



# City of Racine

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

## Meeting Minutes - Draft City Plan Commission

*Mayor John T. Dickert, Alderman Aron Wisneski  
Atty. Jud Wyant, Atty. Elaine Sutton Ekes  
Vincent Esqueda, Alderman Dennis Wiser, Tony Veranth*

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Wednesday, May 9, 2012

4:15 PM

City Hall, Room 205

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### Call To Order

**PRESENT:** 6 - Elaine Sutton Ekes, Vincent Esqueda, Jud Wyant, Aron Wisneski, John Dickert and Dennis Wiser  
**EXCUSED:** 1 - Tony Veranth

Others present:

*Matthew Sadowski, Principal Planner  
Jill Johanneck, Associate Planner  
Brian O'Connell, Director of City Development*

### Approval of Minutes for the April 25, 2012 Meeting

A motion was made by Alderman Wisneski, seconded by Alderman Wiser, to approve the minutes of the April 25, 2012 meeting. The motion **PASSED** by a Voice Vote.

### 12-7638

**Subject:** Communication from Monte Osterman - Chair of the Root River Council - transmitting the document titled "Root Works - Revitalizing Racine's Urban River Corridor Plan", and seeking adoption of the document by the Common Council.

**Recommendation of the City Plan Commission on 5-9-12:** That an ordinance be prepared and a public hearing scheduled.

**Fiscal Note:** N/A

**Attachments:** [Root River Council Lette 001](#)  
[Root River Plan DRAFT 4 25 12 high resolution](#)

*Principal Planner Sadowski provided background on previous plans which addressed areas around the Root River which have led to the current effort of the proposed "Root Works" plan being presented today. He provided information on the plans and how they evolved over the years.*

*State Representative Cory Mason was present to discuss the plan and his support for it. He introduced Jolena Persti of Vandewalle & Associates, the consultant group who created the plan. Representative Mason provided his insight of how the Root River is an asset to the City that currently remains under developed, unlike other cities such as Milwaukee and Chicago, where land use around the rivers flowing through their communities have provided tremendous benefits, and how the Root*

*River could be a great asset and resource to the City of Racine if developed and utilized in the best ways possible. He noted the "Root Works" plan focuses on the area of the river from the area of the bridge on Memorial Drive to where it meets the lakefront.*

*Further discussion was turned over to Ms. Presti. She noted the plan began to take shape in September of 2011 and identified the individuals and organizations involved in the creation of it. She discussed the planning process involved, reviewed the 5 major areas of redevelopment identified within the focus area, and discussed the overall plan goals.*

*Representative Mason noted the river today creates no "sense of place" in Racine, has limited public access, and believes this can be fixed by creating and improving anchor areas, increasing accessibility, installing public infrastructure and trails, improving the water quality, cleaning up brownfields around the river, and controlling run-off. He would like to begin implementation of the plan by prioritizing those things that can occur within the next three to five years.*

*Discussion of the plan presentation ensued. Mayor Dickert discussed the need for the plan, and noted while the City's Comprehensive Plan lays the groundwork for how we want the City to develop, having this formal plan makes it more difficult to change the 2035 Comprehensive Plan for the wrong reasons. Alderman Wisneski agreed with having specific area plans which reflect that the City has meaningful goals for proper development. Representative Mason added the plan will help market the City and that when good plans are in place, it is an indication of the vision of a City. Principal Planner Sadowski advised the plan is available for viewing on the City website, as is the timeline for review, public comment, and approval.*

**A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, that an ordinance be prepared and a public hearing scheduled. The motion PASSED by a Voice Vote.**

**12-7682**

**Subject:** (Direct Referral) Request by the Redevelopment Authority of Racine seeking approval of a Certified Survey Map for the consolidation of properties generally described as 1130 Washington Avenue. (PC-12) (Res. 12-3149)

**Recommendation of the City Plan Commission on 5-9-12:** That the item be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [\(12-7682\) CSM 1130 Washington Avenue](#)

