



# City of Racine

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

## Meeting Minutes - Draft

### City Plan Commission

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

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Wednesday, February 22, 2017

4:15 PM

City Hall, Room 205

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#### Call To Order

*Mayor Dickert called the February 22, 2017 Plan Commission meeting to order at 4:21 p.m.*

**PRESENT:** 5 - John Dickert, Dennis Wisner, Tom Durkin, Tony Veranth and Mario Martinez

**EXCUSED:** 1 - Ann Brodek

#### Approval of Minutes for the February 8, 2017 Meeting

A motion was made by Alderman Wisner, seconded by Commissioner Durkin, to approve the minutes of the February 8, 2017 meeting. The motion **PASSED** by a Voice Vote.

#### [154-17](#)

**Subject:** (Direct Referral) Request from Anthony D'Alie and Pete Malanche for approval of a 2-Lot Certified Survey Map at 1607 Goold Street. (PC-17) (Res No. 0087-17)

**Recommendation of the City Plan Commission on 2-22-17:** That the request be approved with conditions.

**Fiscal Note:** N/A

**Attachments:** [\(154-17\) 1607 Goold Street](#)

*Request is to separate the parcel into two lots to sell the western portion of the building and lot to a current tenant, North American Alloy, for expansion of their business. Staff provided a review of the property and surrounding areas. The property is zoned I-1, and the proposal meets district standards for creation of zoning lots.*

*Lot 1 will remain the larger parcel at 1.3 acres and contains all the access and parking areas for both lots. Cross access and cross-parking agreements will be required for access to the newly created Lot 2. The new Lot 2 will be .7 acres in size and house the original portion of the building. This lot has a 25-foot buffer yard requirement along the west property line, as it abuts a residentially-zoned district. There is no room for parking on this parcel. All access into both parcels will be from Memorial Drive.*

*Staff reviewed parking and paving requirements dating back to 2008 which have not been completed. All parking, access, and paving needs are to be addressed prior to recording.*

**A motion was made by Commissioner Veranth, seconded by Alderman Wiser, to recommend approval subject to conditions as presented. The motion PASSED by a Voice Vote.**

[155-17](#)

**Subject:** (Direct Referral) Request from Isauro Santiago and Elsa Carreno seeking an amendment to the City's 2035 Comprehensive Land Use Plan to allow commercial development on the property at 1315 Kewaunee Street and continued commercial development at 1442 and 1446 Dr. ML King Jr. Dr. (PC-17) (Ord. 03-17)

**Recommendation of the City Plan Commission on 2-22-17:** That an ordinance be created and a public hearing scheduled.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 1315 Kewaunee Street](#)

*The applicants would like to utilize three properties in the area for creation of a small restaurant, grocery with deli, with two upper-floor apartments. Two properties are addressed as 1446 & 1442 Dr. M.L. King Drive and are zoned B-1 Neighborhood Convenience District and contain distressed commercial structures on them, and the third is 1315 Kewaunee St. which is zoned R-3 Limited General Residence District and contains a house. This request is in conjunction with a request for rezoning and a conditional use permit application.*

*The 2035 Land Use Plan designates all properties as High Density Residential. To accommodate the redevelopment the applicants request to modify the plan to classify all three parcels to a Commercial land use. This modification will help accommodate reinvestment into this established neighborhood, provided service to local residents, and add to the vitality and stability of the neighborhood.*

**A motion was made by Alderman Wiser, seconded by Commissioner Durkin, that an ordinance be prepared and a public hearing before the Common Council be scheduled. The motion PASSED by a Voice Vote.**

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

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[156-17](#)

**Subject:** (Direct Referral) Request from Isauro Santiago and Elsa Carreno seeking to rezone the property at 1315 Kewaunee Street from R-3 Limited General Residence District to B-1 Neighborhood Convenience District. (PC-17) (ZOrd. 01-17)

**Recommendation of the City Plan Commission on 2-22-17:** That an ordinance be created and a public hearing scheduled.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 1315 Kewaunee Street](#)

*Development of the proposal cannot take place without a rezoning of 1315 Kewaunee St. to B-1. This proposal is consistent with adjacent B-1 zoning to the east, and will allow for off-street parking and adequate screening and buffer between the residential and commercial areas to accommodate redevelopment.*

