLIC HEARINGS**[1016-16](#)

Subject: (Direct Referral) A request from Nathan Ward, representing Verizon Wireless, seeking a conditional use permit to allow for installation of rooftop-mounted antennas and ancillary operational equipment at 201 Sixth Street. (PC-16) (Res No. 0043-17)

Recommendation of the City Plan Commission on 1-25-16: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 201 Sixth Street \(NEW\)](#)
[PH Notice - 201 Sixth Street](#)
[PH Notice - 201 Sixth Street](#)
[PH Notice - 201 Sixth Street](#)
[\(1016-16\) CU 201 Sixth Street](#)

The Public Hearing opened at 4:41 p.m. As requested by the applicant, Staff advised the hearing will postponed until the item can be taken up by the Landmarks Committee, and closed the hearing at 4:41 p.m. Mayor Dickert deferred the request until the next Plan Commission meeting.

Deferred

[1017-16](#)

Subject: (Direct Referral) A request from Mousa Alfoqaha seeking a conditional use permit to operate a convenience store at 3425 Kinzie Avenue. (PC-16) (Res No. 0409-16)

Recommendation of the City Plan Commission on 11-30-16: That the request be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3425 Kinzie Avenue](#)
 [\(1017-16\) CU 3425 Kinzie Avenue](#)

Assistant Planner Steven Madsen presented an overview of the property location, zoning, and images of the building as well as surrounding land uses. The building entrance is at the northeast corner, and he noted several windows that are in need of repairs. Beyond offering convenience items, the applicant would be selling cell phones, and is seeking a permit to sell cigarettes.

*Public Hearing opened: 4:45 p.m.
Public Hearing closed: 4:45 p.m.*

Discussion ensued. Mayor Dickert expressed the sale of cigarettes next to a school. The applicant stated it is a grade school, and they don't buy cigarettes. Alderman Wisner inquired if candy will be sold. The applicant advised yes, as well as the earlier items mentioned.

A motion was made by Alderman Wisner, seconded by Commissioner Brodek, to recommend approval of the request subject to staff conditions. The motion PASSED by a Voice Vote.

[1018-16](#)

Subject: (Direct Referral) A request from Kevin Harvey, representing Maximus Dogimus LLC d/b/a The Woof, seeking a conditional use permit to operate a dog daycare and kennel/boarding facility at 5326 Durand Avenue. (PC-16) (Res No. 0410-16)

Recommendation of the City Plan Commission on 11-30-16: That the request be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 5326 Durand Avenue](#)
 [\(1018-16\) CU 5326 Durand Avenue](#)

Mr. Madsen presented a review of the project area, photos, site and floor plans. New fencing has been installed along the east side of the parking area, and a review of the play area was presented. The site is located directly northeast of Regency Mall. Mr. Sadowski added this site formerly operated as an animal shelter after Hurricane Katrina, and then subsequently a dog daycare which received a conditional use permit. As the previous approval for a dog daycare lapsed due to vacancy, this is considered a new request.

Public Hearing opened: 4:51 p.m.

1. Ashley Mulder, 1106 Blaine Street. The daycare will be open 24/7, and have 10 employees at this time. Kennels will be available for up to 75 dogs. She advised minimal improvements are required, stated they will be leasing the building, and discussed door security and how dogs will be taken in and out while in care.

Mr. Madsen noted the request also included proposed signage.

Public Hearing closed: 4:54 p.m.

A motion was made by Commissioner Brodek, seconded by Alderman Wisner, to recommend approval of the request subject to staff conditions. The motion

PASSED by a Voice Vote.

[1019-16](#)

Subject: (Direct Referral) A request from Margaret Robinson, representing Living Faith Lutheran Church, seeking a conditional use permit to retrofit an existing sign into an electronic message sign at 2915 Wright Avenue. (PC-16)

Attachments: [PH Notice - 2915 Wright Avenue](#)
[PH Notice - 2915 Wright Avenue \(New\)](#)

At the request of the applicant, Mayor Dickert recommended the item will be deferred for two weeks pending additional information from the applicant.

A motion was made by Commissioner Veranth, seconded by Commissioner Brodek, to defer the request. The motion PASSED by a Voice Vote.

[1020-16](#)

Subject: Subject: (Direct Referral) A request from Karen Sorenson, representing Beth Israel Sinai, seeking a conditional use permit to operate a Synagogue and Jewish History Museum at 3009 Washington Avenue. (PC-16) (Res No. 0411-16)

Recommendation of the City Plan Commission on 11-30-16: That the request be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3009 Washington Avenue](#)
[\(1020-16\) CU 3009 Washington Avenue](#)

Mr. Madsen provided a review the site, building views, site/floor plans, zoning and surrounding areas. The parking at the rear of the building, along with another small lot south of the alley, meet parking requirements but are in need of repair. Landscaping and signage are pending review. It is the intent of the applicants to purchase the building and operate the museum in the rear portion of the building, and the sanctuary in front.

Public hearing opened: 4:57 p.m.

- 1. Ruth Bradford Johnson, 1332 Deane Blvd. Supports the use, however expressed concerns about the very poor condition of the alley south of the building.*
- 2. Wayne Johnson, 1332 Deane Blvd. Spoke in support, in conjunction with speaker 1.*

Mayor Dickert inquired with Karen Sorenson, the applicant's real estate agent, about the alley. She stated she is not aware if notices or assessments have been sent to the current owner or the Synagogue about needed repairs. Mayor Dickert recommended the details on any assessments or requirement for repair be clarified before closing on the property.

- 3. Karen Sorenson, 4144 Bristol Place. Clarified the worship area is in the front versus the rear because in the rear the museum is closer to the parking, and also they valuable display items they wish to keep away from the front of the building.*

Mr. Sadowski added the museum is an item for discussion as the zoning ordinance

requires worship spaces within a commercial district obtain a conditional use permit. As part of the requirements, these uses must have a commercial "storefront" component to their operation to draw in the general public and keep with the intent of the commercial zone. Commercial-type areas are normally located in the front of the facility. With the location of this building located on the "fringe" of West Racine versus in the heart of the District, staff feels the compromise of having the museum in the rear is acceptable.

Public hearing closed: 5:08 p.m.

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

Adjournment

Mayor Dickert adjourned the meeting at 5:09 p.m.