



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Draft City Plan Commission

*Mayor John T. Dickert, Alderman Gregory Holding  
Atty. Jud Wyant, Atty. Elaine Sutton Ekes  
Vincent Esqueda, Alderman Eric Marcus, Tony Veranth*

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Wednesday, November 10, 2010

4:15 PM

City Hall, Room 205

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### Call To Order

**PRESENT:** 6 - John Dickert, Vincent Esqueda, Gregory Holding, Jud Wyant, Eric Marcus and Tony Veranth  
**EXCUSED:** 1 - Elaine Sutton Ekes

Others present: Matt Sadowski, Principal Planner  
Jill Johanneck, Associate Planner  
Brian O'Connell, Director of City Development

### Approval of Minutes for the October 27, 2010 Meeting

A motion was made by Alderman Holding, seconded by Alderman Marcus, to approve the minutes of the October 27, 2010 meeting. The motion **PASSED** by a Voice Vote.

#### 10-5790

**Subject:** (ZOrd.4-10) An ordinance rezoning 716 and 720 - 17th Street from B-1 Neighborhood Convenience District to R-3 Limited General Residence District.

**Recommendation of the City Plan Commission on 11-10-10:** That the ordinance be adopted.

**Fiscal Note:** N/A

*Principal Planner summarized the history of the Ordinance and provided location information on the lots to be rezoned. The ordinance would zone both properties from B-1 Neighborhood Convenience District to R-3 Limited General Residence District.*

A motion was made by Alderman Holding to adopt the Ordinance, seconded by Commissioner Wyant. Alderman Marcus noted his objection to the project. The motion **PASSED** by a Voice Vote with Alderman Marcus voting "no".

#### 10-5782

**Subject:** (Direct Referral) Review of a request by Amad Otallah for façade improvements for 2000 Lathrop Avenue.

*Mr. Sadowski advised the project was approved by Plan Commission in July of 2010, however, building modifications as proposed by the applicant require Plan Commission review and approval. Information on the proposed building materials, their application, and color palate were provided.*

*The existing building façade varies in materials, and the applicant has proposed a treatment that is intended to unify the façade's appearance.*

*Mayor Dickert expressed concern that work has been done without Plan Commission approval. The applicant advised the preparation work has been completed; however, the finishing work has not. Mayor Dickert advised for future projects that approvals be granted prior to work being conducted to avoid costly changes in the event materials need to be removed.*

**A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to approve the request subject to staff conditions. The motion PASSED by a Voice Vote.**

**4:30 P.M. PUBLIC HEARINGS****4:30 P.M. PUBLIC HEARINGS****10-5780**

**Subject:** (Direct Referral) Review of conditional use at 1333 Douglas Avenue, High Rollers Motorcycle Club; and request to amend the conditional use to extend the hours of operation. (Res.10-2281)

**Recommendation of the City Plan Commission on 11-10-10:** That the item be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 1333 Douglas Avenue](#)  
[\(10-5780\) CU 1333 Douglas Avenue](#)

*Associate Planner Johanneck advised this request is both a review on the status of the conditional use, as was a condition of approval when it was originally approved; and secondly is a request by the applicant for a change to operate without being subject to any hour limitations.*

*Background information about the site location, site conditions, and original conditions of approval were provided. A review of items which have and have not been completed were discussed. Ms. Johanneck also advised the Racine Police Department reports no calls or incidences have been reported within the last year.*

*Staff is requesting the parking lot be striped per plan, that trash be placed in bins before being placed out at the street, that a landscaping plan be submitted and approved, and that recreational vehicle storage be prohibited.*

*The request by the applicant to allow for 24/7 access was discussed. Staff recommends that the hours be extended until 2:30 a.m., but does not support the idea of no hours.*

*Public hearing opened at 4:43 p.m.*

*Margaret Brockman, 1120 Mound Avenue, Racine came forward to speak. Ms. Brockman is the president of the High Rollers Motorcycle Club. She stated the club had no hours when it was located in Mt. Pleasant, and that there are other clubs in Racine that have no hours. She advised they will have the boat that is currently stored in the parking lot removed.*

*Mayor Dickert asked for a description of what the club does and was advised by Ms. Brockman that they meet to have gatherings, parties, and fundraisers. She noted*

*they can lock their doors as they are a private club, unlike a bar.*

*Alderman Marcus asked if liquor is served at their parties. Ms. Brockman noted it is, that they bring their own for consumption but do not sell it. Alderman Marcus stated, and it was reiterated by Alderman Holding, that a liquor license is required. Even though no sale of alcohol takes place, local and state laws require a liquor license. Commissioner Wyant mentioned individual event liquor licenses may be available.*

*Mayor Dickert read an email into the record from Alderman Kaplan that he has no objection to the request, nor has he heard of any concerns from his constituents.*

*Public hearing closed at 4:50 p.m.*

*Mayor Dickert asked if there were other motorcycle clubs in the City, and was advised High Riders is located in Racine. Alderman Holding noted High Riders is a licensed tavern that should not be open past 2:30 a.m. Commissioner Wyant advised they are a non-profit organization and qualify as a social club.*

*The applicant raised concerns with other conditions, such as landscaping and the parking layout. These items shall be worked on with Staff outside of the meeting.*

**A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda to recommend approval of the item subject to modification to condition d. to read "That alcohol sales and consumption be subject to all state and local regulations", and e. to read "That the hours of operation shall be 9:00 a.m. - 2:30 a.m. The motion PASSED by a Voice Vote.**

**10-5781**

**Subject:** (Direct Referral) Request by Steven Sharpe, representing Saleh Bazzar, seeking consideration of a request for a conditional use permit to change the existing auto repair garage into a convenience mart, replace the gas pumps, add a gas canopy, and other site improvements at 2501 Lathrop Avenue. (Res.10-2282)

**Recommendation of the City Plan Commission on 11-10-10:** That the item be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 2501 Lathrop Avenue](#)  
[\(10-5781\) CU 2501 Lathrop Avenue](#)

*Associate Planner Johanneck provided background on the site including location, current conditions, surrounding zoning and surrounding uses. It was noted the site is currently in compliance with the Department of Commerce and the Department of Natural Resources with insurance and licenses for the underground fuel tanks.*

*Ms. Johanneck advised the existing repair bays would be eliminated and the entire building would be remodeled inside and out to create a convenience store. Parking areas would be paved and striped, opaque fencing installed, landscaping added, unsafe curb cuts are proposed to be closed off, new lighting added, an existing oil tank would be removed, a gas canopy and replacement pumps are proposed for the site.*

*Public hearing opened at 5:05 p.m.*

*Mr. David Bannet, Fox River State Bank, made general comments on the item. He is the bank representative which owns the gas station west of the site.*

*Mr. Steven Sharpe, 5110 S. Loomis Road, Waterford, WI is the architect on the project and advised he is available for questions.*

*Public hearing closed at 5:07 p.m.*

**A motion was made by Alderman Holding, seconded by Alderman Marcus, to recommend approval of the item, subject to staff conditions. The motion PASSED by a Voice Vote.**

### **Administrative Business**

*None.*

### **Adjournment**

*Commissioner Esqueda moved to adjourn at 5:12 p.m. Motion carried without objection.*