



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
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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, May 25, 2011

4:15 PM

City Hall, Room 205

Call To Order

Alderman Wisneski called the meeting to order at 4:20 p.m.

PRESENT: 5 - Elaine Sutton Ekes, Vincent Esqueda, Jud Wyant, Eric Marcus and Aron Wisneski

EXCUSED: 2 - Tony Veranth and John Dickert

Approval of Minutes for the May 11, 2011 Meeting

A motion was made by Commissioner Esqueda, seconded by Commissioner Sutton Ekes, to approve the minutes of the May 11, 2011 meeting. The motion PASSED by a Voice Vote.

11-6412

Subject: (Direct Referral) Review of proposed amendment to a Conditional Use for a landscaping plan at 2932 Northwestern Avenue, The Vine Salon. (PC-11)

Recommendation of the City Plan Commission on 5-25-11: To approve subject to conditions.

Fiscal Note: N/A

Associate Planner Johanneck gave an overview of the area and previously approved plans for the conditional use at the site. She advised this item had been at the last two Plan Commission meetings, with instruction for Staff to work with the business owner and adjoining neighbors on a resolution to the impact caused to their properties by the removal of vegetation from the property without City approval or amendment of the conditional use permit.

The Commission was advised Staff met with the property owners and the owner of the salon at 2932 Northwestern Avenue to review options. The primary concerns of the neighbors were the noise and light intrusions that they now encounter due to the clearing of the wooded area. Of the options discussed, including adding slats to the existing chain link fence, and putting up temporary lattice fencing to allow time for the vine plantings to grow, the best resolution to the neighbors was that a 6' tall opaque fence be installed. This fence would be installed at the southwest corner of the property at 2901 Yout Street, and run south to the southwest corner of the property at 1924 Wustum Avenue. An additional concern of light spillage from a light on the east side of the garage was addressed by requesting its removal.

Alderman Marcus asked if the business owner supported installation of the fence, if the owner has agreed to install the fence, and did the vegetation that was there really

buffer sound from Northwestern Avenue. Ms. Johanneck advised that this was not how the owner had preferred to address the problem, as she had stated her desire to do more of a 'living fence', but the best option to solve the problem of noise and light intrusion at this time is the opaque fence. She also stated that it is her belief the woods did provide a sound buffer, as it was very dense, as indicated by pictures provided by the adjacent property owners. It was noted again this is a conditional use and the vegetation was removed in violation of the approval, and though not the owners' first choice, she did not state she was against installing the fence.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to approve the revised landscaping plan subject to Staff conditions. The motion PASSED by a Voice Vote.

11-6415

Subject: (Direct Referral) Consideration of a request for a Conditional Use permit from David Tomasiewicz & Christopher Lundin to operate a private secondary school at 740 College Avenue. (PC-11) (Res.11-2574)

Recommendation of the City Plan Commission on 5-25-11: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 740 College Avenue](#)
[Languages, Arts, Gym, Theo](#)
[Literature](#)
[Mathematics Overview](#)
[PLAN DESCRIPTION](#)
[Rhetoric Overview](#)
[Science Overview](#)
[TABLE OF CONTENTS](#)
[CURRICULUM DESCRIPTION & HISTORY](#)
[EXECUTIVE SUMMARY](#)
[Expenditures](#)
[Bldng & Prkng Utilztn_001](#)
[CUP 740 College Ave \(11-6415\)](#)

Principal Planner Sadowski provided background information on the request including location, zoning, and views of the property. The applicant provided the requested information on the business plan and proposed use for the building, as well as parking information as requested at the last Plan Commission meeting.

A review of the three levels of the building was provided indicating the various uses that will take place within the building and on each floor. These uses include classrooms, cafeteria area, fitness areas, restrooms, offices, gym area, chapel, etc.

Further information had been requested and was provided by the applicant regarding the available parking for the school as well as drop-off and pick-up areas. There are 55 spaces on-site. For the 2011-12 school year, 37 on-site spaces would be dedicated for the school and 17 for the use by the Dr. Kurt, the building owner, to continue his operations of the sports complex. For 2012-13, the on-site parking for the school would be 44 spaces and the sports complex spaces reduced to 11 as these uses are phased out. Beyond 2013, an additional 41 parking spaces would be

required for the school at maximum capacity. The applicants are currently negotiating parking agreements with the church to the north, but nothing has been finalized. One of the conditions if approved is that prior to occupancy, all off-street parking agreements shall be submitted to the Department of City Development for review and approval, and said agreements shall demonstrate a minimum of 92 off-street parking spaces will be secured by the 2014-2015 school year and subsequent years thereafter.