*Principal Planner Sadowski reviewed the property location and zoning, surrounding zoning and land uses, and aerial view of the site. He indicated there is a site plan currently submitted for development of a gas station and two additional tenants. This CSM would consolidate the seven parcels under review into one. Mr. Sadowski then reviewed departmental comments and indicated Staff is recommending approval subject to conditions.*

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

**4:30 P.M. PUBLIC HEARINGS****4:30 P.M. PUBLIC HEARINGS**[12-7684](#)

**Subject:** (Direct Referral) Request by Sheila Sheets representing "2 Sheets to the Wind" seeking a conditional use permit to operate a pub and grill at 3316 Douglas Avenue. (PC-12)

**Attachments:** [PH Notice - 3316 Douglas Avenue](#)

*Principal Planner Sadowski reviewed the general location of the property, photographs of the site, zoning, surrounding land uses, and aerial views of the site. He noted the building does need to be painted, and advised he has been informed cross-access agreements within the site exist, however Staff has not been provided documentation they have been recorded with the register of deeds. An overview of the internal floor plan for the bar/grill was reviewed. Mr. Sadowski stated there is no Staff recommendation at this time due lack of recording information on the access agreements, and that Staff is awaiting an interpretation from the City Attorney's office as to whether alcohol can be served here as the site lies within 300 feet of a church.*

*Public Hearing opened at 5:10 p.m.*

*1. Kathy Robison, 3320 Douglas Ave., spoke in opposition with concerns over trash, parking, smoking outside the bar/grill, lighting, outdoor monitoring, that work is occurring without an occupancy permit, and that it is near the Dairy Queen which is a 'family business'*

*2. David Namowicz, 3100 Mt. Pleasant St., President of DARA. Spoke to concerns of DARA, including: they feel the parking lot needs repair, signage concerns (feels the name chosen for the bar is inappropriate), and the proximity of this use near a church may be inappropriate.*

*3. Anna Marie Durango, 6249 Pheasant Creek Tr., spoke in support. She advised her parents own the building, the property is zoned B-2 and the church chose to locate in a business district, the building used to be a liquor store, and that Douglas Avenue has many vacancies and needs the business during this time of construction.*

*4. Sheila Sheets, 3605 Douglas Ave., is the applicant and spoke in support. She noted she understands the stated concerns but will run a good, clean business. She stated she is willing to re-design the sign and name, that the garbage will be contained within a dumpster, does not plan to have a smoking environment in the building, advised she would improve the site, and discussed her confusion with the process as they were doing work within the building before obtaining permission, not understand permits were required.*

*5. Alderman Ray DeHahn, District 7 Alderman, spoke in support of the request to get businesses open on Douglas Avenue, yet expressed concerns about the physical condition of the building.*

*Public Hearing closed at 5:20 p.m.*

*Discussion. Commissioner Sutton Ekes inquired about other uses approved here and the cross-access within the site. Mr. Sadowski advised the farmers market approved last year is no longer in existence, and that the only business operating in this area is the Dairy Queen. He advised this is a difficult site due to the layout of*

*the lots, and no business alone would have enough parking, which is what drives the need for the cross access and parking agreements.*

*Alderman Wisneski advised the liquor license was approved by the Public Safety and Licensing Committee upon the condition that all other required approvals and permits being obtained before actually getting the license. He noted it was the understanding of the Committee that the building had previously held a liquor license, which it did but apparently it was a different class of license - to sell alcohol as it was a liquor store in the past, but did not have a license to serve liquor on-site in a bar setting. He also noted the occupancy permit acts for the intent of the general public to use/occupy the building – not applicable for the individuals doing the remodeling.*

*Commissioner Wyant inquired if the applicant could seek a variance to the 300-foot distance requirement from the church. Commissioner Sutton Ekes advised it depends on the department that administers the regulations. Mr. Sadowski advised it is not a zoning regulation.*

