



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, January 8, 2014

4:15 PM

City Hall, Room 205

Call To Order

Mayor John Dickert called the meeting to order at 4:30 p.m.

PRESENT: 5 - Elaine Sutton Ekes, Tony Veranth, Molly Hall, Melvin Hargrove and Dennis Wiser

ABSENT: 1 - Vincent Esqueda

Others present:

*Brian O'Connell, Director of City Development
Matthew Sadowski, Assistant Director of City Development
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector/Zoning Administrator*

Misc. Notes / Arrivals

*Commissioner Hargrove left the meeting at 4:40 p.m.
Commissioner Hall left the meeting at 5:00 p.m.*

Approval of Minutes for the December 11, 2013 Meeting

A motion was made by Commissioner Hargrove, seconded by Commissioner Sutton Ekes, to approve the minutes of the December 11, 2013 meeting. The motion PASSED by a Voice Vote.

13-9493

Subject: (Direct Referral) A request by Steven Adams for a conditional use to operate an automobile wash and detailing establishment, as well as installation of rims, tires, and automotive accessories at 1304 Douglas Avenue. (PC-13)

Recommendation of the City Plan Commission on 1-8-14: That the item be received and filed.

Fiscal Note: N/A

Attachments: [PH Notice - 1304 Douglas Avenue](#)

Associate Planner Johanneck informed the Commission this conditional use request was received, but was incomplete and there has been no follow-up by the applicant. Staff requested it be received and filed.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hargrove, to recommend this item be received and filed. 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.

Recommendation of the City Plan Commission on 1-8-14: 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](#)

The request was referred back to the Plan Commission by the Common Council after their December 17, 2013 meeting. The Council had concerns that the timeframe for the club to show compliance with conditions of approval was not long enough. Associate Planner Johanneck reviewed the timeline as this item has progressed through review and summarized the concerns for the Commission.

Director of City Development Brian O'Connell shared concerns from email correspondence regarding the serving of liquor and extension of hours, selling food, charging admission fees, and the potential for non-members entering the club. When asked if food is for sale in the club, the applicant said no. The applicant advised they identify members by their patches, and also by a sign-in sheet at the door.

Commissioner Hargrove stated he believes the Commission did their due diligence in the review of the request and that the applicant has been responsive to rectification of the problems that were occurring. He felt the questions and comments made in the email correspondence were based on what-ifs.

Mayor Dickert stressed to the applicant that they need to adhere to the conditions placed upon the club. Commissioner Sutton Ekes advised the Plan Commission cannot add liquor regulations to the conditions of approval.

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

[13-9664](#)

Subject: Communication from the Director of City Development requesting to amend development related fees for consistency with the 2014 budget. (Res. No. 14-0038) (Ord. 01-14)

Recommendation of the City Plan Commission on 1-8-14: That in the matter of Sec. 86, that an ordinance be prepared and a public hearing scheduled before the Common Council that amends Sec.86-194(3) to increase fees for certified survey maps application to \$170.00 for the application plus \$50.00 per parcel.

Further that in the matter of Sec.114-111, a resolution be adopted by the Common Council that increases the conditional use fee to \$695.00, the rezoning fee to \$830.00, and the combined Rezoning and Conditional Use Permit Application fee to \$1120.00.

Fiscal Note: Based on past typical annual volume, it is anticipated that the increased fees should generate \$27,200.00 in revenue to offset expenses incurred by the department while administering the associated services.

Attachments: [Development related fees](#)

Assistant Director Sadowski explained in an effort to address 2014 budgetary constraints, the Common Council approved an increase in certain fees charged by the City Development Department. The increase affects conditional use and rezoning requests, as well as certified survey map reviews. He indicated an ordinance approval is required to increase the fee for certified survey maps, and that a resolution is required to increase conditional use and rezoning fees.

A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wisner, that an ordinance be prepared and a public hearing scheduled for the increase in certified survey map fees, and a resolution be adopted by the Common Council to increase the conditional use and rezoning fees. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

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[13-9686](#)

Subject: (Direct Referral) Request from Anthony Ferro and Bradley Hoffman representing Associated Bank, to remodel the building at 5205 Washington Avenue from a restaurant to a bank. (Res. No. 14-0039)

Recommendation of the City Plan Commission on 1-8-14: That the item be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 5205 Washington Avenue \(13-9686\) CU 5205 Washington Avenue](#)

Associate Planner Johanneck reviewed the request to remodel the building at 5205 Washington Avenue from a restaurant to a bank and retail space. An overview of the area, zoning, surrounding land uses, and plan specifics were provided.

