



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*

Wednesday, September 28, 2011

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 7 - Elaine Sutton Ekes, Vincent Esqueda, Jud Wyant, Eric Marcus, Tony Veranth, Aron Wisneski and John Dickert

Others present: Brian O'Connell, Director of City Development
Matthew Sadowski, Principal Planner
Michelle Logan, City Development Secretary
Rick Heller, Chief Building Inspector
Alderman Holding
Alderman Wisneski
Richard Dubin, Norwood Commercial Contractors, Inc.
Aubrey Sackowicz, Norwood Commercial Contractors, Inc.
Other members of the public

Approval of Minutes for the September 14, 2011 Meeting

A motion was made by Commissioner Esqueda, seconded by Commissioner Sutton Ekes to approve the minutes of the September 14, 2011 meeting. The motion **PASSED** by a Voice Vote.

[11-6830](#)

Subject: (Direct Referral) Consideration of request from Norwood Commercial Contractors, Inc. to rezone properties located at 1835 Clark Street, 1206 DeKoven Avenue, and 1849 Racine Street, from I-2 General Industrial District to B-2 Community Shopping District (PC-11).

Recommendation of the City Plan Commission on 9-28-11: That the item be received and filed.

Fiscal Note: N/A

Attachments: [PH Notice 1835 Clark St, 1206 DeKoven Ave, 1846 Racine St.](#)

Principal Planner Sadowski noted that this was not a public hearing item, but a continuation of the review of the item. The public hearing was held at a previous Plan Commission meeting in August and was deferred in order to give the applicant time to meet with the neighborhood to better explain their proposal.

Principal Planner Sadowski stated the plan to rezone from I-2 to B-2 comes from the city's comprehensive plan. Started in 2001, and also in 2009 where there were a

number of public meetings and focus groups. It was determined through public input that This was a logical site for commercial development and that is what brought Family Dollar to the area.

Aubrey Sackowicz and Robert Dubin from Norwood Contractors discussed the recent Neighborhood Watch meeting.

Mayor Dickert stated a letter and petition were received in opposition of the proposal. The petition had roughly 70 names on it.

Mayor Dickert asked how many people were in attendance at the Neighborhood Watch meeting. Mr. Dubin responded roughly 10-12 people were in attendance.

Alderman Marcus clarified that the meeting was actually held immediately following the a neighborhood watch meeting. He was unaware that Norwood was coming to the meeting and was unable to notify people who live in the district about the meeting.

Mayor Dickert asked for clarification of the staff recommendation. Principal Planner stated that staff is recommending approval based on the recommendations of the plan "A Neighborhood Strategic Plan for Southside Racine" and the plan "A Comprehensive Plan for the City of Racine: 2035".

Alderman Wisneski asked the question, "if not this then what?"

Hearing no objections from Commission members, Mayor Dickert opened the floor for limited public comment.

Alfred Rogers, 1901 Racine Street, stated he would like to see a development similar to the one done on State Street with a grocery store, restaurant, etc... He doesn't see where putting just a Family Dollar on the site would be beneficial.

Mayor Dickert asked the neighbors if they felt a gas station would be appropriate for the site.

Mr. Rogers stated he would not prefer a gas station.

Alderman Wisneski stated he wanted to be sure he was clear on the concerns of the neighborhood.

Teresa Padilla, 1915 Racine Street, stated she would like to see the properties as residential and does not want to see it rezoned. She stated she was fine with the I-2 zoning and wouldn't have a problem if a light industrial use were to build there.

Discussion ensued.

Alderman Marcus stated that historically the 2nd district used to full of blight and neighbors have cleaned up the area and turned it around and that the rezoning the properties would affect property values. He asked if contractors were willing to do a land use that fit better architecturally with the neighborhood.

Alderman Wisneski stated he was not comfortable rezoning if the neighborhood was against it.

A motion was made by Alderman Marcus, seconded by Alderman Wisneski, to recommend that the item be received and filed. The motion PASSED by a Voice Vote with Commissioner Sutton Ekes voting no. Commissioner Wyant

abstained from voting.

