



# 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*

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Wednesday, November 12, 2014

4:15 PM

City Hall, Room 205

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### Call To Order

*Mayor Dickert called the November 12, 2014 Plan Commission meeting to order at 4:25 p.m.*

**PRESENT:** 4 - Elaine Sutton Ekes, Vincent Esqueda, John Dickert and Molly Hall

**EXCUSED:** 3 - Tony Veranth, Melvin Hargrove and Dennis Wiser

Others present:

*Matt Sadowski, Assistant Director of City Development*  
*Jill Johanneck, Associate Planner*

### Approval of Minutes for the October 29, 2014 Meeting

A motion was made by Commissioner Esqueda, seconded by Commissioner Hall, to approve the October 29, 2014 meeting minutes, as submitted. The motion **PASSED** by a Voice Vote.

[14-10704](#)

**Subject:** (Direct Referral) A request by Dale Parker of DJS Automotive to operate an automobile repair facility at 1607 Goold Street. (Res. No. 14-0468)

**Recommendation of the City Plan Commission on 11-13-14:** That the item be approved, subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 1607 Goold Street](#)

*Associate Planner Johanneck advised this item had been deferred from the last meeting for additional information concerning occupancy and sales and parking of vehicles. An overview of the request was provided to the Commissioners. Ms. Johanneck addressed the issue of whether the applicant is currently operating out of the facility, stating that he was. She further explained that often individuals do not know they need a conditional use, or try to assume previous tenants conditional uses. Staff was advised by the Building Inspection department this business was operating without an occupancy permit or a conditional use permit, which is why the*

*applicant came forward to apply. Staff reviewed the request, deemed it appropriate for the site, and supplied conditions of approval for the business to operate by to lessen its impact on surrounding property owners and the area in general.*

*Ms. Johanneck mentioned concerns that had come up at the last meeting that vehicles were parked for sale and along the street. Upon a site inspection, there were no vehicles for sales or cars parked on the roadway. The applicant is aware this cannot occur, and these items are also addressed in the Staff recommendations for approval.*

*Mayor Dickert spoke to the applicant and emphasized the need to adhere to the conditions provided for approval. He mentioned the concerns of citizens that the enclosed area for storage was unkempt and requested he work with the property owners on keeping the area orderly.*

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

[14-10757](#)

**Subject:** (ZOrd.004-14) An ordinance rezoning 3701 Durand Avenue.

**Recommendation of the City Plan Commission on 11-12-14:** That the ordinance be adopted.

**Fiscal Note:** N/A

*Associate Planner Johanneck advised the next few items are related to the Elmwood Plaza rezoning from B-2 to a B-2 with a FD Flex Development Overlay. This zoning ordinance reflects the recommendations made at the last plan commission meeting, with the inclusion of the property at 3709 Durand Avenue, which is the parking lot and berm to the south side of the development. Approval of this zoning ordinance will lay the foundation for the use supplement, which in turn sets the stage for the conditional use permit for the proposed self-storage at Elmwood Plaza. A review of the site was provided for reference.*

*At the previous meeting concern had been expressed by a neighbor that the berm was not being taken care of. In speaking with the applicants, they advised they did a thorough clean-up of leaves and any debris on November 10th, and provided Staff with photos of a well-kept, leaf-free berm area. They are aware of the concerns and will continue to enhance their efforts to keep the area in proper order. Clarification of the areas where the proposed storage will occur within the building was provided.*

**A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hall, to recommend adoption of ZOrd.004-14. The motion PASSED by a Voice Vote.**

[14-10740](#)

**Subject:** (Direct Referral) A Use Supplement to accompany the rezoning of Elmwood Plaza Shopping Center, 3701 Durand Avenue, from B-2 to B-2 with a FD Flex Development. (Res. No. 14-0469)

**Recommendation of the City Plan Commission on 11-12-14:** That the Use Supplement be approved, subject to conditions.

**Fiscal Note:** N/A

Associate Planner Johanneck stated the Plan Commission recommended approval of the rezoning from B-2 to B-2 with a FD Flex Development overlay at their last meeting. This rezoning was required to allow the applicants to go forward with their request to utilize space within Elmwood Plaza for storage, which was not allowed under the straight B-2 zoning, but with the Flex could be approved as a permitted use along with a conditional use permit.

