



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, May 29, 2013

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the May 29, 2013 Plan Commission to order at 4:20 p.m.

PRESENT: 7 - Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth, John Dickert, Molly Hall, Melvin Hargrove and Dennis Wiser

Others present:

Matthew Sadowski, Principal Planner / Assistant Director of City Development
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector / Zoning Administrator
Sergeant Michael Mahnke, Racine Police Department

Approval of Minutes for the May 8, 2013 Meeting

A motion was made by Commissioner Esqueda, seconded by Commissioner Hargrove, to approve the minutes of the May 8, 2013 meeting. The motion PASSED by a Voice Vote.

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

13-9001

Subject: Review of a conditional use permit for 1333 Douglas Avenue, the "High Rollers Motorcycle Club", for compliance with conditions of the use and Police Department involvement in the operation of the meeting hall. (PC-13)

Attachments: [Review Notice - 1333 Douglas Avenue](#)

A motion was made by Mayor Dickert, seconded by Alderman Wiser, for revocation of the conditional use. The motion PASSED by a Voice Vote.

13-9002

Subject: (Direct Referral) Request by Susan Kost, representing G&S Truck Services, Inc., for a conditional use approval to operate a truck detailing and trailer repair business at 1906 St. Patrick Street. (PC-13). (Res. No. 13-0263)

Recommendation of the City Plan Commission on 5-29-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1906 St Patrick Street](#)

Associate Planner Johanneck reviewed the surrounding areas and streets, area and aerial views of the site. She advised the applicant desires to do semi-vehicle maintenance, but not engine or heavy repair. The current zoning is O-1 and will require a re-zone to I-2, which is the following item on the agenda.

The site is 7,600 square feet in size, and was formerly used by Racine Unified School District for vehicle storage and maintenance. All work for the new business will take place inside of the building.

The trucks and trailers will be picked up by the employees of the business, repaired, and returned by the employee to the semi truck/trailer owner. Occasionally the semi trucks or trailers may need to be parked until they can be delivered. For this scenario, semi parking is proposed on the north side of the building. Employee parking, 4-6 total employees, would be on the south end of the building. A parking plan was not provided showing proper spacing and will need to be submitted for Staff review and approval.

Proposed hours of operation are 7:00 a.m. – 5:00 p.m. Monday through Friday. As the applicant mentioned they occasionally would work on Saturdays, Staff suggests these hours be allowed on Saturdays as well to prevent having to come back before the Commission to change hours.

All commercial truck traffic, including the semi's as part of this proposal, shall utilize the ingress/egress from Northwestern Avenue. Per the Certified Survey Map, no truck traffic may access the site from St. Patrick Street so as not to disturb the residential neighborhood.

Staff is requesting the applicant provide a landscaping plan. All that currently exists is areas of grass, and a landscape buffer along the north side can be created by bringing in soil and eliminating the gravel. This will create a nice buffer between Gilmore School and this site. The applicant will be providing a landscape plan as part of the conditions of approval. No new lighting is proposed for the site.

Site maintenance, including trash and snow removal, litter, etc. will be the responsibility of the applicants. They are requesting trash be allowed to be stored indoors, eliminating the need for a trash enclosure. Staff finds this acceptable, as long as the trash is stored in acceptable bins.

Public Hearing opened at 4:45 p.m.

- 1. Ted Hart, Shorewest Realtors (no address given), indicated the prior use of the building was for vehicle maintenance and supports the proposal.*
- 2. Ko Kryger, KHK Holdings, LLC, 2200 Rivershore Dr., advised this property is designed for this type of use and supports the request.*
- 3. Sue Kost, G&S Truck Service, 21122 Omega Circle, is the applicant and is requesting approval.*

Public Hearing closed at 4:47 p.m.

A motion was made by Alderman Wiser, seconded by Commissioner Esqueda, to recommend approval of the item subject to Staff recommendations. The motion PASSED by a Voice Vote.

13-9003

Subject: (Direct Referral) Request by Ko Kryger, of KHK Holdings, to rezone the property at 1906 St. Patrick Street for O-I Office Institutional to I-2 General Industrial. (PC-13) (ZOrd. No. 003-13)

Recommendation of the City Plan Commission on 5-29-13: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

Attachments: [PH Notice - 1906 St Patrick Street](#)

Associate Planner Johanneck advised this rezoning request is part of the request for the conditional use for the same address. The property is currently zoned O-I and is proposed to be I-2 to allow for the use to do repair work on semi trucks and trailers, and to bring this portion of the parcel in line with the rest of the zoning on the parcel. Photos of the site were shown as were area, aerial and zoning information.

The property is approximately 1.7 acres and is currently the site of a vacant building formerly used for automobile repair by RUSD. The new use is similar to the former use, and the re-zoning will bring consistency to the uses proposed for the building and the remainder of the site. This rezoning will make for consistency as review for development proposals are brought forward for other uses within the area.

