



# City of Racine

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

## Meeting Minutes - Final City Plan Commission

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

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Wednesday, October 26, 2011

4:15 PM

City Hall, Room 205

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### Call To Order

*Mayor Dickert called the October 12, 2011 Plan Commission meeting to order at 4:20 p.m.*

**PRESENT:** 5 - Elaine Sutton Ekes, Eric Marcus, Tony Veranth, Aron Wisneski and John Dickert

**ABSENT:** 1 - Vincent Esqueda

**EXCUSED:** 1 - Jud Wyant

Others present: Matthew Sadowski, Principal Planner  
Jill Johanneck, Associate Planner  
Brian O'Connell, Director of City Development  
Rick Heller, Building Inspector/Zoning Administrator

### Approval of Minutes for the October 12, 2011 Meeting

**A motion was made by Commissioner Sutton Ekes, seconded by Alderman Marcus, to approve the minutes of the October 12, 2011 Plan Commission meeting. The motion PASSED by a Voice Vote.**

#### 11-6958

**Subject:** (Direct Referral) Consideration of a request from Nasir Hanif, representing RZQ Oil Inc. d/b/a Washington Petro Mart seeking and amendment to a conditional use permit at 4301 Washington Avenue to allow certain changes to the approved site and operation plan addressing outside sales, services and signage. (PC-11) (Resolution No. 11-2807)

**Recommendation of the City Plan Commission on 10-26-11:** That the item be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 4301 Washington Avenue](#)  
[\(11-6958\) CU Amend 4301 Washington Avenue](#)

*This item had been deferred from the September 28, 2011 Plan Commission meeting to work out changes which have been proposed by the applicant and to address Staff and neighborhood concerns regarding the requested changes.*

Principal Planner Sadowski provided background on the surrounding area and building site. He then summarized the applicant's requests of site plan changes. These include: increasing the height of the current sign to 15', install new signage on the east side of the gas canopy, relocate the air pump to the west property line, locate the propane exchange west of the front doorway, and add an ice cooler to the west of the front doorway. Mr. Sadowski then read through Staff recommendations on these requests, and discussed the potential impacts of the changes to the site, which is compact and located in a highly residential area. Concerns include traffic conflicts within the site, visual impact of signage on the residential area, creating difficulty in mobility within the site by locating the propane exchange and ice machine areas where there is not adequate space, and support for the re-location of the air pump with restrictions on hours of operation.

Alderman Wisneski asked what the issue is with putting signage on the canopy. Mr. Sadowski advised its additional signage that is not needed, was not approved when this was originally approved as a gas station, and adds more visual impact for surrounding residential properties. Mr. Sadowski advised the request is for illuminated canopy signage. The Alderman then noted that the existing monument sign is often blocked by parked vehicles, preventing other vehicles from seeing the prices being advertised.

Alderman Marcus requested a summary of which item still remain un-resolved with the applicant. Mr. Sadowski advised the signage issue, restricting hours the air hose is available for use, and the location of the ice machine and propane exchange. Alderman Marcus suggested installation of cement poles to surround the propane exchange to make the applicant's request a safer, noting that we should not be designing the site as the business owner knows what they need to operate. Mr. Sadowski advised there still remains the congestion problem in this area of the site. The Alderman then discussed signage, if the brightness could be controlled, and suggested they get both signs being asked for with control over the illumination so as to lessen impact on the residential.

Mayor Dickert noted the importance of how decisions such as this affect the residents in the area. He feels it is our job to make sure our actions are consistent and that we recommend site changes that consider not only the applicant request to operate their business, but also consider surrounding land owners, and the impact these changes have on people who have been living there and could be affected by these decisions.

Alderman Wisneski noted a previous sign approval (Gateway Technical College) and how the Commission was concerned about how its decisions would affect surrounding properties. He also noted how the Commission had taken neighborhood concerns into account when changes by the Plan Commission could possibly be a detriment to the residents who live in these areas, some for many years, and balance that with a business asking for things, such as illuminated signage, that could really affect the surrounding property owners.