Part of the rezoning to a Flex requires the preparation of a use supplement. The supplement outlines other uses that may be allowed or prohibited via the FLEX zoning overlay. The use supplement was read to the Commission.

**A motion was made by Commissioner Hall, seconded by Commissioner Esqueda, to recommend the item for adoption. The motion PASSED by a Voice Vote.**

[14-10708](#)

**Subject:** (Direct Referral) A request from Elmwood Racine, LLC seeking an amendment to their conditional use permit at the Elmwood Shopping Center, 3701 Durand Avenue, to allow for use of a portion of the property for a storage unit facility. (Res. No. 14-0470)

**Recommendation of the City Plan Commission on 11-12-14:** That the item be approved, subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 3701 Durand Avenue](#)

Associate Planner Johanneck provided a brief summary of the request, as the item was fully presented at the last Plan Commission meeting. An overview of the site specifics and location of storage spaces was provided. She advised the approval of the amendment is the final step, as related to the re-zoning and use supplement, to move the request forward to the Common Council. This item had been deferred at the last Plan Commission meeting in order to forward all agenda items pertaining to this request onto the Common Council at the same meeting.

**A motion was made by Commissioner Hall, seconded by Commissioner Sutton Ekes, to recommend approval of the request, subject to Staff recommendations. The motion PASSED by a Voice Vote.**

[14-10745](#)

**Subject:** (Direct Referral) A request by the Redevelopment Authority for a two-lot Certified Survey Map for properties at Washington Avenue between West Boulevard and Grove Avenue. (Res. No. 14-0471)

**Recommendation of the City Plan Commission on 11-12-14:** That the item be approved, subject to conditions.

**Fiscal Note:** N/A

Assistant Director Sadowski provided a brief introduction on the location of this request, and stated that the redevelopment parcel this affects was before the Plan Commission earlier this year for approval of a dialysis center. This certified survey map is required as part of the process to keep the project moving forward. The Redevelopment Authority will retain Lot 2 as created, and Lot 1 will house the dialysis clinic.

Director of City Development Brian O'Connell advised this is the final step in order to prepare this parcel for re-development. There are currently 7 parcels involved, and this certified survey map will condense those into two parcels. The vacation of the alleys for the site will be before the Council at the same time as this request. Staff was requesting a condition of approval that the joint access easement on Lot 2 be shown on the map and that an agreement for the access be recorded with the map with the Register of Deeds. However, since the initial review of the map, the survey has modified the map to reflect the easement the City was requesting. Director O'Connell requested under condition a. that the date of preparation of the map be changed to November 10th, 2014, and that condition d. be stricken, as it has been added to the map.

**A motion was made by Commissioner Hall, seconded by Commissioner Esqueda, to recommend approval of the Certified Survey Map subject to conditions a., b., c., and e., with the change in date to condition a. and the deletion of condition d. The motion PASSED by a Voice Vote.**

**4:30 P.M. PUBLIC HEARINGS****4:30 P.M. PUBLIC HEARINGS**[14-10738](#)

**Subject:** (Direct Referral) A request by Elizabeth Robinson and Nick Price for conditional use approval to have an auto repair facility at 1427 Junction Avenue. (Res. No. 14-0490)

**Recommendation of the City Plan Commission on 11-26-14:** That the item be approved, subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 1427 Junction Avenue](#)

Associate Planner Johanneck advised this use has moved into the building without obtaining a conditional use approval. The previous use was for small motorcycle and ATV repair, and the applicants thought they could operate under the previous conditional use. Because auto repair was specifically prohibited with the previous conditional use, a new approval is required. A review of the property location, building design, and property zoning were reviewed. Ms. Johanneck advised only a portion of the building is designed for auto repair and is requested for use. The width of this section of the building is slightly over 20-feet, and contains two auto lifts. Vehicles would have to pull-in and back-out to exist the building as there is one single door only along Junction Avenue.

The work conducted here includes general repair work including brakes, exhaust, oil changes, tune-ups, and suspension work. There can be two vehicles in the building at one time for repairs. The area used is approximately 2,886 square feet. The other half of the building on this site is currently vacant, open storage and not requested as part of this conditional use. A review of the area, property zoning, and site photos were provided.