4:30 P.M. PUBLIC HEARINGS[11-6952](#)

Subject: (Direct Referral) Review of a nomination request by Matthew Wagner, representing S.C. Johnson seeking re-designation as a Racine Landmark the buildings historically known as the S.C. Johnson and Son Administration Building and Research Tower at 1525 Howe Street. (Resolution No. 11-2787)

Recommendation of the Landmarks Preservation Commission on 9-26-11: That the nomination for re-designation be approved and a resolution adopted.

Fiscal Note: N/A

Attachments: [PH Notice - Re-Des 1525 Howe Street](#)

Principal Planner Sadowski reviewed the request to rezone and re-designate the buildings at 1525 Howe Street as a historical landmark. S.C. Johnson would like the site as a world heritage site. He also reviewed the Landmarks recommendation.

A motion was made by Alderman Wisneski, seconded by Alderman Marcus, to recommend approval of the request. The motion PASSED by a Voice Vote.

[11-6956](#)

Subject: (Direct Referral) Consideration of a request from Brad Carr seeking a conditional use permit at 1135 Chatham Street for an automobile repair and accessories installation. (PC-11) (Resolution No. 11-2769)

Recommendation of the City Plan Commission on 9-28-11: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1135 Chatham Street](#)
[PH Notice - 1135 Chatham Street \(v.1\)](#)
[\(11-6956\) CU 1135 Chatham Street](#)

Principal Planner Sadowski reviewed the zoning and the surrounding area of the proposed auto repair. He went over the types of services proposed to be provided.

Public Hearing opened at 5:09 p.m.

The applicant, Brad Carr spoke. He described his business and what he plans to do in the property.

Public Hearing closed at 5:10 p.m.

Commissioner Sutton Ekes asked about the landscaping of the property. Principal Planner Sadowski stated there was no opportunity for landscaping.

A motion was made by Commissioner Wyant, seconded by Commissioner

Esqueda, to recommend approval of the item with a modification to condition c. changing the hours from 8:30 a.m. – 5:30 p.m., Monday through Friday.

[11-6957](#)

Subject: (Direct Referral) Consideration of a request from David Martinez representing Devil Dog Motors seeking a conditional use permit to operate an automobile repair and accessories installation business at 3210 Durand Avenue. (PC-11) (Resolution No. 11-2770)

Recommendation of the City Plan Commission on 9-28-11: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3210 Durand Avenue](#)
[\(11-6957\) CU 3210 Durand Avenue](#)

Principal Planner Sadowski reviewed the zoning and surrounding area of the site. He stated that this is a multi-use site that depends on each other for street access, parking and central trash handling facilities.

Public Hearing opened at 5:19 p.m.

The applicant, David Martinez, spoke. He described his business and what they plan to do at the location. He said that he and his business partner will perform interior, detailing (inside and outside) and simple auto mechanics. He said there will be no dealing with fluids.

Mayor Dickert left the meeting at 5:24 p.m. Alderman Wisneski took over as chairman.

James Simonsen, 2839 Hayes Avenue, spoke. He was concerned about the gate being open and snow removal. He stated he has no problem with the conditions as they were presented.

Alderman Holding echoed the concerns of Mr. Simonsen. He supports the proposal but stated the gate restriction is important and needs to be followed.

Mr. Martinez said wants to respect the neighbors and he will have the gate closed.

Public Hearing closed at 5:32 p.m.

A motion was made by Commissioner Wyant, seconded by Alderman Marcus, to recommend approval subject to conditions with the change to condition e. -1., adding "Major" in front of the the word "engine" and e. – 15. to allow for the servicing of marine vehicles. 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)

Attachments: [PH Notice - 4301 Washington Avenue](#)

Principal Planner Sadowski reviewed the zoning of the property and the surrounding

area. The area is mostly zoned residential. The request is to allow for additional

Public Hearing opened at 5:41 p.m.

The applicant, Nasir Hanif, 4301 Washington Avenue, spoke. He stated the increase of the sign height was necessary for his business to survive.

