



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

Wednesday, May 9, 2018

4:30 PM

City Hall, Room 205

Call To Order

Alderman Jason Meekma called the meeting to order at 4:42 p.m.

PRESENT: 5 - Mario Martinez, Christina Hefel, Jason Meekma, Trevor Jung and Sam Peete

EXCUSED: 2 - Cory Mason and Marvin Austin

For April 11, 2018: Approval of Minutes for the April 11, 2018 Meeting

A motion was made by Commissioner Martinez, seconded by Commissioner Hefel, to approve the minutes of the April 11th meeting. The motion **PASSED** by a Voice Vote.

For April 25, 2018: Due to a lack of a quorum there are no minutes for the date of April 25, 2018 and all matters which were to be presented on that date have been scheduled to be presented and considered during the Plan Commission meeting of May 9, 2018

4:30 P.M. PUBLIC HEARINGS

[0420-18](#)

Subject: (Direct Referral) A request from Sam and Lori Azarian seeking a major amendment to a conditional use permit for the construction yard component of a multi-tenant property. (PC-17) (Res. 0156-18)

Recommendation of City Plan Commission on 5-9-18: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [1535 High St. Review & Recommendations](#)

[1535 High St. Submittal](#)

[1535 High St. Public Hearing Notice](#)

Assistant Director Matt Sadowski reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive plan land use designation for the property, and photos of the site and surrounding area, and presented a history of the site and explained its location in the Racine Steel Castings redevelopment area.

Alderman Meekma opened the public hearing for the item.

Lori Azarian, the applicant, spoke in favor of the request. She stated they are requesting a modification to the presented conditions to waive the requirement of an ADA accessible ramp on the office trailer, and not placing the cementitious siding on the trailer at this time, instead using metal paneling.

Alderman Meekma closed the public hearing.

Commissioner Martinez questioned why the exceptions are now being requested.

Sadowski explained that the ADA ramp is required and the fence and the siding were already negotiated with the applicant.

In response to Commissioner Jung, Sadowski stated the ADA ramp requirement was a Federal guideline.

A motion was made by Commissioner Jung, seconded by Commissioner Peete, to approve the request subject to conditions a.-p. The motion PASSED by a Voice Vote.

[0421-18](#)

Subject: (Direct Referral) A request from Dariel Taylor of Roots Residential seeking a conditional use permit to operate a group daycare center at 1100 N. Main Street. (PC-18) (Res. 0157-18)

Recommendation of City Plan Commission on 5-9-18: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [1100 N. Main St. Review & Recommendations](#)
[1100 N. Main St. Submittal](#)
[1100 N. Main St. Public Hearing Notice](#)

Associate Planner Jeff Hintz reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive plan land use designation for the property, and photos of the site and surrounding area.

Alderman Meekma opened the public hearing.

No one spoke regarding the request.

Alderman Meekma closed the public hearing.

A motion was made by Commissioner Martinez, seconded by Commissioner Jung, to recommend approval of the request subject to conditions a.-l. The motion PASSED by a Voice Vote.

[0422-18](#)

Subject: (Direct Referral) A request by Racine Baseball Cooperative seeking a conditional use permit to operate a recreation center/building at 1509 Rapids Drive to accommodate an instructional baseball academy. (PC-18) (Res. 0158-18)

Recommendation of the City Plan Commission on 5-9-18: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [1509 Rapids Dr. Review & Recommendations](#)
[1509 Rapids Dr. Submittal](#)
[1509 Rapids Dr. Public Hearing Notice](#)

Hintz reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive plan land use designation for the property, and photos of the site and surrounding area.

Alderman Meekma opened the public hearing.

No one spoke regarding the request.

Alderman Meekma closed the public hearing.

A motion was made by Commissioner Martinez, seconded by Commissioner Peete, to recommend approval of the request subject to conditions a.-j. The motion PASSED by a Voice Vote.

[0469-18](#)

Subject: (Direct Referral) A request by Ram Patel of Port of Call Liquor seeking a conditional use pemrit to operate a takeout-carryout restaurant within an existing liquor store at 918 West Boulevard. (PC-18) (Res. 0159-18)

Recommendation of City Plan Commission on 5-9-18: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [918 West Blvd. Review & Recommendations](#)
[918 West Blvd. Submittal](#)
[918 West Blvd. Public Hearing Notice](#)

Hintz reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive plan land use designation for the property, and photos of the site and surrounding area.

Alderman Meekma opened the public hearing.

Hintz read an email that was received from Kevin Flynn of 910 West Boulevard. The email stated Flynn is concerned with the parking on the site and the garbage that is currently present on the property. The email explained that the addition of a takeout/carryout restaurant will likely worsen the problems that already exist.