The building occupies the entire lot and there is no on-site parking. The applicant had advised Staff they had a parking agreement with the property across the street for four spaces. It was emphasized to the applicants that this auto repair operation would be very limited in the capacity for business due to its size and lack of parking. Staff was then informed on November 10th that the parking they said they had access to was no longer available to them, leaving them with no parking spaces. Staff advised the applicants the recommendation would be for deferral to allow them until the next

meeting date to secure off-street parking. Staff is opposed to on-street parking for automobile uses as vehicles tend to be parked for extended periods of time, some are abandoned, or parts vehicles. Mayor Dickert was advised the Uptown Corridor Review District and BID were notified of the proposal but no comments have been received.

Hours of operation are proposed for 9:00 a.m. – 6:00 p.m. Monday through Friday. No employees, other than Mr. Price, will be employed here. Deliveries will be made daily from local auto parts stores in regular passenger-type vehicles, and site maintenance is the responsibility of the applicant. Trash would be stored indoors until pick-up day. Staff reiterated the change in the recommendation from approval to deferral to allow the applicant until the next meeting to secure parking in the vicinity.

Public Hearing opened at 4:55 p.m.

No speakers

Public Hearing closed at 4:55 p.m.

**A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to defer this item to the next Plan Commission meeting. The motion PASSED by a Voice Vote.**

[14-10739](#)

**Subject:** (Direct Referral) A request from Architectural Associates, representing Dr. David Reesman, for an addition to a dental office located at 3900 North Bay Drive. (Res. No. 14-0472)

**Recommendation of the City Plan Commission on 11-12-14:** That the item be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 3900 North Bay Drive](#)

Associate Planner Johanneck provided area and aerial views of the site and property and surrounding zoning. The request is to add a 645 square foot addition to the north end of the building, and execute a complete remodel of the main level of the building as well as the basement level, which is currently empty space.

The proposed location of the addition will be both a main level addition and a below grade addition. The below grade addition would be a crawl space, offices, meeting room, laundry, kitchen area, storage area, lab, and a handicapped lift going up to the main level. The upper addition would house additional dental treatment spaces as well as a customer restroom. Additional landscape is being added in the northwest and southwest corners of the site, as well as surrounding the base of the proposed addition. The site currently has a large amount of landscaping and greenspace. Photos of the building and the surrounding areas were reviewed. Floor plans were also presented showing existing conditions and proposed lay-outs.

Though the existing brick could not be matched, the proposal is to use Smart Siding in a color similar to that of the existing brick. Also, architectural shingles and wood trim on the roof will bring the addition and existing building together with a similar appearance. Under the exterior windows exists hardboard areas painted white, which will be added to the addition. Upon discussion with the architect, they are considering a different treatment but have not made any decisions to change at this time. Windows will be added to the addition on the east and west elevations of the addition.

On-site parking will be reduced from 23 spaces to 18 spaces. Upon review of the

*gross square footage of the building, and the elimination of areas not utilized for calculating parking (including storage, bathrooms, hallways, offices for staff, elevator, stairways, utility areas, etc.). This generates the need for 15 spaces. On-street will not be allowed for employees or clients. The parking lot will be re-striped, and along the west side will become 45-degree angle parking with access from Saxony Drive. This will need to be marked as a one-way only.*

*Deliveries will be made on the north side of the building up to four times per week, and there is adequate space for a delivery truck to park there and not block the ability of clients to enter or leave the parking spaces. Trash and recyclables will be stored indoors until trash pick-up days.*

*No parking lot lighting is requested at this time and none currently exists. There are currently 8 lights located under the existing soffit which face directly downward. With the addition, two additional soffit lights are proposed.*

*The office employs 7 full-time staff and one part-time staff. Hours of operation are Monday through Thursday, 8:00 a.m. – 5:00 p.m.*

*The Public Hearing opened at 5:10 p.m.  
There were no speakers  
The Public Hearing closed at 5:10 p.m.*

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

### **Administrative Business**

*None.*

### **Adjournment**

*The meeting was adjourned at 5:10 p.m.*