



City of Racine

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

Meeting Minutes - Draft City Plan Commission

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

Wednesday, December 11, 2013

4:15 PM

City Hall, Room 205

Call To Order

Alderman Wiser called the meeting to order at 4:30 p.m.

PRESENT: 5 - Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth, Melvin Hargrove and Dennis Wiser

EXCUSED: 2 - John Dickert and Molly Hall

Others present:

Matthew Sadowski, Assistant Director of City Development
Jill Johanneck, Associate Planner
Caitlyn White, VISTA Intern

Misc. Notes/Arrivals:

Tony Veranth arrived at 4:45 p.m.

Approval of Minutes for the November 13, 2013 Meeting

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hargrove, to approve the minutes of the November 13, 2013 meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

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[13-9628](#)

Subject: (Direct Referral) Request by Keith Buisse of Wheels Small Engine Repair for a conditional use permit to operate a small engine repair shop at 3625 Sixteenth Street. (PC-13) (Res. No. 13-0491)

Recommendation of the City Plan Commission on 12-11-13: That the request be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3625 16th Street](#)
[\(13-9628\) CU 3625 Sixteenth Street](#)

Assistant Director Matt Sadowski re-reviewed the request which had been before the Plan Commission in August. A review of the property, zoning and surrounding zoning and land uses were provided. Mr. Sadowski discussed the zoning code's list of allowable uses for older commercial properties located within residential subdivisions (known as the 'Constantine Amendment'). The applicant is requesting to repair ATV's, snowmobiles, and break repair in addition to his original request to do small engine repair.

The applicant stated he would like to repair small engines, and not cars. Since October and November can be slow months, he would like to do brake jobs. Any outside storage will be totally enclosed with 8-foot gates. No sales will take place at the site.

He advised he would have car lifts installed so he can do some service on cars. No oil changes or engine work will be done. At this time he is the only employee.

The Public Hearing opened at 4:43 p.m.

1. Alderman Morgenroth, 1500 Monroe Avenue, spoke in support of the proposed use.
2. Mike Fay, 3611 Sixteenth St., lives near the building and supports the request.

The Public Hearing closed at 4:45 p.m.

Discussion followed the hearing. Commissioner Sutton Ekes questioned condition d. in the Staff recommendation, wondering if the items listed as a limit of 300 cc's will be enough to distinguish uses. Mr. Sadowski advised yes. It was also clarified that there was no condition requiring the doors to remain closed to enclose noise. He pointed out that condition "e" further defines unacceptable uses and repair activities for this location.

Comments were made about emissions and the need to keep ventilation safe for the employees and customers. Mr. Sadowski advised in the past for these types of uses doors have been required to stay closed to avoid noise issues.

Mr. Sadowski read a letter from a Gloria Hansen, 1618 Cleveland, stating she is opposed to the use due to her health problems and the potential for fumes and noise.

The consensus of Commission members was to add to condition "d" the option of allowing ATV's and other vehicles and equipment with engines being 300 cc's or less.

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

13-9629

Subject: (Direct Referral) Request by Margaret Brockman to amend the conditions for the meeting club at 1333 Douglas Avenue and allow the club to operate without restriction on hours. (PC-13) (Res. No. 13-0492)

Recommendation of the City Plan Commission on 12-11-13: That the request be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1333 Douglas Avenue](#)
[\(13-9629\) CU Amend 1333 Douglas Avenue](#)

Associate Planner Johanneck provided a chronological review for the times this item has been before the Commission. Several times the applicants have asked to change their hours. The last time this item came before the Plan Commission was due to numerous violations of the conditional use and problems Racine Police Department was having with the operation.

The conditional use was suspended to allow the applicants to work with Staff on ways to negate the problem behavior and activities occurring at their club. Since the meeting and the development of conditions for the applicants to adhere to were developed, there have been no additional complaints from the neighbors or the Police Department.

*The Public Hearing opened at 4:52 p.m.
There were no speakers.
The Public Hearing closed at 4:52 p.m.*

This request is to allow the hall to function with no set hours, basically 24/7. As the applicants have shown diligence in correcting the wrongs and there have not been new complaints, Staff recommended approval of the request subject to specific conditions.

A motion was made by Commissioner Hargrove, seconded by Commissioner Sutton Ekes, to recommend approval of the request to allow the club to be open 24/7, subject to Staff conditions. The motion PASSED by a Voice Vote.

13-9630

Subject: (Direct Referral) Request by Mariela Martinez to operate a small grocery store at 1917 Mead Street. (PC-13) (Res. No. 13-0493)

Recommendation of the City Plan Commission on 12-11-13: That the request be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1917 Mead Street](#)
[\(13-9630\) CU 1917 Mead Street](#)

Associate Planner Johanneck reviewed the request, the area where the market will be located, including existing land uses and zoning. This property falls under what is referred to as the 'Constantine Amendment' in the zoning ordinance, based on the buildings age and location, as well as other factors. Properties which qualify for this amendment are encouraged to seek uses which are sized to the neighborhood in which they are located to encourage use of these small commercial properties located in residential districts. The request for a grocery is listed as one of the uses encouraged for these types of sites.

An overview of the type of items to be sold at the store was provided. Store hours, employees, and questions about trash were discussed. The applicants will be required to submit a screening plan for their trash area, which is near the alley.

Public Hearing opened at 5:00 p.m.

1. Alderman Krystyna Sarrazin, 1753 College Avenue, spoke in favor of the proposal.

Public Hearing closed at 5:01 p.m.

