



City of Racine

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

Meeting Minutes - Final City Plan Commission

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

Wednesday, August 14, 2013

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 4 - Vincent Esqueda, Tony Veranth, Molly Hall and Dennis Wisner

EXCUSED: 3 - Elaine Sutton Ekes, John Dickert and Melvin Hargrove

Others present:

Matthew Sadowski, Assistant Director of City Development

Jill Johanneck, Associate Planner

Brian O'Connell, Director of City Development

Approval of Minutes for the July 31, 2013 Meeting

A motion was made by Commissioner Hall, seconded by Commissioner Veranth, to approve the minutes of the July 31, 2013 meeting. The motion PASSED by a Voice Vote.

[13-9027](#)

Subject: Communication from the Southeastern Wisconsin Regional Planning Commission requesting endorsement of the Regional Housing Plan. (Res. No. 13-0339)

Recommendation of the Affirmative Action and Human Rights Commission on 8-8-13: That the Common Council endorses the plan with the recommendation that there be more collaboration regarding transportation, affordable housing, family supportive wage, and skill sets enhancement with equal emphasis given to all four topics.

Recommendation of the City Plan Commission on 8-14-13: That the Common Council adopts a resolution endorsing the plan.

Fiscal Note: N/A

Attachments: [SEWRPC RHP](#)

Assistant Director Sadowski summarized the plan had been discussed at the joint

meeting of the Plan Commission and Affirmative Action Commission on July 11, 2013. The Affirmative Action Commission has given the plan its support. It was noted that the plan, as submitted, will be a good guide for future development, especially for housing and transportation issues, and that use of expiring TIF Districts to further affordable housing goals. Mr. Sadowski stated endorsement of the plan is requested to help guide in future planning efforts.

Director of City Development Brian O'Connell spoke to the merits of the plan and is supportive of its goals and objectives in guiding future development.

A motion was made by Commissioner Veranth to endorse the Regional Housing Plan. Second by Commissioner Esqueda. The motion PASSED by a Voice Vote.

13-9275

Subject: (Ord.13-13) An ordinance amending Chapter 114, Article X of the Municipal Code to create consistent height standards for pole/freestanding signs within the City of Racine.

Recommendation of the City Plan Commission on 8-14-13: That the ordinance be adopted.

Recommendation of the City Plan Commission on 9-11-13: That the ordinance be adopted.

Fiscal Note: N/A

Associate Planner Johanneck advised the Ordinance regulating freestanding/pole signs was introduced to the Common Council on August 5, and a public hearing will be held at their meeting of August 20, 2013. Staff's requested Plan Commission action is to recommend the ordinance be adopted.

Commissioner Hall moved to recommend that Ordinance 13-13 be adopted. Second by Commissioner Veranth. The motion PASSED by a Voice Vote.

13-9248

Subject: (Direct Referral) Request by Jesus Andres Badillo Tejeda seeking a minor amendment to the Regency Mall conditional use permit to allow extended hours and an outside patio area for Quitze's Mexican Grill at 5748 Durand Avenue. (PC-13)

Associate Director Sadowski reviewed the proposal and the outdoor patio area. He indicated the mall closes at 9:00 p.m. and the applicant is requesting hours of operation to be till 2:30 a.m. for both the restaurant and the patio. The patio will be accessed through the restaurant. Music or bands will provide entertainment inside the existing restaurant. He advised the applicant still needs to provide for review the type of furniture and any other outdoor accessories they are planning to use in the outdoor seating area. The outdoor seating area shall comply with the requirements outlined in the Sidewalk Café guidelines. Staff is requesting the applicant add decorative lighting and a canopy to the exterior building entrance.

The business owner, Mr. Jesus Badillo 5740 Durand Ave., advised he is working with the mall on this project and is anticipating opening the patio next summer. He is working out the issues associated with the liquor license.