Commissioner Sutton Ekes inquired about drop-off and pick-up of students and where this will occur, and asked if College Avenue has parking meters on both sides of the street. Mr. Sadowski advised College Avenue has dual meters, and that bus or parent drop-off will occur within the site and not on the street. Commissioner Sutton Ekes also expressed safety concerns and inquired about crossing guards and requested that be looked into and if they are available for secondary school students. Additionally, Commissioner Sutton Ekes requested a condition be added requiring teachers and students be required to park off-street. Mr. Sadowski also clarified that there are landscaping standards codified in previous approvals for the site so that issue was not addressed in this review.

Alderman Marcus added to Commissioner Sutton Ekes discussion by requesting that off-street parking be allowed by permit only. Commissioner Wyant disagreed with the requirement for permits, stating that the school could set up a permit system of its own and manage it on their own as it is not for the City to do, and by requiring a permit system at this time adds another level of administration that does not solve the problem. He also stated that if they are in violation of the parking regulations, they are in violation of the Conditional Use permit and it would be addressed if problems were to occur. Alderman Wisneski added to the discussion with concern for the number of vehicles that may possibly be brought to the school by students and the creation of parking problems in the neighborhood. Mr. Sadowski reiterated that it has been written into the conditions of approval that the applicants are required to provide proof of adequate parking as required by the zoning code and proof of all parking agreements.

A motion was made by Alderman Marcus, seconded by Commissioner Wyant, to recommend approval of the conditional use request for the private secondary school subject to conditions, with the amendment by Commissioner Sutton Ekes that employees and students be required to park off-street. The motion PASSED by a Voice Vote.

11-6478

Subject: (Direct Referral) Consideration of a request by Adam Fuller of Majestic Wind Technologies, LLC seeking an amendment to a Conditional Use Permit for the installation of a roof-top wind turbine at 1150 Water Street. (PC-11)

Recommendation of the City Plan Commission on 5-25-11: That the item be approved subject to conditions.

Fiscal Note: N/A

Commissioner Wyant excused himself due to a conflict of interest. Principal Planner Sadowski advised this request is being treated as a minor amendment at this time because this is a small prototype and not a full-scale wind turbine addition. He provided background on the location, property uses, and zoning. The property is zoned I-2 General Industrial. Slides of the prototype were reviewed, indicating the size and appearance of the apparatus, which is approximately 3' wide by 4' in height. The turbine would assist in the generation of heat for the current use of the building

which is an indoor motocross track. He briefly explained how the turbine would function, and offered the applicant the opportunity to explain in detail if the Commission so desired. He further advised that Downtown Area Design review is required.

A motion was made by Alderman Marcus, seconded by Commissioner Esqueda, to approve the request subject to staff conditions. The motion PASSED by a Voice Vote with Commissioner Wyant abstaining.

4:30 P.M. PUBLIC HEARINGS**4:30 P.M. PUBLIC HEARINGS****11-6134**

Subject: Communication from Gateway Technical College requesting a Conditional Use permit to install a second electronic message board/monument sign in the east parking lot (Pershing Park) at 1001 Main Street. (PC-11) (Res.11-2575)

Recommendation of the Public Works and Services Committee on 3-8-11: That the location of the Gateway Technical College sign on City property adjacent to Pershing Park Drive be approved.

Further recommends that this item be referred to the City Plan Commission for formal approval.

Recommendation of the City Plan Commission on 5-25-11: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [Gateway Request](#)
 [PH Notice - 1001 Main Street](#)
 [PH Notice - 1001 Main Street \(pt 2\)](#)
 [CUP 1001 Main St \(11-6134\)](#)

Alderman Wisneski opened the Public Hearing at 5:00

Jayne Herring, 1001 Main St., spoke and thanked staff for working with Gateway in finding an alternative, workable location for the sign.

Public Hearing was closed at 5:02 p.m.

Alderman Marcus requested verification that individuals at Lakeshore Towers and individuals around the site were notified of this hearing. Associate Planner Johanneck advised they were mailed a notice as requested.

A brief background of the site was provided, indicating property location, zoning, the original proposed sign location, and an aerial view of the site. Ms. Johanneck advised the Commission that, as requested, Staff toured the site and identified several potential locations and alternatives for the sign, where it could be located and still be visible and effective in delivering messages while considering the impacts on the surrounding residential and environmental areas. Some of the options included moving the existing sign along Main Street so it would be more visible; placing the second EMC sign at the end of the entrance off of Pershing Drive, or just north of the skate park; placing the sign along the newly created berm; or locating the sign along

11th Street.

