



City of Racine

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

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, November 30, 2011

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the November 30, 2011 Plan Commission meeting to order at 4:30 p.m.

PRESENT: 7 - Elaine Sutton Ekes, Vincent Esqueda, Jud Wyant, Eric Marcus, Tony Veranth, Aron Wisneski and John Dickert

Alderman Wisneski arrived at 5:00 p.m.

Others present: Matthew Sadowski, Principal Planner
Jill Johanneck, Associate Planner
Brian O'Connell, Director of City Development
Ken Plaski, Interim Building Inspector/Zoning Administrator

Approval of Minutes for the November 9, 2011 Meeting

A motion was made by Alderman Marcus, seconded by Mayor Dickert, to approve the minutes of the November 9, 2011 meeting. The motion PASSED by a Voice Vote.

11-7161

Subject: (Res.11-2809) A resolution adopting the document titled "A Park and Open Space Plan for the City of Racine: 2035".

Recommendation of the City Plan Commission on 11-30-11: That the resolution be adopted.

Fiscal Note: N/A

Mayor Dickert chose to take action on both the Resolution 11-2809 and the Ordinance 7-11 at the same time as they are for the same item.

Principal Planner Sadowski outlined the process and required hearings for adoption of the plan. He provided an overview of changes as proposed in the plan update.

Donnie Snow, Director of Parks, Recreation, and Cultural Services, noted that what was shown on the summary of changes slide should reflect the river walk shown on the south side of the river is for non-motorized recreation, not motorized.

A motion was made by Alderman Marcus, seconded by Commissioner Sutton Ekes, to recommend adoption of the resolution. The motion PASSED by a Voice Vote.

[11-7162](#)

Subject: (ZOrd. 7-11) An ordinance adopting a park and open space plan for the City of Racine, Wisconsin.

Recommendation of the City Plan Commission on 11-30-11: That the ordinance be adopted.

Fiscal Note: N/A

Please see notes for previous item (Res. 11-2809).

A motion was made by Alderman Marcus, seconded by Commissioner Sutton Ekes, to recommend adoption of the ordinance. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

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[11-7148](#)

Subject: (Direct Referral) Consideration of a request from Kurt Jorgensen of Jorgensen General Contracting seeking an amendment to a conditional use permit for a contractor storage facility at 1530 Romaine Ave. (the rear portion of the lot also addressed as 2504 Douglas Avenue). (PC-11)

Attachments: [PH Notice - 1530 Romaine Avenue](#)

Mayor Dickert opened the public hearing at 4:35 p.m.

1. Susan DeKeuster, 1537 Augusta St., Racine WI. Spoke of problems with the lot and drainage issues over the years, the amount of activity, that the lot has been over-lot graded and sits higher than her lot causing drainage problems, and the dumping of materials on the lot over the years.

2. Joanne Cruz, 1533 Augusta St., Racine WI. Spoke to the area he is using for parking area located right behind her home and it is intrusive, the grading and fill is now causing drainage issues for her and she has lived there for 45 years (around 1' of grade change). She noted her garage is affected as well.

Mayor Dickert postponed the Public Hearing to allow staff to present information on the proposal.

Associate Planner Johanneck noted this property was recently before the Plan Commission for a different use, and while researching that several issues with the site were discovered that need to be addressed, including the use of this building and parking issues in the front of the main building. She noted Romaine Ave. is paved about ½ the distance of the lot. The pole barn/ building in question is located towards the rear of the lot, which has dual zoning of B-2 and I-2 (the rear is I-2). A review of the entire lot, its buildings, and other items were provided.

The pole barn, per the applicant, is being used for storage of building materials and his vehicles. Trash will be stored inside the building. The pole barn currently is not hooked into storm water or storm sewer; however Staff is working with Engineering to find out if hook up will be required with the re-construction of Douglas Avenue. There is gravel access from the building onto Romaine Avenue, building materials are stored along the sides in the building and the vehicles down the middle (3 vehicles were shown). The small area in front of the overhead door is concreted, and upon

inspection there was a piece of construction equipment parked adjacent to the building. Ms. Johanneck noted dumpsters are strewn in the middle of the lot and 2 semi trucks are parked behind the main building, which is a violation of the previous conditional use. Hours of operation are 7:00 a.m. – 7:00 p.m.. Ms. Johanneck noted she was unaware of the drainage issues brought up during the public hearing. The site has no designated parking spaces for this building, yet vehicles were viewed there and the applicant has indicated he does not get visitors or workers to the site.

Commissioner Wyant moved for deferral, expressing concern with the water issues the neighbors are experiencing and feels more information or a grading and drainage plan is needed to assess the situation better. There was no second.

Mayor Dickert re-opened the Public Hearing.

1. Kurt Jorgensen, business operator at 1548 Romaine Avenue. He noted he has not had a conversation with the neighbors who spoke regarding drainage. He advised the dirt is gone, and the trailers are on site as NAPA is moving out of the main building. He reiterated there are no customers coming to the site, and that he picks up his own inventory.

