



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
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Meeting Minutes - Draft 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, August 10, 2011

4:15 PM

City Hall, Room 205

Call To Order

Alderman Aron Wisneski called the meeting to order at 4:27 p.m.

PRESENT: 5 - Elaine Sutton Ekes, Vincent Esqueda, Eric Marcus, Tony Veranth and Aron Wisneski

EXCUSED: 2 - Jud Wyant and John Dickert

Others present: Matthew Sadowski, Principal Planner
Jill Johanneck, Associate Planner
Alderman Michael Shields
Alderman Ray DeHahn

Approval of Minutes for the July 27, 2011 Meeting

A motion was made by Alderman Marcus, seconded by Alderman Wisneski, to approve the minutes of the July 27, 2011 meeting. The motion PASSED by a Voice Vote.

11-6713

Subject: (Direct Referral) Consideration of a request from Marck Sawyer of Faulk and Foster, representing US Cellular, seeking a minor amendment to a Conditional Use Permit for a wireless communication facility at 1542 Romaine Avenue. (PC-11)

Principal Planner Sadowski advised this item was deferred from the last Plan Commission meeting to clarify information on site requirements from the original conditional use approval. It was also noted US Cellular is requesting to install 3 additional antennas to accommodate 4G technology, as well as a GPS antenna on an existing tower measuring 80 feet tall. Conditions were not prepared for this item, as contracts concerning the violations were not received from US Cellular until right before today's meeting, however, approval could be granted if bonds were put in place and requirements from the original approval were imposed.

A motion was made by Alderman Marcus, seconded by Commissioner Sutton Ekes to approve the request subject to Staff recommendations, subject to a landscaping plan, standard conditions for cellular towers, and subject to final approval by the Department of City Development. The motion PASSED by a Voice Vote.

11-6716

Subject: (Direct Referral) Consideration of a request from Pamela Bogan seeking a Conditional Use Permit for a candy store at 1132 S. Memorial Drive. (PC-11) (Res. 11-2691)

Recommendation of the City Plan Commission on 7-27-2011: That the item be approved subject to conditions.

Recommendation of the City Plan Commission on 8-10-2011: That the item be approved subject to amended conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1132 S. Memorial Dr.](#)
[\(11-6716\) CU 1132 S Memorial Drive](#)

The item was referred back to the Planning Commission from the Common Council due to concern over the condition to remove the bars from the windows and door facing Memorial Drive. Principal Planner Sadowski provided the background on the request and that the property is zoned R-3. He noted though the Plan Commission recommended approval at the last meeting, the owner was concerned about incurring costs by being required to move the bars, and that this is a high crime area and the bars may deter a break in.

Alderman Shields concurred, and spoke to the effect of the crime in the area and that the requirement to remove the bars, or move the bars, should be waived from the conditions. Commissioner Esqueda agreed.

Discussion ensued regarding the location of the bars, if they should be inside the building or on the outside of the door/windows; and that possibly the bars could be moved over a period of time to reduce the costs to the applicant/owner. Façade grants were also mentioned and discussed.

Alderman Wisneski viewed the request as an opportunity to remove the bars as they are now, with the allowance for them to be installed in some other fashions by the applicants. He felt there are alternatives to bars, and further discussed façade grants.

In response to Alderman Wisneski, Principal Planner Sadowski explained that while this property is within an eligible area for a façade grant, a request assistance for window bars would be in conflict with City design standards. He concluded stating the likelihood of an approval of such a grant would be remote.

The conditions of approval were reviewed by Staff.

A motion was made by Alderman Wisneski, seconded by Alderman Marcus, to recommend approval of the item subject to conditions, with the removal of condition e. 3, modification to condition e.1 adding that the trash can for patrons shall also be emptied and maintained by the property owner, and "on the South Memorial Drive sidewalk area at the front of the building" be struck from the conditions. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

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[11-6736](#)

Subject: (Direct Referral) Consideration of a request from Nitin Patel of Douglas ADN LLC, representing Save On Cigarettes, seeking a Conditional Use Permit at 3745 Douglas Avenue for a tobacco store featuring a cigarette rolling machine and tobacco accessories. (PC-11)

(Res. 11-2703)

Recommendation of the City Plan Commission on 8-10-2011: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3745 Douglas Avenue](#)
[CU 3745 Douglas Avenue \(11-6736\)](#)

The Public Hearing opened at 5:05 p.m.