Staff followed up with the applicants and discussed these potential alternatives. Upon review of the suggestions, the applicants had a better idea of what was desired and narrowed down their choice for the revised location. A graphic was provided to Staff from the applicant indicating the sign would now meet the size requirement and be 54 square feet in size, as the sign was reduced to 6' in height by 9' in length.

The location selected was along 11th Street, just north of the entrance into Parking Lot C. Staff was supportive of this location, as the sign would be further removed from Pershing Drive, was reduced in size, will be no taller than 6' as measured from street grade, would eliminate an existing directional sign, would meet the required setback of 25', and would have minimal impact on surrounding properties. Additional information was needed to fully review the request, including a current, scaled site plan, as well as berm and landscaping information. However this was not received in time for Staff to review. In recommending approval and in addition to other conditions imposed on this request, condition a. requires that the applicant submit all current information to Staff for final review.

A motion to approve was made by Commissioner Wyant, seconded by Commissioner Esqueda.

Alderman Marcus requested an amendment to the motion to revise condition d. to also allow the sign to show municipal notices requested by the City Engineer, with the consent of Gateway. Commissioner Esqueda seconded the change, and Commissioner Wyant accepted the amendment. Motion carried. Ayes – all. Principal Planner Sadowski added that this request will be going to the Downtown Design Review Commission for review.

A motion to approve was made by Commissioner Wyant, seconded by Commissioner Esqueda subject to conditions with the amendment by Alderman Marcus to revise condition d. to also allow the sign to show municipal notices requested by the City Engineer, with the consent of Gateway. The motion PASSED by a Voice Vote.

11-6479

Subject: (Direct Referral) Consideration of a request from Bradley Jungbluth, representing the Thelma Orr COP House, for a Conditional Use Permit to operate a community garden at the vacant lot at 1112 Villa Street. (Res.11-2576)

Recommendation of the City Plan Commission on 5-25-11: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1112 Villa Street](#)
[\(11-6479\) CUP 1112 Villa Street](#)

Associate Planner Johanneck provided background information on the location and zoning of the property, which is currently R-3 Limited General Residence, and zoning of surrounding properties. Photographs of the lot, as well as views in all directions were shown to the Commission. The property is owned by the City, and the Loan Board signed off on the lease for this use at their meeting of May 3, 2011. The lease on the property is for one year.

Background of the request was provided. The garden will be run in conjunction with

RUGN (Racine Urban Garden Network), and in partnership with Racine County 4H and UW Extension. The growing club run out of the Thelma Orr COP House is officially known as the "12th Street Growers". The club currently grows at 1146 Villa (the COP house) but is looking to expand to this side for more area and to allow more area and participation.

The club will be responsible for maintaining the planting beds, grass cutting, property maintenance, and keeping the site free of trash and waste. Soil testing is required, and composting will occur on-site during the lease period. Supervision will be provided by 4H leaders and UW Extension master gardeners. A maximum of 15-20 kids will be on site at any time, with at least one supervisor per ten children. Hours of operation are listed as 'sun up to sun down' during the 2011 growing season. All required tools and equipment needed for the garden will be stored at the Thelma Orr COP house, and as there is no water available at the site, it will be brought manually from the COP house. Trash will be removed daily. Staff recommendation is for approval subject to conditions.

Public hearing opened at 5:20 p.m.

Officer Bradley Jungbluth, of the Thelma Orr COP House at 1146 Villa, was present to answer questions. He advised they have run out of room and need this garden to continue to teach kids how to grow.

Ms. Johanneck read a note of support into the record received from Nancy Wheeler of 1118 Park Avenue.

Public hearing closed at 5:25 p.m.

The applicant verified that no storage, such as rain barrels or any other equipment will be stored at the site, and that all items will be stored at the COP house. A shed will be built in the future at the COP house site for this purpose.

Alderman Wisneski questioned maintenance of the property during the winter months. Ms. Johanneck advised the applicants would be responsible as they will be holding the lease, and the lease requires they maintain the property as long as it is in effect. It was also noted that the leasee is required to have insurance on the property, and if termination of the lease is requested by either the City or the leasee, there is a provision for such written into the lease document.

A motion was made by Alderman Marcus, seconded by Commissioner Sutton Ekes, to recommend approval of the request subject to staff conditions. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

Alderman Marcus moved, without objection, to adjourn at 5:30 p.m.