Alderman Marcus moved to approve the request subject to Staff recommendations, with the exception to allow the requested signs and have staff work with the applicant on appropriate illumination. Motion failed due to no second.

Commissioner Veranth advised he concurred with Staff recommendations on the location of the propane tank, and noted how there was discussion at one point of raising the existing sign by 2'. He understands the need for people to see the prices, but does not see the need for canopy signage as people know that is a gas station. He is more supportive of raising the sign that exists.

The applicant spoke briefly to the Commission regarding his requests.

A motion was made by Alderman Marcus, seconded by Commissioner Veranth, to recommend approval of the request subject to modified Staff conditions, including approval of the addition of non-illuminated canopy signage, and allowance for a 15' pole sign. The motion PASSED by a Voice Vote.

11-6999

**Subject:** (Direct Referral) Request by Bernie Rauwerda, representing Living Light Christian Church, for a Conditional Use Permit to utilize the property at 740 College Avenue as a religious institution, including offices and possibly continuing health center activities. (PC-11) (Resolution No. 11-2808)

**Recommendation of the City Plan Commission on 10-26-11:** That the item be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 740 College Avenue](#)  
[\(11-6999\) CU 740 College Avenue](#)

*Associate Planner Johanneck briefly overviewed the site, surrounding zoning, and the general area. It was noted this item had been tabled from the last meeting to allow Staff and the applicant to work together to gather more information on the current and proposed uses for the building and how Living Light Christian Church plans on operating the building.*

*Staff was able to identify 8 uses, either currently operating or proposed, for the building at this time. These uses include church meeting room and worship for The Vine ministries, the Church of Christ, and eventually Living Light Christian Church; a martial arts center; potential dance studio; a meeting room for a Veteran's group; a fitness center; and 'Fit for Life', a health and wellness program. Most of these are currently operating under the current owner but were not approved via Conditional Use permits. No business plan was provided, but Staff was able to develop a better idea of what is occurring and what is proposed for this building. A review of each floor level and the proposed use and space was presented.*

*With all these uses as well as proposed uses, and some overlap of uses, parking remains a problem. Staff was not provided how many members are in the other uses, so developing a number of required spaces was not possible. There are 54 on-site spaces and additional parking needs to be sought out by the applicant, which has been written into the recommendations for approval. Ms. Johanneck began to read through the conditions of approval; however, due to time constraints did not complete reading the conditions.*

*Alderman Marcus advised he received a call from an individual indicating they had right to use the pool. Ms. Johanneck advised the applicants did provide a list of women who currently have a signed agreement to use the pool, and the applicants have advised they would re-write the leases to be between them and the groups currently leasing certain portions of the building.*

*Commissioner Sutton Ekes asked if the hours were adequate for all uses. The pastor of Living Light spoke and noted they could ask for extended hours just to take care of it now instead of coming back to ask for longer hours at some other time. Item J. of the conditions was changed to allow hours Monday through Saturday from 9:00 a.m. – 9:00 p.m., and Sundays from 7:00 a.m. – 9:00 p.m. Mayor Dickert advised the applicant that they are responsible for the minors during these hours.*

*Clarification was made for Alderman Marcus that there is a group of women who have authority to use the pool.*

*The applicant noted the parking lot cannot be sealed and striped until next spring, to which Mayor Dickert noted the applicant can work with Staff on addressing that item.*

**A motion was made by Alderman Wisneski, seconded by Commissioner Sutton Ekes, to recommend approval of the item subject to Staff recommendations with amended hours as noted above. The motion PASSED by a Voice Vote.**