Discussion ensued. Commissioner Sutton Ekes requested an addition to the conditions of approval that state codes and federal laws be added to condition c. Mr. Sadowski asked if state and federal laws are added as conditions, is the City responsible for enforcing them? Commissioner Sutton Ekes advised no, but it can be helpful if there are laws beyond the City that are not being adhered to in the event the City chooses to pursue the revocation of a conditional use. Commissioner Esqueda was advised by the applicant that the trash pick-up occurs in the alley and that they will provide the screening as required.

A motion was made by Commissioner Veranth, seconded by Commissioner Esqueda, to recommend approval of the request subject to Staff conditions and with the addition of verbiage to add state and federal laws and codes to condition c. The motion PASSED by a Voice Vote.

13-9631

Subject: (Direct Referral) Request of Jai Shree Swaminarayan, LLC to construct an addition to the existing building at 918 West Boulevard. (PC-13) (Res. No. 13-0494)

Recommendation of the City Plan Commission on 12-11-13: That the request be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 918 West Blvd](#)
[\(13-9631\) CU Amend 918 West Blvd](#)

Associate Planner Johanneck advised the applicant is requesting to expand the existing liquor store at this address to 4,164 square feet. The addition would relocate the parking along the west side of the lot by moving it forward from its current location. The hours of operation requested are from 9:00 a.m. – 9:00 p.m. Monday through Friday and to have four full time employees. The addition would allow changes in the interior layout and the addition of a beer cave, wine cooler, additional sales shelves, and relocation of the office space.

The Public Hearing opened at 5:15 p.m.

1. Alderman McCarthy, 317 West Blvd., spoke in favor of the request and feels the parking is adequate.

The Public Hearing closed at 5:16 p.m.

Further discussion was held regarding the parking. The use and the addition increased the parking requirement to 22 spaces, where 12 spaces are being provided. Attorney Jud Wyant spoke on the behalf of the applicants and stated he reviewed video of the parking areas over various time frames, but mostly between 3:00 p.m. and 7:00 p.m., the busiest times. He indicated at the most there were 6 cars parked in the lot. He also indicated the turn-around times are short for customers as they go in knowing what they want and only spend an average of 5 – 10 minutes maximum in the store.

Commissioner Hargrove asked Staff how they are to deal with the lesser parking.

Ms. Johanneck advised the Commission has the authority to hear the request and based on the information provided allow for exceptions to certain criteria if they feel it will not be a detriment to the project or environment. It was verified there was no on-street parking available for this location.

A motion was made by Commissioner Veranth, seconded by Commissioner Esqueda, to recommend approval of the request subject to Staff conditions and with the change to condition b. to remove the second sentence. The motion PASSED by a Voice Vote.

BUSINESS

13-9626

Subject: (Direct Referral) Review of a 3-Lot Certified Survey Map for 6006 - 21st Street. (PC-13) (Res. No. 13-0490)

Recommendation of the City Plan Commission on 12-11-13: That the Certified Survey Map for 6006 - 21st Street be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [\(13-9626\) CSM 6006 21st Street](#)

Associate Planner Johanneck introduced the request to divide the parcel known as 6006 21st Street into 3 parcels to allow for future development on the newly created lots. A review of the location of the property, the zoning, and the lot configuration was presented. It was stated that there are many easements encumbering the lots, especially proposed lot 3, and that the applicant will need to be cognizant of this as development proceeds. It was also noted that the lots lie within 100-feet of a residentially zoned area to the north. This requires a buffer between the commercial lots and the existing residential lots. Ms. Johanneck advised Staff is requesting the addition of a 10-foot landscape buffer along the rear of all the lots to address the issue as it arises.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hargrove, to recommend approval of the Certified Survey Map, subject to Staff conditions. The motion PASSED by a Voice Vote.

13-9546

Subject: Communication on behalf of Alderwoman Krystyna Sarrazin and Alderman Michael Shields regarding an amendment to Secs. 114-260 and 114-307 which would permit large vehicle parking in a R3 Limited General Residence District.

Alderman Wiser stated to the Commission and the audience that they have received no data on this proposed amendment. Commissioner Hargrove advised he is not comfortable discussing it or making any recommendations without more information.

Commissioner Sutton Ekes advised she favors the prohibition as-is, and has concern over large vehicles being parked in residential districts.

Commissioner Veranth indicated that some residentially-owned pick-up trucks already meet or exceed these weight restrictions, even though they're not used for business purposes. People are parking their trucks in the areas where they live.

Alderman Wiser stated the Commission could defer pending the receipt of more

information, or move to receive and file the request. Commissioner Esqueda advised he also does not support this amendment.

A motion was made by Commissioner Esqueda, seconded by Commissioner Hargrove, to receive and file the item. The motion PASSED by a Voice Vote.

[13-9627](#)

Subject: (Direct Referral) Communication from the Zoning Administrator seeking the revocation of a conditional use permit for an auto detailing and repair operation at 1508 Junction Avenue. (PC-13)

Assistant Director Sadowski advised the applicant/operator of this business has recently been arrested for drug related offenses, and at the property of 1508 Junction Avenue was identified as an area where drugs were found. Per his discussion with the City Attorney, it was suggested the item be deferred and the occupancy permit be held to see if this arrest results in a conviction before taking any action on the use.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hargrove, to defer this item. The motion PASSED by a Voice Vote.

Administrative Business

In light of recent quorum problems and start time delays, Assistant Director Sadowski asked Commission members if a different date or meeting start time would help members avoid conflicts with their other responsibilities. The consensus of Commission members was that the current time and day set aside for Commission meetings, 4:15 p.m. on the second and last Wednesday of each month, fits best into their schedules.

Adjournment

The meeting adjourned at 5:30 p.m.