

City of Racine

Room 103, City Hall



Meeting Minutes

Wednesday, January 10, 2007

4:30 PM

Room 103, City Hall

City Plan Commission

*Mayor Gary Becker, Alderman Gregory Holding
John Dickert, Elaine Sutton Ekes
Vincent Esqueda, Jud Wyant*

Call To Order

PRESENT: 4 - Gary Becker, Elaine Sutton Ekes, Vincent Esqueda and Jud Wyant

EXCUSED: 2 - John Dickert and Gregory Holding

*OTHERS PRESENT: Brian O'Connell, Director of City Development
Matthew G. Sadowski, City Planner
Alderman Jim Kaplan*

Approval of Minutes for the December 13, 2006 Meeting

A motion was made by Vincent Esqueda, seconded by Elaine Ekes to approve the Minutes as distributed. The motion PASSED by a Voice Vote.

06-2601

Subject: Communication from the Commissioner of Public Works/City Engineer wishing to discuss an oversight that occurred when a portion of Mead Street was renamed South Marquette Street.

Recommendation: The street currently referred to as Mead Street, which extends from the south line of 9th Street to the west line of Washington Avenue, be renamed South Marquette Street.

Fiscal Note: Not applicable.

Recommendation of City Plan Commission on 01-10-07: That the street currently referred to as Mead Street, which extends from the south line of 9th Street to the west line of Washington Avenue be renamed South Marquette Street.

Further, that the renaming is not in conflict with existing city plans and programs.

Fiscal Note: N/A

Mayor Becker introduced the item. Director O'Connell explained this is a loose end dating back to when the intersection was reconstructed. He reviewed Staff's recommendation.

A motion was made by Jud Wyant, seconded by Vincent Esqueda, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.

Public Hearings starting at 4:30 p.m.**06-3043**

Subject: (Direct Referral) Request by Kevin Kadlec of KAB Properties L.P., representing Hometown Harbor, seeking an amendment to conditional use permit to add 24 housing units to an existing 86 unit residential care facility at 1600 Ohio Street.

Recommendation of City Plan Commission on 01-10-07: That a

request from Kevin Kadlec of KAB Properties L.P., representing Home Harbor, seeking an amendment to a conditional use permit to add 24 housing units to an existing 86 unit residential care facility at 1600 Ohio Street, subject to the following conditions:

- a. That the plans stamped "Received December 21, 2006" and presented to the Plan Commission on January 10, 2007 be approved subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be applied for.
- c. That sufficient parking be provided to adequately accommodate residents, employees, and visitors, but in no case shall there be less than 94 total parking spaces provided for the entire development. Further, all parking areas be appropriately screened from neighboring residential properties.
- d. That final plans be submitted to the Director of City Development for review and approval illustrating the design of the garage, trash, and storage structures.
- e. That all signs be professionally made, comply with the zoning ordinance, and be submitted to the Director of City Development for review and approval prior to installation.
- f. That the roof color be either tan, brown, or gray.
- g. That all site lighting consist of box type cut-off fixtures, and be so positioned so as not to cause glare on neighboring street or property.
- h. That vehicle access to underground parking be from the west side of the building addition, resulting in one driveway onto Ohio Street.
- i. That all curb cuts be approved by the Commissioner of Public Works.
- j. That prior to the issuance of a building permit, a detailed landscaping plan be submitted for the review and approval of the Director of City Development illustrating the treatment of the patio areas and retaining walls. Landscaping shall be installed prior to the issuance of an occupancy permit unless a letter of credit, equal to the value of the landscaping, is submitted to the Director of City Development for review and approval.
- k. That all codes and ordinances be complied with and required permits acquired.

l. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.

m. That this permit is subject to Plan Commission review for compliance with the listed conditions.

n. That all signs be professionally made, comply with zoning ordinance requirements and be approved by the Director of City Development.

Fiscal Note: N/A

Attachments: [1600 Ohio St.pdf](#)

Mayor Becker opened the public hearing at 4:35 p.m., explained the public hearing process, and introduced the item.