**11-6149**

**Subject:** [ Direct Referral ] City of Racine Park and Open Space Plan Update (Resolution No. 11-2809) (ZOrd. 7-11)

**Recommendation of the Board of Parks, Recreation and Cultural Services on 3-9-11:** Defer

**Recommendation of the Board of Parks, Recreation and Cultural Services on 4-13-11:** Defer

**Recommendation of the Board of Parks, Recreation and Cultural Services on 6-9-11:** Defer

**Recommendation of the Board of Parks, Recreation and Cultural Services on 7-13-11:** Defer

**Recommendation of the Board of Parks, Recreation and Cultural Services on 7-28-11:** Defer

**Recommendation of the Board of Parks, Recreation and Cultural Services on 8-10-11:** Defer

**Recommendation of the Board of Parks, Recreation and Cultural Services on 9-14-11:** To conceptually approve Chapters 1-6 of the City of Racine 2035 Park and Open Space Plan.

**Recommendation of the Board of Parks, Recreation and Cultural Services on 10-12-11:** To approve and adopt the City of Racine 2035 Park and Open Space Plan.

**Recommendation of the City Plan Commission on 10-26-11:** To prepare ordinance and resolution, and schedule a public hearing.

**Fiscal note:** To be determined

**Attachments:** [11-6149 - SEWRPC Racine Park and Open Space Plan Update Schedule](#)  
[Park and Open Space Plan 2035 Summary](#)  
[Park and Open Space Plan 2035 Summary - Revised October 17 2011](#)

*Principal Planner Sadowski noted the Parks Department has been working on the Park and Open Space Plan update and are now seeking plan adoption. A full copy of*

the plan is available to view, and a brief overview was provided to the Commissioners. Required hearings and a required public comment period were noted.

Donnie Snow, Director of the Parks Department, spoke and advised the Parks and Recreation board has approved the plan and is now seeking Plan Commission approval to then be able to move forward to the Common Council for adoption.

Robbie Robinson of SEWRPC (Southeastern Wisconsin Regional Planning Commission) overviewed the preparation and contents of the plan, and outlined all the various chapters of the proposed plan. The current plan was adopted in 2003, and the plan under review today would be the adopted plan until 2035, making it consistent with the City's Comprehensive Plan. He also noted all of the areas included in the plan. It was noted a public informational meeting was already held, and the approval process was outlined in more detail.

Alderman Wisneski mentioned conservancy zoning and feels it is something that needs to be addressed. Mr. Robinson noted the City does not have a conservancy zoning district, but there is the option of using conservation easements to protect certain lands. The Alderman then noted there are small slivers of land that were created years ago that may need protection and asked if there was any discussion of this issue. Mr. Robinson advised there were no comments received or recommendations on this scenario during the process. Mr. Snow addressed Alderman Wisneski's questions on this topic.

**A motion was made by Alderman Wisneski, seconded by Commissioner Sutton Ekes, to set a 30-day comment period, and that an ordinance and resolution be prepared and a public hearing scheduled. The motion PASSED by a Voice Vote.**

#### **4:30 P.M. PUBLIC HEARING**

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##### **11-7045**

**Subject:** (Direct Referral) Request by Andrew Bukacek of Bukacek Construction, representing Razor Sharp Fitness, LLC for Conditional Use approval to operate a fitness facility at 3900 Erie Street. (PC-11) (Resolution No. 11-2810)

**Recommendation of the City Plan Commission on 10-26-11:** That the item be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 3900 Erie Street](#)  
[\(11-7045\) CU 3900 Erie Street](#)

Associate Planner Johanneck provided overview and background of the site at 3900 Erie Street, including zoning, surrounding uses, and information on the proposed use by Razor Sharp to open a 24/7 fitness center within tenant space "K" of the building located within the Shorecrest Shopping Center. The space is currently vacant and the use would occupy the entire 7,000 square feet. The site has ample parking (over 380 spaces) available for all tenant spaces within the center. It was noted the site in question had previously received approval as a fitness center in 2005.