Commissioner Veranth inquired about an enclosure for the patio. Mr. Sadowski advised it is required to be enclosed if alcohol is being served, but not required if

there is no alcohol service. Commissioner Veranth also indicated the hours the patio is open should be similar to what has been approved out by the mall for other patios and not be open till 2:30 a.m., and would like to see more information on the design of the patio.

Mr. Sadowski advised the number of tables is limited by requirements for handicap accessibility and believes there will be room for six in the patio area.

Further discussion about entertainment, alcohol beverage service, and hours of operation ensued. Commissioner Veranth indicated he still had concerns about the patio and that there be no access to the mall after business hours. The applicant indicated any entertainment will be within the restaurant and not on the patio. Mr. Sadowski reviewed the conditions of approval prepared by Staff.

A motion was made by Commissioner Veranth that the request be approved, subject to Staff conditions with the following modifications:

That condition d. read "That the entertainment be contained within the building, and there be no music or entertainment provided on the patio;

That condition h. read "That the hours of operation of the restaurant shall be 10:00 a.m. – 2:30 a.m., Monday through Saturday, and 10:00 a.m. – 12:00 a.m. on Sundays; and the outdoor patio shall close by 12:00 a.m., seven days a week, as is applicable to similar outdoor patios in the area; and

Add condition i.: That the plans for the outdoor patio be subject to review and approval by the Plan Commission.

Motion seconded by Commissioner Hall. The motion PASSED by a Voice Vote.

[13-9276](#)

Subject: (Res.13-0292) A Resolution vacating most easterly 32.4 feet of the East-West alley abutting the Racine Railroad Depot West Platform.

Recommendation of the City Plan Commission on 8-14-13: That the vacation of the most easterly 32.4 feet of the east-west alley abutting the Racine railroad depot west platform is not in conflict with existing City plans and programs.

Further, that Resolution 13-0292 be adopted.

Fiscal Note: N/A

Assistant Director Sadowski advised the vacation of this portion of alley is a result of a certified survey map being created which will reflect new lot configurations. Upon creation of the new lots, the extension of the alley is no longer needed. The new certified survey map will be before the Commission at an upcoming meeting. Vacation of said alleyway is not in conflict with existing City plans and programs.

A motion was made by Commissioner Hall to approve the vacation request, and that Resolution 13-0292 be adopted. Second by Commissioner Veranth. The motion was PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING

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13-9249

Subject: (Direct Referral) Request by Anthony Parker for a conditional use approval to locate a tattoo establishment at 2049 Taylor Avenue. (PC-13) (Res. No. 13-0340)

Recommendation of the City Plan Commission on 8-14-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 2049 Taylor Avenue](#)
[\(13-9249\) CU 2049 Taylor Avenue](#)

Associate Planner Johanneck provided a review of the area at the NE corner of Taylor and 21st Street. Parking for the building is located on adjacent lots at 2043 and 2049 Taylor Avenue and is under the same ownership as the parcel in question. An overall review of the zoning, aerial views, and site pictures, plans, hours of operation, number of employees, waste and maintenance of the property were provided.

Discussion continued regarding the parking requirements based on the uses within the building. The parking lot can accommodate adequate spaces for the bridal shop, residential units above, and the tattoo shop. The other uses, an insurance agency, a nail shop and a dog grooming shop would raise the amount of required spaces, however based on the parking requirements in the zoning code and what is really required for these other businesses has Staff satisfied that the 18 spaces will be adequate. The three businesses present operate on an appointment basis, so generally there will not be many vehicles in the parking lot. If this were to be parked per the requirement in the zoning ordinance, and additional 11 spaces would be required.

The Public Hearing opened at 4:46 p.m.

1. Anthony Parker, 2001 Phillips Ave., and the owner of the business, spoke and outlined his reasoning for wanting to re-locate to this area.

The Public Hearing closed at 4:48 p.m.

A motion was made by Commissioner Veranth to approve the item subject to Staff recommendations. Second by Commissioner Esqueda. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

The meeting adjourned at 5:30 p.m.