*Illustrations of the site plan were presented and discussed. They show the building placement, parking, buffer areas, landscaping, trash enclosure, access, as well as floor plans for the proposal. Other views of the property appearance and surrounding views were provided. This rezoning request is contingent upon the amendment of the 2035 Land Use Plan, and staff recommendation is for approval.*

*PHO: 4:41 p.m.*

- 1. Wally Redon, no address provided. Spoke in support. Will be good for neighborhood.*
- 2. Bonnie Collins, 1328 Kewaunee. Spoke in opposition. Concerned with property values, traffic, trash, and the use/drive-thru is not appropriate for the area.*
- 3. Chris Berish, 1705 Edgewood. Spoke in support. Excited about this opportunity for redevelopment in the area. Does not support a drive-thru.*
- 4. Nina Lancaster, 1331 Kewaunee St. Spoke in opposition. Stated trash and parking concerns.*
- 5. Elsa Carreno, applicant. Advised they own two other groceries and have no problems with the items discussed by others.*

*PHC: 4:49 p.m.*

*Discussion ensued. Commissioner Martinez stated the proposed development will be an enhancement to the area. Mayor Dickert stated he favors this project to replace the old, tired structures present on the properties. Commissioner Veranth reiterated that the buildings to be razed are beyond their useful life and supports redevelopment.*

**A motion was made by Commissioner Durkin, seconded by Commissioner Veranth, that an ordinance be prepared and a public hearing before the Common Council be scheduled. The motion PASSED by a Voice Vote.**

[157-17](#)

**Subject:** (Direct Referral) Request from Isauro Santiago and Elsa Carreno seeking a conditional use permit for a drive through window at 1315 Kewaunee Street in a B-1 Neighborhood Convenience District. (PC-17)

**Recommendation of the City Plan Commission on 2-22-17:** That the request be denied as drive through windows are expressly prohibited in the B-1 Neighborhood Convenience District: 114-447 (a)(4)

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 1315 Kewaunee Street](#)

*As part of the effort to develop the neighborhood grocery, deli and restaurant, the applicants have requested a drive-through window in their development proposal. The zoning ordinance prohibits these in the B-1 district. The applicants were advised during the review process of this, however asked their request be brought before the Commission.*

*Mr. Sadowski presented ordinance language which addresses the intent of the B-1 district, and cited Ordinance section 114-447(a)(4) which states they are not allowed. Drive-throughs may be conditionally permitted in the B-2 through B-5 districts, which are intended to accommodate more auto-oriented development. Rezoning within this neighborhood to anything more intense than the B-1 district would be inappropriate to the residential character and development patterns established here, and Staff would not support that.*

*The applicants are requesting a drive-through window in a district which specifically prohibits them. If granted approval, the use would constitute a rezoning of the property and a violation of the zoning ordinance in that a conditional use cannot have the effect of a rezoning. As noted above, rezoning to a higher intensity commercial district such as a B-2 is not supported, as it opens the door to additional uses which are not appropriate at this location. Staff recommends the request to allow a drive-through be denied.*

*PHO: 5:00 p.m.*

- 1. Richard Christensen, architect. Requested the Commission craft an exception to have the drive-through. Stated staff may have over-estimated traffic amounts, and stated the designed traffic circulation design is supportive to a drive-through in this area.*
- 2. Chris Berish, 1705 Edgewood Ave. Spoke in support of the project, with comments on parking and traffic related to a drive-through.*
- 3. Bonnie Collins, 1328 Kewaunee St. Spoke in opposition.*

*PHC: 5:13 p.m.*

*Discussion ensued. Mayor Dickert stated a drive-through in the B-1 district is a stretch; and that the proposal is great but authorizing a drive-through can create a precedent and is not appropriate for the neighborhood. Alderman Wiser concurred with the Mayor. The applicant stated the project will still move forward without a drive-through. Commissioner Durkin clarified they would need a B-2 zone to consider a drive-through here, but staff would recommend denial due to the location. Mr. Sadowski advised that is correct. Mayor Dickert reiterated the concept of a neighborhood grocery is fantastic.*

**A motion was made by Alderman Wiser, seconded by Commissioner Veranth, to recommend denial. The motion PASSED by a Voice Vote.**

## **Adjournment**

*Mayor Dickert adjourned the meeting at 5:14 p.m.*