The applicant currently runs a Razor Sharp fitness center on Douglas Avenue. The applicants are requesting 24/7 use of the building by its members, however Staff

hours would be from 6:00 a.m. – 8:00 p.m., Monday through Friday, and from 7:00 a.m. – 3:00 p.m. on Saturday's and Sundays. The applicants noted there will be a panic button and security cameras, but did not provide detail on these items. The dumpsters along the rear (east) of the building are not enclosed and are strewn about. This will need to be addressed with the building owner and the tenants working together to get the proper screening in place.

Alderman Wisneski asked about the dumpster enclosures and who is responsible. Ms. Johanneck advised it was a recommendation that the owner work with the building tenants to address this, and that the UNIT be notified of the problem with the dumpsters on the adjacent lot.

Public Hearing Opened at 5:45 p.m.

Terry Bannon, 7300 Washington St., Racine 53406 spoke in favor of opening this location for the fitness facility.

Public Hearing Closed at 5:47 p.m.

Alderman Marcus moved to approve subject to Staff recommendation, with the addition of Financial Security language concerning the dumpster enclosures. Seconded by Commissioner Veranth – motion carried. Ayes –all.

Commissioner Sutton Ekes expressed concerns with security and expressed a request that Staff consider the parking lot areas especially when reviewing the proposed security plan.

**A motion was made by Alderman Marcus, seconded by Commissioner Veranth to recommend approval of the item subject to Staff recommendations, with the addition of Financial Security language concerning the dumpster enclosures. The motion PASSED by a Voice Vote.**

## Administrative Business

### [11-6980](#)

**Subject:** Communication from the Alderman of the 2nd District requesting that the City of Racine Comprehensive Land Use Plan regarding the properties located at 1835 Clark Street, 1206 DeKoven Avenue, and 1849 Racine Street be revised to rezone/redesignate these properties as residential.

**Attachments:** [Comp Plan request](#)

Principal Planner Sadowski reviewed the background of the zoning and land use designations of the aforementioned properties as requested by the Plan Commission at their previous meeting. Background, starting from the zoning map of 1947 and up to the most current plan (the 2035 Comprehensive Land Use Plan) all indicate this area to be at its best use with either industrial or commercial development.

Mr. Sadowski noted that in the formulation of these plans there was much input from those within the neighborhood. There were property owner surveys, community meetings, input sessions, numerous neighborhood meetings, Comprehensive Plan work sessions held with the neighborhood and Staff to discuss the desired outcome for this area of the Southside Plan, and in many cases, the specific properties in question. The result of those sessions is reflected in the land use designation, and also supports the recent request to rezone the three properties to B-2 Commercial, to

*meet the economic needs identified by the resident's in the south side area. Therefore, Staff recommends the comprehensive plan remain as designated.*

*Alderman Marcus noted his discussions with people in the area over the last few months, and noted they would like to see light industry, office or institutional, and residential. He is concerned if another commercial business came to locate there that there may be a legal action against the City. He noted he is not asking to rezone, just to make the comprehensive plan more consistent with what the people in the area told him they want.*

*Alderman Marcus moved to re-open the public hearing on these parcels and take action as appropriate. Seconded by Alderman Wisneski.*

*Discussion ensued. Commissioner Sutton Ekes noted she is in favor of leaving the designation after hearing the history, and that there will probably be no industrial or residential that would likely locate on these parcels.*

*Principal Planner Sadowski advised there was no hearing on this item to be re-opened. Alderman Marcus changed is motion.*

**A motion was made by Alderman Marcus, seconded by Alderman Wisneski, to defer and put this item on the next Plan Commission agenda and hold a public hearing. The motion PASSED by a Voice Vote with Commissioners Sutton Ekes and Veranth voting "no". Mayor Dickert broke the tie by voting in favor of the motion.**

### **Briefing regarding the review of land use and project proposals located within Access Corridor areas.**

*This item was not discussed and will be scheduled for the next Plan Commission meeting.*

### **Adjournment**

*Mayor Dickert adjourned the Plan Commission meeting at 6:00 p.m. without objection.*