*Public Hearing opened at 4:50 p.m.
Public Hearing closed at 4:50 p.m.*

A motion was made by Alderman Wiser, seconded by Commissioner Sutton Ekes, that an ordinance to rezone 1906 St. Patrick Street from O-I Office Institutional District to I-2 General Industrial District be prepared and a public hearing be scheduled. The motion PASSED by a Voice Vote.

Mayor Dickert left the meeting. Alderman Wiser took over as chair.

13-9004

Subject: (Direct Referral) Request from Gayle Zimmerman of Ford and Associates, representing Time Warner Cable, for a conditional use amendment to remove a building, update a building, landscaping, parking lot, and other amenities at 5812 - 21st Street. (PC-13) .(Res. No. 13-0264)

Recommendation of the City Plan Commission on 5-29-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 5812 - 21st Street](#)

Associate Planner Johanneck advised of the general location of the site, surrounding

uses, area zoning, and an aerial view of the site. It was advised the site and buildings will be undergoing major changes, including demolition of the storage structure towards the middle of the lot, and pulverizing and re-paving (and striping) of the entire parking lot. The main structure to the south of the site will remain and be where the employees (between 130-160) work from. A portion of the building will be storage of materials to be picked up for service calls. Most vehicles on the site will be Time Warner work trucks which will be taken home by employees and brought back the next day for service calls. The staffing of employees working out of the main building will be the main users of the parking lot.

The interior of the remaining building will be remodeled to create a new work flow and warehouse configuration. Changes include upgrades to the landscaping along the south elevation being removed and replaced, installation of new dock equipment, repainting of the building to earth tones, new exterior windows on the north elevation, replacement of the west elevation windows with higher efficient Low-E glazing system, a new roof, and galvanized steel downspouts and new gutters will be added.

When the site was under review for a conditional use amendment several years ago, emphasis was put on adding landscaping, especially along Green Bay Road. This was not completed. The proposed parking layout along Green Bay Road requires re-configuring to allow for a minimum of 25-foot setback (similar to buildings in the adjacent area). This will allow for more room along the walking path to make it safer and to allow for the landscaping to be enhanced. A landscape plan is to be submitted for review and approval by Staff to ensure adequate landscaping is being provided. Landscaping is also being provided along the base of the main building and will be reviewed by Staff.

Truck traffic and deliveries will be limited, most likely less than 3 per week. The rest of the trucks will belong to Time Warner.

Hours of operation requested are from 7:00 a.m. – 8:00 p.m. Monday through Friday. There may be instances where employees need to be on site at 6:00 a.m., and where employees may need to staff the HUB building (located on-site, near the towers) within a 24-time period. Hours of operation have been modified by Staff to be allowed as 7:00 a.m. – 8:00 p.m., Monday through Sunday, with occasional hours on an emergency basis only 24 hours per day, 7 days per week.

For lighting, the applicants are requesting to use the existing building lighting, possibly re-locating some of the wall-pack lights to different elevations. There is also a canopy light that will be replaced with the new canopy fixture. The photometric plan indicates the lighting will be contained on-site.

A chain link fence will be added around the perimeter on the west and south sides of the site. The existing garage on the north end of the parking lot will be removed and the area turned into parking and a catch basin will be installed and tied into the storm water system.

The site will be serviced by David J. Frank landscaping, who will also be responsible for picking up trash on the grounds. Snowplowing will be done by Ray Hinz, and Waste Management will be responsible for regular trash pick-up. The dumpsters will be located on a concrete pad at the north end of the parking lot, and enclosed with a 6-foot opaque screen.

The existing sign is being removed and no new signage is proposed at this time. The applicant has stated they do not want to give the impression that this is a customer service center.

Public Hearing Opened at 4:55 p.m.

- 1. Mark Ford, 1500 W. First Ave., Columbus OH, spoke as the applicant, is supportive of the Staff report and Staff requirements and has submitted revised plans for review.*
- 2. Kaylene Engel, 200 N. Moors Dr., Oconomowoc, WI 53066, was present to answer questions.*

Public Hearing Closed at 5:00 p.m.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to recommend approval subject to Staff recommendations. The motion PASSED by a Voice Vote.

13-9005

Subject: (Direct Referral) Request from Brenda Torres representing R&B Latin Club Inc. seeking a conditional use permit for a tavern at 1600 Douglas Avenue. (PC-13) (Res. No. 13-0300)

Recommendation of the City Plan Commission on 7-10-13: That the item be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1600 Douglas Avenue](#)
[\(13-9005\) CU 1600 Douglas Avenue](#)

Assistant Director Matt Sadowski reviewed the location of the proposed tavern, reviewed zoning in the area, provided an aerial view and provided a summary of uses in the area, including the building location and layout of the property. Specific views to and from the site were also reviewed. The floor plan submitted was part of the liquor license review and the outdoor smoking area.

Hours of operation proposed are Monday through Wednesday, 4:00 p.m. – 2:00 a.m., Thursday – Saturday, 4:00 p.m. – 2:00 a.m., and Sundays from 11:00 a.m. – 12:00 a.m. As part of the liquor license application, Security cameras are proposed for both exterior and interior use, with video storage of 30 days. Security personnel will be stationed at the door to monitor patrons who will receive warnings or, if not heeded, be cut off from being served alcohol or asked to leave.