****Note at 6:00 p.m. Alderman Wisneski opened the public hearing for item 11-6959. The public hearing for this item, however, remained open****

Mehar Nasir, co-owner, 4301 Washington Avenue, explained the interior remodel that was done inside of the gas station.

Judy Mathiesen, 1215 Indiana Street, spoke. She stated that she was opposed to the amendments to the property.

Alderman Fair spoke. He stated that there needs to be compromise on the items the business wants in order not to have another empty business.

Pam Scheidell, 1250 Indiana Street, presented police reports for gas stations in the area. She is not opposed to having the phone inside of the building, but is concerned with the loitering if the phone was outside of the building. She wants to keep the neighborhood as it is and is willing to work with the sign height.

Tony Kehrer, 4323 Washington Avenue, spoke in support of the request. He stated there have been positive changes since the owners purchased the building. He lives a couple of houses west of the property and he doesn't have a noise concern.

William Greer, 4210 Washington Avenue, spoke in support of the request. He stated the Nasirs take care of the property and would like to see them stay.

Howard and Katherine Puryear, 1218 Indiana Street, spoke. They do not object to the sale of propane and ice in a location west of the building; however they object to the outside pay phone, they would like to see the neighborhood remain quiet.

Peter Marohl, 4315 Washington Avenue, spoke. He has no problem with the propane sales outside and supports it being in a location west of the building., however he does object to having a phone outside.

Bonnie Shomansky, 1214 Indiana Street, spoke. Objects to any changes and to the payphone being outside.

Mr. Hanif spoke regarding the police reports.

Public Hearing closed at 6:32 p.m.

Commissioner Wyant stated the phone was a legitimate objection. The sign needs to be seen and he could support a locked facility for ice and propane located to the west of the building.

Discussion ensued about the visibility of the sign.

Commissioner Sutton Ekes would like to see a revised site plan showing a potential sign revision, the removal of the outside pay phone proposal, the relocation of the air pump and ice machine to a location west of the building. She is not in favor of the seasonal outside sales.

Mayor Dickert returned at 6:38 p.m.

A motion was made by Commissioner Wyant, seconded by Commissioner Veranth, that the item be deferred. The motion PASSED by a Voice Vote.

11-6959

Subject: (Direct Referral) Consideration of a request from Matthew Wagner, representing S.C. Johnson, seeking a rezoning of the property at 1525 Howe Street from I-2 General Industrial to I-2 with a H-Historic District Overlay. (PC-11) (Zoning Ordinance 6-11)

Recommendation of the City Plan Commission on 9-28-11: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

Attachments: [PH Notice - 1525 Howe Street](#)

Public Hearing opened at 6:00 p.m. Matt Wagner of S.C. Johnson stated he was available for questions.

Director O'Connell briefly reviewed the request.

No-one appeared to speak in favor of, or in opposition to the proposal.

Public Hearing closed at 6:02 p.m.

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

11-6960

Subject: (Direct Referral) Consideration of a request from Jeremy Cynkar of WHG Real Estate South LLC, d/b/a Applebee's seeking an amendment to a conditional use permit at 2521 S. Green Bay Road for updates to signage and architectural treatments. (PC-11) (Resolution No.11-2771)

Recommendation of the City Plan Commission on 9-28-11: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 2521 S. Green Bay Road](#)
[\(11-6960\) CU 2521 S. Green Bay Road](#)

Alderman Wisneski and Alderman Marcus left at 6:42 p.m.

Public Hearing opened at 6:42 p.m.

The applicant, Jeremy Cynkar, described the façade changes. He stated that they were proposing a 9-foot sign, but were willing to reduce that sign height to 6 feet.

Public Hearing closed at 6:44 p.m.

Commissioner Sutton Ekes asked if signs in that area were typically more than 6 feet in height.

Principal Planner Sadowski replied no, and the trend the city has seen lately is to see signs that are smaller.

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

Administrative Business

None.

Adjournment

There being no further business, Mayor Dickert adjourned the meeting at 6:45 p.m.