



City of Racine

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

Meeting Minutes - Final

City Plan Commission

Vincent Esqueda
Mayor John Dickert
Melvin Hargrove
Molly Hall
Dennis Wiser
Tony Veranth
Tom Durkin

Wednesday, April 13, 2016

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the April 13, 2016 City Plan Commission meeting to order at 4:22 p.m.

PRESENT: 4 - Vincent Esqueda, John Dickert, Molly Hall and Tom Durkin

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

Approval of the Minutes

Ayes - all.

[15-01056](#)

Subject: (Direct Referral) A request by Matt Richmond of Richmond Paints for a conditional use permit to operate an indoor painting and decorating contractor facility at 3402 Douglas Avenue. (PC-15)

Recommendation of the Plan Commission on 4/13/16: That this request be denied.

Fiscal Note: N/A

Attachments: [PH Notice - 3402 Douglas Avenue](#)

[Attachment 15-01056](#)

Associate Planner Jill Johanneck advised this item was presented at the March 30, 2016 meeting and recommendations were presented. Following discussion, the Commission deferred the request to allow the applicant time to review the conditions of approval.

Ms. Johanneck presented a brief overview of the property and site constraints related to the proposal which Staff has worked on mitigating via the conditions presented. The applicant is aware he has been occupying the building without the required conditional use approval and occupancy certificate and this request is currently in circuit court due to citations. A review of the recommended approval conditions, the applicant's comments to the conditions and Staff responses were presented in the Staff report provided. The applicant's responses to the conditions were geared towards personal interactions and blame towards Staff, versus any valid information

of how he plans on addressing the items. Staff has concerns that if the applicant cannot or will not agree or work within the conditions to operate at this location and maintain the property, the recommendation to approve should be re-assessed upon review by the Commission.

Discussion ensued. Mayor Dickert addressed the applicant, advising he shouldn't be in the building without the required approvals. He explained the review process based on the use, location and that the conditions are in place to protect private interests; the City's interests, are intended to avoid legal issues and ensure compliance with City codes and laws and are rather standard requirements. The applicant responded to the Mayor's questions, yet continued to exhibit a limited understanding of the reasoning behind the conditions.

Commissioner Hall requested more comments from the applicant on his willingness to adhere to conditions. Ms. Johanneck stated months of work and review went into this even before a complete application was filed. He has received letters, emails, exchanged more emails with the property owner representative, had meetings with City Development and Building Inspection Staff and received citations. He has had over a year to address many items and has made no progress. Commissioner Hall stated she feels the conditions are not unreasonable, but can't recommend approval without more comment from Mr. Richmond. Mayor Dickert reviewed some of the identified site concerns and discussed them for the applicant, Commission and Staff stating that the rules have to be followed. Commissioner Durkin asked about responsibility for site improvements as he is only a tenant. Staff advised the site has some property maintenance issues. Items needing repair have been identified and Staff is not dictating the applicant has to make the repairs, only that they are completed and the site/building is maintained and safe. Ms. Johanneck advised Commissioner Esqueda the applicant cannot obtain an occupancy permit until a conditional use permit has been approved and conditions addressed.

Deferred

[0312-16](#)

Subject: (Direct Referral): A request by Jeff Stahl representing Highland Park Terrace Corp. and Elmwood Racine, LLC, for a 2-Lot Certified Survey Map at 3701 and 3709 Durand Avenue. (PC-16) (Res No. 0152-16)

Recommendation of the Plan Commission on 4/13/2016:

Recommends that a request by Jeff Stahl representing Highland Park Terrace Corp. and Elmwood Racine, LLC, for a 2-Lot Certified Survey Map at 3701 and 3709 Durand Avenue be approved.

Fiscal Note: N/A

Attachments: [0312-16 R](#)

Ms. Johanneck reviewed the request and location for the Commission. The applicants are utilizing the CSM process to create separate legal descriptions for the two parcels in question. Parcel No. 1 is occupied by Elmwood Plaza Shopping Center, and Parcel No. 2 is parking and buffering from the shopping center for the residential units to the south. A third lot, addressed as 3132 Wheelock Drive will be combined with proposed Parcel No. 2. All lots are under the same ownership. Staff recommends approval, subject to technical corrections and conditions presented.

Recommended For Approval

[0257-16](#)

Subject: (Direct Referral) Consideration of a conditional use request from Kenneth Brown for a ground floor residence in a B-4 Central Business District in the rear (western 40+/- feet) of the building located at 334 Main Street (PC-16). (Res No. 0116-16)

Recommendation of the Plan Commission on 3/30/2016:

Recommends that a conditional use request from Kenneth Brown for a ground floor residence in a B-4 Central Business District in the rear (western 40+/- feet) of the building located at 334 Main Street be approved subject to conditions.

Recommendation of the Plan Commission on 4/13/2016:

Recommend that the item be received and filed.

Fiscal Note: N/A

Attachments: [Brown 334 Main](#)
 [0257-16 Recommendations](#)

Mr. Sadowski advised the Commission this item was approved via resolution by the Common Council on April 6, 2016, however was sent back to Plan Commission due to a technical requirement of Legistar, the City's file management system.

Recommended to be Received and Filed

[0314-16](#)

Subject: (Direct Referral) Review of a request by Jeff Stahl representing Highland Park Terrace Corp. and Elmwood Racine, LLC, for a 2-Lot Certified Survey Map at 3701 and 3709 Durand Avenue. (PC-16) (Res No. 0153-16)

Recommendation of the Plan Commission of April 13, 2016: A request by Jeff Stahl representing Highland Park Terrace Corp. and Elmwood Racine, LLC for a 2-Lot Certified Survey 3701 and 3709 Durand Avenue be approved subject to conditions.

Attachments: [0314-16 R](#)

Mr. Sadowski advised the Commission that a previous version of this map was approved by the Common Council on June 2, 2015. It is back before the Commission as the timeframe for recording has passed and the CSM has been revised to include a remnant parcel that was inadvertently omitted with the initial approval. He provided a review of the lots involved in the CSM and discussed the future layout of the site.

Recommended For Approval

[0315-16](#)

Subject: (Direct Referral) Consideration of a request by Joe Tikotzky representing Villa Healthcare seeking a major amendment to a conditional use permit for a building addition and southern façade canopy remodel project for The Villa at Lincoln Park; 1700 C.A. Becker Dr. (PC-16) (Res No. 0154-16)

Recommendation of the Plan Commission for 4/13/2016: A request by Joe Tikotzky representing Villa Healthcare seeking a major amendment to a conditional use permit for a building addition and southern facade canopy remodel project for The Villa at Lincoln Park; 1700 C.A. Becker Dr.

Attachments: [0315-16 R](#)

Mr. Sadowski reviewed the project location, area zoning and land use, building and surrounding area photos and site and floor plans outlining details on the proposed addition. The added floor area will be utilized for physical and occupational therapy services. Also proposed are upgrades to entryways on the south façade with the addition of extended canopy covers for weather protection. The architecture is consistent with what is existing at this time. The findings of fact were reviewed and Staff presented their assessment as to how the proposal is consistent with plans and programs is compatible with the existing area and development and is recommending approval subject to conditions.

Public Hearing opened at 5:10 p.m.

1. Joe Tikotzky, the applicant, was present to answer any questions or discuss the project.

Public Hearing closed at 5:11 p.m.

Recommended For Approval

Administrative Business

None.

Adjournment

Mayor Dickert adjourned the meeting at 5:12 p.m.