Mayor Dickert opened the Public Hearing at 4:33 p.m.

Nobody spoke at the public hearing.

The Public Hearing closed at 4:33 p.m.

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

[13-9687](#)

Subject: (Direct Referral) Request from Todd Brown from Heating and Cooling Solutions, Inc. seeking a conditional use permit to add a storage facility to the building located at 2430 Lathrop Avenue. (PC-14)

Attachments: [PH Notice - 2430 Lathrop Avenue](#)

Mayor Dickert opened the Public Hearing at 4:40 p.m.

1. William Pucci, 4536 Garden Drive, spoke. He owns the building next to this and voiced concerns about the applicants parking of work trucks, especially those which block the sidewalk and the line-of site near a school crossing. He also discussed problems with trash pick-up and snow removal on the site. He stated he is opposed to the request, but could support it if these issues were addressed.

Assistant Director Sadowski provided an overview of the area. zoning. and surrounding land uses, and the proposal. The addition would provide 2,200 square feet of additional space. There are currently 7 full-time employees. Service employees respond to customer calls and go to their homes to do repair work.

Concerns by Staff include the proposed vinyl siding, which will need to be masonry; lack of on-site parking (with 16 spaces required and 10 spaces available); buffer screening from adjacent properties; loading areas exiting directly into the road with no off-street area for loading and unloading; vinyl blocking windows; and unused sign boxes needing removal.

2. Todd Brown, the applicant, spoke. He advised the addition will be primarily for storage, and that he has a dumpster on-site, but others dump their trash in it, filling it up. Mayor Dickert advised Mr. Brown trucks cannot be parked in a manner where they block the sidewalk. The applicant agreed. The applicant also advised he will address the trash issue, possibly by putting a lock on the dumpster.

Public Hearing closed at 5:00 p.m.

Mayor Dickert reiterated that the proposed siding does not meet code and must be changed. He also expressed concerns about the ingress/egress to Blue River, which he feels is dangerous due to being so close to the road, and requested it be looked into. Also, that the parking limitations be addressed.

Ryan Foreman, the contractor, spoke and advised he received an early start permit to proceed with site work. This was confirmed with Chief Building Inspector/Zoning Administrator Ken Plaski that the permit allows for footings and foundation work only. Mr. Foreman also stated that some vehicles could be parked in the building to alleviate congestion on the site. Mayor Dickert told Mr. Brown and Mr. Foreman to work with Staff on all of the issues.

A motion was made by Commissioner Hall, seconded by Alderman Wisner, to defer the item to allow for the items noted to be addressed. The motion

PASSED by a Voice Vote.

13-9688

Subject: (Direct Referral) Request from Pamela Deskins seeking a re-zoning of the property at 116 10th Street from O/I to O/I with a FD Flex Development Overlay, along with a conditional use permit to utilize the property as a primary residence, a real estate office, a bed and breakfast, and a small events facility. (Res. No. 14-0040) (Z.Ord. 001-14)

Recommendation of the City Plan Commission on 1-8-14: That an ordinance be prepared and a public hearing before the Common Council be scheduled and that a use supplement be prepared and a conditional use permit be prepared.

Fiscal Note: N/A

Attachments: [PH Notice - 116 Tenth Street](#)

Mayor Dickert opened the Public Hearing at 5:05 p.m.

Nobody spoke at the hearing.

The Public Hearing closed at 5:06 p.m.

Assistant Director Sadowski reviewed the request with the Commission. The property location, surrounding zoning, land uses, and photos were discussed. Mr. Sadowski indicated the requested uses for the property require a rezoning to add a Flex Development overlay, which will dictate flexibility in uses for the site. Other uses requested, but not approved with the Flex overlay would require an amendment. A conditional use permit to allow the various uses granted with the overlay is also required.

The applicant, Pamela Deskins spoke to the Commission briefly about her vision and plans for the building. Bed and breakfast rooms would be on the 3rd floor, the applicant and spouse would occupy the 2nd floor, and the 1st floor is suitable for office space and for everyone to use. She indicated there is ample parking on the site, with 2-3 spaces located under the carriage house, a 5 car garage, and a long driveway which could accommodate up to 8 vehicles.

A motion was made by Alderman Wiser, seconded by Commissioner Sutton Ekes, that an ordinance be prepared, a public hearing scheduled before the Common Council, and a use supplement and conditional use be prepared. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

The meeting was adjourned at 5:15 p.m.