**A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda, to defer the request pending receipt of additional information from the City Attorney's office. The motion PASSED by a Voice Vote.**

[12-7683](#)

**Subject:** (Direct Referral) Request by Kelly Schmitz, representing United States Cellular, seeking a conditional use permit for the installation of a wireless communication facility at 5700 Durand Avenue. (PC-12) (Res. 12-3150)

**Recommendation of the City Plan Commission on 5-9-12:** That the item be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 5700 Durand Avenue \(v2\)](#)  
[\(12-7683\) CU 5700 Durand Avenue](#)

*Principal Planner Sadowski reviewed the property location, zoning, land use and surrounding land uses, aerial views and the photo simulations which provided detail of what the proposed pole will look like. He noted the pole and its equipment will be located in two separate locations, and the pole is designed to have a stealth appearance of a normal light pole. The Staff recommendation is for approval subject to conditions.*

*Public Hearing opened at 4:57 p.m.*

*1. Jim Weinmann, 2310 Mill St., New London, WI. Is the applicant and is requesting approval. He explained why the nearby water tower did not meet their needs for location of their antennas.*

*2. Ron Kimberly, 5538 Durand Ave., spoke on behalf of the mall in support of the request*

*Public Hearing closed at 5:00 p.m.*

*Discussion. Mayor Dickert asked the applicant if the plan on adding additional antennas in the future. Mr. Weinmann advised no, as this is a stealth-type design (light pole) and not designed to support additional antennas.*

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

12-7685

**Subject:** (Direct Referral) Request by Primitivo Reynoso, representing Tivo's Roofing, Gutters and Siding, seeking conditional use permit to operate a contractor's storage facility at 2220 Northwestern Avenue. (PC-12) (Res. 12-3151)

**Recommendation of the City Plan Commission on 5-9-12:** That the item be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 2220 Northwestern Avenue](#)  
[\(12-7685\) CU 2220 Northwestern Avenue](#)

*Principal Planner Sadowski reviewed the area where the proposed use is requested, surrounding zoning and land uses, and reviewed the overall proposal including the two buildings proposed for the use. He advised a Certified Survey Map for this property is forthcoming, and that Staff is recommending approval subject to conditions.*

*Public Hearing opened at 5:30 p.m.*

- 1. Marty Defatte, 519 Island Ave., Racine, spoke in support of the proposal. He is the representative of the applicant and noted they would be operating under a lease with option to purchase.*
- 2. Primitivo Reyhoso, 1741 Grand Ave., Racine, is the applicant. He advised he lives in the downtown area and explained, via interpretation by Commissioner Esqueda, why this site works for his business.*

*Public Hearing closed at 5:33 p.m.*

*Alderman Wisneski reviewed the conditions of approval, focusing on the requirements of screening and maintainance of the site. Mr. Sadowski advised the property owner is working with City Development on a comprehensive plan for the entire site, including this area of the development.*

*Discussion regarding the site traffic and how it will affect the Summit Avenue, which is more residential in nature, ensued. Ko Kryger, 2801 Carlsile Avenue, owns the property in question and added to the discussion. Alderman Wisneski noted he would like to keep the heavier traffic away from the Summit Avenue entrance, encouraging the use of the entrance from Northwestern Avenue which is more commercial.*

A motion was made by Commissioner Esqueda, seconded by Commissioner Sutton Ekes, to recommend approval of the request subject to Staff recommendations, seconded by Commissioner Sutton Ekes. An amendment to the motion was suggested by Commissioner Wyant, and accepted by Commissioner Wyant, and accepted by Commissioners Esqueda and Sutton Ekes and the other Commissioners, which amended condition e. limiting access to and from the site from the Summit Avenue ingress/egress point to 7:00 a.m. - 6:00 p.m. The motion PASSED by a Voice Vote.

**Administrative Business**

*None.*

**Adjournment**

*Alderman Wisneski adjourned the meeting at 5:45 p.m. without objection.*