1. Mr. Nitin Patel, applicant, advised he has a similar business and was there to answer any questions there may be.

Principal Planner Sadowski briefly reviewed the application, indicating building location, zoning, surrounding land uses, and the building and parking areas adjacent to where the business would be located.

2. Alderman DeHahn asked what would be sold at the store. Mr. Sadowski advised the applicant is requesting to offer bulk tobacco, and soda from a cooler for patrons awaiting their cigarettes.

The Public Hearing closed at 5:10 p.m.

A motion was made by Alderman Marcus, seconded by Commissioner Sutton Ekes, to recommend approval of the request subject to staff recommendations, with changes to condition c. that beverages be consumed on-site only, and condition e. 1, adding that the business owner be responsible for the removal of trash and maintenance of trash cans. The motion PASSED by a Voice Vote.

[11-6737](#)

Subject: (Direct Referral) Consideration of a request from Scott Alan Williams seeking a Conditional Use Permit at 1910 Edgewood Drive for the operation of a recycling facility for all metals. (PC-11)

Attachments: [PH Notice - 1910 Edgewood Ave](#)

The Public Hearing opened at 5:10 p.m.

Principal Planner Sadowski provided background information, including the property location, zoning, parking and building areas, and the overall condition of the property, noting that some landscaping maintenance is needed. He stated that the Douglas Avenue representatives to the Access Corridor Development Review Committee have expressed concern with potential traffic, debris on the streets and the need to require shipping/receiving doors to be closed when not in use. The conditions were reviewed, and Staff recommendation was for approval.

1. Applicant Scott Williams, requested a delay in the installation of storm sewer and indicated he does not wish to remove the window coverings on the building, instead possibly cover them with brick. He advised he needs more time than is noted in the conditions to complete all the work that is required to open.

2. Jim Siegert, owner of Douglas Hardware at 2030 Douglas Avenue, noted concerns with traffic parking of semi trucks, and does not want to see the business located here.

3. Owner of the subject property. Ann Marie Lanser, 1115 Main St., advises she disagrees with the concern over traffic and supports the business locating at 1910 Edgewood Dr.

Discussion ensued. Alderman Wisneski asked operational questions of the applicant, who advised metals will be collected inside (possibly an open trailer), sorted and then transported via open truck and that he deals with smaller items which get transported to Milwaukee and other processing facilities.

A motion was made by Alderman Marcus, seconded by Commissioner Veranth, to defer the item to allow the applicant and Staff more time to clarify timeframes for improvement completion and gather information about traffic. The motion PASSED by a Voice Vote.

Administrative Business

Follow-up to item 11-6715 regarding deferral for possible compliance issues at 2508 Douglas Avenue.

Associate Planner Johanneck updated the Commission on the status of the above item. It was noted the retail tenant request was approved by the Plan Commission, and subsequently by the Common Council, at their August 1, 2011 meeting. Remaining concerns include compliance issues in the rear area of the lot.

Ms. Johanneck advised Staff met with the property owner to discuss creation of the parking lot to the north, which is a residential lot being used as overflow parking for the businesses, use of the pole building in the rear, and the overall physical condition of the site, including storage of vehicles, trash, tires, palettes, etc. She noted that during this meeting, the owner advised they will no longer use the lot to the north for parking, and that they will block it off, cover it with soil and seed and return it to a more residential appearance. The owner also advised the vehicles, semi, tires, and other debris have been removed as previously requested.

Staff advised that a construction business is being operated out of the pole barn, and that the owner will be working on an amendment to the Conditional Use to bring the property into compliance. This amendment will come before the Plan Commission.

Adjournment

Alderman Wisneski motioned to adjourn the Plan Commission meeting at 5:47 p.m.