The site can accommodate 4 off-street parking spaces. The applicant advised he has secured additional parking at 1614 Douglas Avenue, but has not provided confirmation from the property owner that he has authorization to park there. Based on the floor area, 21 off-street spaces are required for the use. The on-site parking needs to be paved and striped.

The Douglas Avenue Redevelopment Association (DARA) has commented on the plan and is concerned with inadequate off-street parking, crowding in the building, inadequate number of bathrooms, that there be no food prep area for parties, and that a 2:00 a.m. closing time will adversely impact the neighborhood.

Staff has the following concerns after reviewing the application:

- a. Inadequate off-street parking provided (4 spaces) where 21 are required.*
- b. The off-street parking area needs to be paved and striped.*
- c. The building needs to be tuck pointed and painted.*
- d. The fence needs to be repaired.*

e. Need additional details on the proposed outdoor smoking area on the north side of the building.

f. Late hours and music will cause disruption to the residential neighborhood.

Staff was made aware on Tuesday (May 28th) that the tavern had been open before the approval of the conditional use. Mr. Sadowski stated he spoke with Ray Bueno on May 23, 2013 and based on the discuss, understood that they would have a private party for family and friends, but not the general public and as such discussed a 'soft opening' for Saturday May 25. Mr. Sadowski was not aware that the establishment would be open to the general public, nor was it communicated to him that the establishment would be open on Sunday, May 26. Police visited the site on May 26th to inspect if the tavern was operating without an occupancy permit. Raymond Bueno provided a valid City of Racine Retail "Class B" license and a "Certificate of Occupancy" form. Though they had these documents, they still did not have an approved conditional use.

Public Hearing opened at 5:10 p.m.

1. Raymond Bueno, 4414 16th Street, Racine, 53405. Advised he spoke to Mr. Sadowski stating that he didn't have all his approvals yet Matt said it would be ok to open for a temporary 'soft opening'. Mr. Bueno advised he would not have opened if Matt advised him not to. Regarding parking, Mr. Bueno stated he has a deal with the auto wash to use their lot. Mr. Sadowski advised we need a parking plan and that the owner of the auto wash must authorize an agreement for them to park there.

2. Brenda Torres, 4414 16th Street, Racine 53405. Indicated she feels they have enough parking spaces and didn't understand why it was so important. Mr. Sadowski advised parking is related to the liquor license and being located in an Access Corridor. Some businesses pre-date the implementation of the Access Corridor so the parking requirement may not apply to the review. Ms. Torres indicated alcohol was served when they were open over the weekend.

3. Angel Ramos-Ortiz, 1420 Grange Avenue, Racine 53405. Provided information on the security system.

4. Frances Torres, 1527 ½ Isabelle Ave., Racine 53402. In support of the request and present to answer any questions

Public Hearing closed at 5:35 p.m.

Commissioner Sutton Ekes clarified they had their liquor license when they had opened, and an occupancy permit. It's unclear how they received the occupancy permit without the conditional use approval. There appears to be confusion between the discussion the applicant had with Mr. Sadowski.

Ken Plaski advised Plan Commission approval comes first, then the liquor license. The applicant then stated the officer took a photo of the occupancy permit for proof that they had it.

Commissioner Sutton Ekes noted people need to be informed they cannot open their businesses without having their conditional use permit first. She also requested some modifications to the Staff recommendations, including a change in hours; making sure all activities take place indoors; that Staff require an outdoor lighting plan for review and approval; and that the number of security lights and cameras be added to condition m.

A motion was made by Alderman Wisner, seconded by Commissioner Veranth,

to defer action until the next meeting for the Staff to review the changes proposed by Commission members and the parking. The motion PASSED by a Voice Vote.

Administrative Business

Administrative Approval: Signage at Open Pantry, 2731 Durand Avenue

Assistant Director of City Development Sadowski updated the Commission that he did an administrative approval to allow the Open Pantry to have the additional free standing sign atop the existing sign. He advised the trade off was the elimination of the "Open Pantry" sign proposed for the west wall and capping signage at the site to 144 square feet total.

Update: Outdoor smoking areas.

Assistant Director of City Development Sadowski advised upon discussion at the last Plan Commission meeting about the types and guidelines for outdoor smoking areas, some research was done on the possible types of shelters that may be available. It was also mentioned that these could be made administrative reviews versus Plan Commission reviews, similar to sidewalk cafes. Photos of numerous styles of shelters were shared with the Commission, and Staff will continue to work on standards for these types of structures.

Update: Ordinance amendment; Sign heights.

Associate Planner Johanneck provided information on the heights of signage in the various zoning districts, focusing on the inconsistency that exists within the ordinance. Some uses have specific sign heights, while others are regulated strictly by the district or if something is a conditional use or not. Staff will continue to analyze the height standards and propose modifications to the Ordinance upon further review.

Adjournment

The meeting was adjourned at 5:50 p.m.