2. Vivian Merlo, property owner, 3025 Spring St., Racine WI. Also noted the semi's are NAPA's and being used in their moving process, said she has done no grading on the property since owning it, noted there are questions of who owns part of Romaine Avenue, said she was told she didn't need dumpsters at the last meeting, that she hasn't been contacted about the water, and that her and her husband are incurring a lot of costs in working on the plans for the site. She noted some tires on City property that are sitting on property across from theirs and would like them removed.

Public Hearing closed at 5:00 p.m.

Mayor Dickert advised the applicant and property owner that the City wants the business to continue, however if there is water problems affecting adjacent properties, it has to be addressed.

Commissioner Wyant requested clarification on what exactly is being asked for. Ms. Johanneck advised there are several uses with this site, and that while working on the previous item back in July, it was discovered there were no approvals in place for any use in this pole barn. Also, that there are other issues, which Mayor Dickert verified, concerning use of a residential lot for parking that need to be addressed to get the site in line with required City approvals.

Alderman Marcus asked about the fence issue and how it concerns the traffic from the bike trail. Mayor Dickert does not think a fence will deter people from continuing to wander off the path and has been aware of the problem in the area for some time.

Commissioner Wyant reiterated his concern with the drainage issues. Ms. Johanneck advised she will continue to work with City Engineering to see what may be possible to address this.

Commissioner Veranth asked if it would be ok to approve the rest of the amendment conditions to keep this project moving along. Commissioner Wyant did not have a problem with that, but does not want to see the drainage issue go unaddressed. Alderman Marcus concurred with Commissioner Wyant.

Commissioner Wyant moved to defer the item and requested more information on the

drainage problem be provided. Alderman Marcus seconded.

Discussion. Director of City Development O'Connell advised in condition h. that it requires the applicant to work with City Engineering on the storm water issue. Commissioner Ekes noted we need to be mindful and determine whether this is an issue from this property, or if it is a neighborhood issue that needs to be addressed.

Upon voice vote after discussion, all vote aye. Motion carried.

A motion was made by Commissioner Wyant, seconded by Alderman Marcus, to defer the item and that more information on the drainage problem be provided. The motion PASSED by a Voice Vote.

11-7149

Subject: (Direct Referral) Consideration of a request from Ruban and Deliya Jackson seeking a conditional use permit for a church and activities facility at 2033 Lathrop Avenue. (PC-11)

Attachments: [PH Notice - 2033 Lathrop Ave](#)

Principal Planner Sadowski provided background on the location, zoning, and surrounding uses. The proposed use is located within a shopping center and has been considered a Class 1 non-commercial type use as dictated by the zoning ordinance. However, not all criteria for this classification have been met by the applicants; specifically there are no business transactions proposed. However, Staff feels the variety of uses offered and hours of operation meet the intent of the classification.

Public Hearing opened at 5:20 p.m.

- 1. Connie Brandt, address not provided, has concerns with the amount of traffic this may generate.*
- 2. Charles Brandt, 2031 Lathrop Avenue, advised there are already parking problems in this area and this could exacerbate the problem. He expressed issues with snow removal and over how the amount of people will be controlled.*
- 3. Delia Jackson, applicant, feels the parking is adequate and will not be a problem for any business there.*

Public Hearing closed 5:30 p.m.

Mayor Dickert asked the applicant if the landlord designated parking stalls for their use. Ms. Jackson advised not that she is aware of.

Mr. Sadowski read through the Staff conditions of approval.

Commissioner Sutton-Ekes asked if the center has a snow removal plan. Mr. Brandt advised the mall owner has previously hired an individual to clear the lot without regard to parking, but he has his own person do his clearing. Mr. Sadowski advised there is no formal plan on file, but it could be required as a condition.

Alderman Wisneski inquired if there are any churches for sale so churches don't have to locate in commercial strip malls. Commissioner Veranth noted he is not aware of any but hasn't researched the question. The applicants were then asked if they had checked into church properties and they said they had, but found nothing within their budget.

Alderman Wisneski reiterated the intent behind adopting the ordinance changes regarding commercial and non-commercial uses, noting the concern over store front churches and parking concerns. He noted the various zoning districts and the intended uses for the districts and the uses should follow the zoning code and regulations to keep appropriate uses in appropriate places.

Commissioner Wyant noted legislation concerning churches and their locations and that a church cannot be singled out, but did not have the details. Alderman Marcus advised he agrees with Commissioner Wyant, but also the use should follow the ordinance requirements and inquired to staff if they are meeting all the requirements. Mr. Sadowski they do not meet the 'business transaction' criteria of the ordinance.

A motion was made by Alderman Marcus, seconded by Jud Wyant, to defer this item and have applicant work with Staff to meet all conditions for class 1 commercial uses and get some information from the applicant, and also to discuss the request with City Attorney Rob Weber. The motion PASSED by a Voice Vote.

