



# City of Racine

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

## Meeting Minutes - Final City Plan Commission

*Alderman Dennis Wiser  
Mayor John Dickert  
Molly Hall  
Elaine Sutton Ekes  
Vincent Esqueda  
Tony Veranth  
Pastor Melvin Hargrove*

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Wednesday, November 13, 2013

4:15 PM

City Hall, Room 205

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### Call To Order

*Mayor Dickert called the November 13, 2013 Plan Commission to order at 4:25 p.m.*

**PRESENT:** 4 - Elaine Sutton Ekes, Tony Veranth, John Dickert and Dennis Wiser

**EXCUSED:** 3 - Vincent Esqueda, Molly Hall and Melvin Hargrove

Others present:

*Matthew Sadowski, Assistant Director of City Development  
Jill Johanneck, Associate Planner  
Ken Plaski, Chief Building Inspector and Zoning Administrator*

### Approval of Minutes for the October 30, 2013 Meeting

**A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wiser, to approve the minutes of the October 30, 2013 meeting. The motion PASSED by a Voice Vote.**

[13-9502](#)

**Subject:** (Direct Referral) A request from Thomas Stachowiak of Stack Design Group, representing Fadi Imseitef, for an amendment to a conditional use permit for an addition to an existing building at 3440 Douglas Avenue.

*Assistant Director Sadowski provided a review of the proposed site, including zoning, surrounding uses and photographs. He advised the Commission that some site work needs to be done, the requirements of which are outlined in the conditions of approval.*

*There are two lots involved in this conditional use, and both lots must be considered when parking is calculated as no one single lot can provide the required number of spaces.*

*Mr. Sadowski further advised the Commission on the use of the building, noting that the rear addition will be for storage and the front will be used for retail sales and office area. The existing lights will remain, however they will need to be modified to direct the light downwards and not onto adjacent properties. The front entry doors will be modified to create four doors versus two. This change will affect the landscaping*

area in the front of the building. Ice and soda machines were requested to be placed outside in the front of the store. Staff is not in support of that request. Window tinting has been requested for approximately 2/3rd of the way from the base of the windows. Mr. Sadowski has addressed this request in the conditions with a code-compliant option.

Alderman Wisner questioned the requirement for storm sewer. Mr. Sadowski advised that due to the amount of impervious area being added to the site, the Engineering department requires the connection.

Mayor Dickert inquired about the applicant providing parking in front of the car wash. The applicant advised they have authorization to park in that area.

**A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wisner, to approve the item subject to Staff recommendations. The motion PASSED by a Voice Vote.**

**4:30 P.M. PUBLIC HEARING****4:30 P.M. PUBLIC HEARING**[13-9556](#)

**Subject:** (Direct Referral) Request by Brian Stork for a conditional use permit to do automobile service and painting at 1202 N. Main Street. (Res. No. 13-0469)

**Recommendation by the City Plan Commission on 11-13-13:** That the item be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 1202 N Main Street \(13-9556\) CU AUTO REPAIR](#)

Associate Planner Jill Johanneck reviewed the area zoning, land use and aerial views of the property. She advised this address was recently before the Commission for an interlock installation business which failed to occupy the building, however site improvements from the approval of said conditional use have been completed, including re-surfacing and striping of the lot and stabilization of the retaining wall along the west and north property lines.

A review of the internal building lay-out was provided, which includes an office, two garages, a paint booth and an apartment on the upper level of the building. Review of the proposed activities which are part of the business were reviewed. The parking lot is of adequate size to meet the needs of the business and the apartment. Employees, hours of operation, deliveries, and site maintenance were reviewed.

Public Hearing opened 4:34 p.m.

The applicant, Brian Stork, was present to answer questions and spoke briefly on the proposed use of the building.

Public Hearing closed 4:38 p.m.

Discussion ensued. Commissioner Sutton Ekes recommended a condition be added that prohibits outdoor storage. Verbiage was added to Condition h. that no outside storage is allowed.

**A motion was made by Commissioner Sutton Ekes, seconded by**

Commissioner Veranth, to recommend approval of the request subject to Staff recommendations, with the addition to item h. indicating that no outside storage is allowed. The motion **PASSED** by a Voice Vote.

**Administrative Business**

*None.*

**Adjournment**

*The meeting was adjourned at 4:45 p.m.*