Director O'Connell described past uses and Commission activity with regard to this property. He reviewed the location of the proposal, highlighting building design, parking and driveways, recommending that there be only one drive onto Ohio Street and there be at least 94 parking spaces provided.

Kevin Kadlec stated that he had problems with staff's recommendations.

In response to Kathleen Meredith of 1623 Echo Lane, Mr. Kadlec explained that the existing drive along the west property line would not be moved any closer to her property.

There being no further comments and hearing no objections, Mayor Becker closed the public hearing at 4:42 p.m.

In response to Mayor Becker, Mr. Kadlec stated that he will repair the fence along the west property line and part of the landscape plan.

A motion was made by Jud Wyant, seconded by Vincent Esqueda, that this item be Recommended For Approval, subject to the conditions listed in the recommendation. The motion PASSED by a Voice Vote.

06-3044

Subject: (Direct Referral) Request by Elias Conales seeking a conditional use permit for a carryout restaurant at 724 High Street.

Recommendation of City Plan Commission on January 10, 2007:
Deferred.

Recommendation of City Plan Commission on January 31, 2007:
That a request from Elias Conales seeking a conditional use permit to operate a carryout restaurant at 724 High Street be granted, subject to the following conditions:

a. That the plans stamped "Received December 21, 2006" and presented to the Plan Commission on January 10, 2007 be approved subject to the

conditions contained herein.

b. That all applicable permits and occupancy permits be obtained from the Building Inspection Department

c. That the hours the establishment is open to the general public be from 5:00 a.m. to 7:00 p.m., Monday through Sunday.

d. That by February 28, 2007 an off-street parking and landscape plan be submitted for the review and approval of the Director of City Development. Landscaping shall be installed by June 30, 2007 and maintained in perpetuity.

e. That along with the landscape plan, a landscape bond be submitted for the review and approval of the Director of City Development equal to the value of implementation of the approved landscape plan.

f. That trash and debris at this location be cleared from the sidewalks, streets, and property on a daily basis.

g. That all signs be professionally made and comply with the zoning ordinance requirements.

h. That all trash and recyclables be stored in closed containers and screened from view.

i. That all codes and ordinances be complied with and required permits acquired.

j. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.

k. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: 724 High St.pdf
[724 High Street.pdf](#)

Mayor Becker opened the public hearing at 4:45 p.m.

Director O'Connell reviewed the proposal, explaining the subject and adjacent zoning, the proposed property peculiarities, and parking requirements and access issues for parking.

John Kelley of 1128 Villa, owner of the subject property, stated that the property currently

has gravel parking and a shared drive. He stated that he is aware the Building and Health Departments need to inspect the property.

Michael Patmore of 716 High Street expressed concern with the proposed use and its potential for negative effects on the surrounding residential area. He is concerned with the condition of property, foot traffic, parking, garbage, and the areas efforts to revitalize.

Matthew Kranich of 721 High St. stated that with the area now improving, he is concerned with potential negative effects on the area. He expressed concern that the wrong property was designated on the Public Hearing Notice map. He inquired into potential building code violation at the property.

Alderman Jim Kaplan of 400 Kewaunee Street expressed concern with inaccurate map on the Public Hearing Notice. He also expressed concern with the use of the building, potential water consumption, and parking concern. He requested that the item be held over so that a corrected notice can be mailed out.

Mr. Kelley acknowledged that a restaurant may not be feasible, depending on plumbing improvements needed, but he described security improvements he has made to the property,

There being no further comments and hearing no objections, Mayor Becker adjourned the public hearing at 5:04 p.m.

A motion was made by Jud Wyant, seconded by Elaine Ekes, that this file be Deferred. The motion PASSED by a Voice Vote.

Adjournment

There being no further business before the Commission, and hearing no objections, Mayor Becker adjourned the meeting at 5:05 p.m.

Respectfully submitted,

*Brian F. O'Connell, Secretary
Director of City Development*