11-7150

Subject: (Direct Referral) Consideration of a request from Jeff Bridleman of Partners In Design Architects, agents for Gateway Technical College at 1001 Main Street, seeking an amendment to a conditional use permit for a building addition for the Culinary Arts program. (PC-11) (Res. 11-2859)

Recommendation of the City Plan Commission on 11-30-11: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1001 Main Street](#)
[\(11-7150\) CU Amend 1001 Main Street](#)

Principal Planner Sadowski reviewed the request for the addition to the north side of the Lake building within the Gateway campus. It is a single-story, 13 foot tall addition within the existing parking lot and due to the lower grade in this area, only a small amount of the top of the building will be visible from higher ground. The equipment to be placed atop the building will be screened with materials approximately 5 feet in height. He noted one letter of opposition was received from a neighbor with concerns regarding obstruction of lake views from her home. The item will be going to the Downtown Area Design Review Commission for discussion to address this concern further. Mr. Sadowski then reviewed with the Commission a set of construction documents outlining the proposed addition.

Public Hearing opened at 5:50 p.m.

1. Mark Molinaro, 500 52nd Street, Kenosha WI. Is the applicant and re-reviewed the proposal.

Public Hearing closed at 5:55 p.m.

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

Mayor Dickert left the meeting at 5:45 p.m. and Alderman Wisneski took over as meeting chair.

5:30 P.M. PUBLIC HEARING**5:30 P.M. PUBLIC HEARING**[11-6980](#)

Subject: Communication from the Alderman of the 2nd District requesting that the City of Racine Comprehensive Land Use Plan regarding the properties located at 1835 Clark Street, 1206 DeKoven Avenue, and 1849 Racine Street be revised to rezone/redesignate these properties as residential.

Recommendation of the City Plan Commission on 11-30-11: That the item be received and filed.

Fiscal Note: N/A

Attachments:

[Comp Plan request](#)

[PH Notice - 1835 Clark St, 1206 DeKoven Ave, 1846 Racine St](#)

Principal Planner Sadowski gave the background on the request and noted this meeting is being held to allow for neighborhood input on what they would envision for these sites in the future. The zoning map from 1946 shows this area as designated for commercial development. A land use plan done in 1975 indicated this area to be park, which resulted in these properties, as well as most of the lots around the block, being zoned Industrial. In 2000, a neighborhood plan for the Southside area was completed, and the plan recommended that the site be a commercial to provide commercial uses for this area. Other plans were done for the area, including the Towerview plan for residential, and plans for beautifying DeKoven Avenue and Racine Street were all part of improvements in the area. In 2009, the City adopted the Comprehensive Land Use Plan which kept the lots designated as future commercial development.

Hearing notices were sent to everyone who signed the petition opposing the Family Dollar retail store, and Staff worked with Neighborhood Watch and sent notices to their list of residents to meet today and discuss the potential land use and zoning options for this area:

Public Hearing Opened 6:05 p.m.

- 1. Mollie Jones, 1900 Franklin Street. Noted she has spoken to individuals in the neighborhood and they support single family residential and duplexes for this area.*
- 2. Theresa Panilla, 1915 Racine Street. Advised she is in favor of residential, single family and duplex.*
- 3. Anna Gonzales, 1825 Racine Street. Favors owner-occupied residential development, single family and duplex.*
- 4. Janet Carter, 1742 Wisconsin Avenue. Noted the alley through the properties is not functional, she would like to see a grocery store in the area or possibly a community garden.*

Mr. Sadowski advised all except for a small strip of land is privately owned. Nobody has spoken with the owner/s on what they want to do with the property. He also

asked for more specifics on what type of uses would the individuals like to see yet received no feedback except for single family residential and a grocery store or community garden.

Alderman Marcus read two letters into the record, one from Mr. & Mrs. Rogers, 1901 Racine St., who would like to see the area as single family residential. The second, from former Alderwoman Dorothy Constantine, indicated her support for the wishes of the neighborhood residents.

Public Hearing Closed 6:25 p.m.

A motion was made by Alderman Marcus, seconded by Commissioner Veranth, to recommend that the item be received and filed. The motion PASSED by a Voice Vote.

Administrative Business

Update on Zoning Ordinance revisions.

Associate Planner Johanneck gave a brief update on the status of the Zoning Ordinance re-write, advising to date the index has been re-organized and updated, ordinance text is being re-organized and in some cases re-written to be current, use 'lists' have been reduced and a use table has been created for all zoning districts, and the definitions have been updated and new definitions added to assist in the understanding of the uses and code text.

Currently, Staff is updating the section for signage as well as creating standards for administrative reviews. Updates are available for viewing on the City website (www.cityofracine.org) under the City Development site.

Adjournment

Alderman Wisneski adjourned the meeting at 6:45 p.m. without objection.