Hintz read a letter that was received from the applicant's architect, Steven R. Sharpe,

which addressed staff concerns of parking, lighting, and trash. The letter stated that the parking lot will be striped to show the availability of 11 standard parking spaces with an additional van accessible parking space and shared parking with the realty office to the south of the property will be sought; the "Christmas tree" lighting that is attached to the roof areas and surface mounted open signs will be removed; parking light fixtures will be angled so the lighting is directed to parking area and not to adjacent properties; and trash handling will be confined to the location that was previously approved.

Raymond Leffler, spoke in support of the request as long as the conditions are addressed and enforced. He was opposed to the request until he heard the presentation; he owns property to the south of the requested use.

Dennis Wiser spoke in support of the request and requested that the western grass requirement be eliminated citing that the area was recently paved to accommodate parking. He also stated that the owner has recently added more lighting to the site. Mr. Wiser stated that his client is willing to comply applicable sign standards, but stated that because the unique location on the West Blvd. curve that the current signage would be the most appropriate solution given traffic visibility needs. He concluded expressing support for the ten space parking exception.

Associate Hintz, in response to the relief sought for the installation of the western grass area, pointed out that the recently paved area cannot be considered as parking as to do so creates an obstruction into the travel lanes of the alley; the parking spaces are not a legal depth without the encroachment into the alley.

Commissioner Jung expressed support for expanded services at this location and anticipates that the proposal will enhance an already successful business. He complimented the applicant for working with his neighbors and encouraged them to continue to be good stewards of the area.

Commissioner Martinez encouraged the applicant to work with neighbors.

A motion was made by Commissioner Jung, seconded by Commissioner Hefel, to recommend approval of the request subject to conditions a.-k. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARINGS

[0470-18](#)

Subject: (Direct Referral) A request by HDM Group, agent for GMRI, Inc. seeking a minor amendment to a conditional use permit for signage changes and a renovation to the south entrance facade for the Olive Garden Restaurant at 6000 Durand Avenue. (PC-18)

Attachments: [6000 Durand Ave. Review & Recommendations](#)
[6000 Durand Ave. Submittal](#)

Hintz reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive plan land use designation for the property, and photos of the site and surrounding area.

Olive Garden is requesting facade changes to their south entrance facade along with

changes to their signage.

Representatives of HMD Group were present in case the Commissioners had any questions.

A motion was made by Commissioner Martinez, seconded by Commissioner Hefel, to approve the request subject to conditions a.-e. The motion PASSED by a Voice Vote.

[1238-17](#)

Subject: (Direct Referral) Communication from the Director of Parks, Recreation, and Cultural Services to Adopt "A Park and Open Space Plan for the City of Racine: 2035," an Amendment to "A Comprehensive Plan for the City of Racine: 2035." (Resolution No. 11-2809) (ZOrd. 7-11) (Ord. 0007-18)

Recommendation of the Board of Parks, Recreation, and Cultural Services on 12-13-17: That this item be deferred.

Recommendation of the Board of Parks, Recreation, and Cultural Services on 1-10-18: That this item be deferred.

Recommendation of the Board of Parks, Recreation, and Cultural Services on 3-14-18: To approve the communication from the Director of Parks, Recreation and Cultural Services to Adopt "A Park and Open Space Plan for the City of Racine: 2035," an Amendment to "A Comprehensive Plan for the City of Racine: 2035," with amendments. (Resolution No. 11-2809) (ZOrd. 7-11).

Recommendation of the City Plan Commission on 5-9-18: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

Attachments: [ABM on Park Plan 2035](#)
[Memo to Adjcnt Munis Park Plan](#)
[Summary A Park and Open Space plan for the City of Racine 2035 Amendment](#)
[A Resolution Adopting A New Park and Open Space Plan](#)
[2018 Park Plan Update \(DRAFT\)](#)

Robbie Robinson from the Southeastern Wisconsin Regional Planning Commission (SEWRPC) presented an overview of the process and the contents of the plan.

Sadowski showed the Commissioners graphics and a draft of the plan.

Commissioner Jung asked about bike lanes.

Discussion ensued about accommodating bike service.

Commissioner Martinez stated he appreciated the work done regarding the plan.

A motion was made by Commissioner Hefel, seconded by Commissioner Peete, to recommend that an ordinance be created and a public hearing scheduled. The motion PASSED by a Voice Vote.

[0434-18](#)

Subject: (Ord.0004-18) An ordinance to amend Sec. 114-1, 114-273, 114-327, 114-407, 114-427, and 114-447 of the City of Racine Municipal Code to allow short term rentals in residential, office, and business zoning districts.

Recommendation of the City Plan Commission on 5-9-18: That the ordinance be adopted subject to application materials being produced in English and Spanish.

Fiscal Note: N/A

Sadowski gave an overview of the ordinance.

A motion was made by Commissioner Jung to recommend the ordinance be adopted subject to materials being produced in Spanish, seconded by Hefel. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 6:34 p.m. on a motion by Commissioner Jung, seconded by Commissioner Martinez.