



City of Racine

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

Meeting Minutes - Final City Plan Commission

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

Wednesday, January 29, 2014

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the meeting to order at 4:20 p.m.

PRESENT: 4 - John Dickert, Dennis Wiser, Elaine Sutton Ekes, Melvin Hargrove, and Molly Hall

EXCUSED: 2 - Tony Veranth

ABSENT: 1 - Vincent Esqueda

Others present:

*Matthew Sadowski, Assistant Director of City Development
Jill Johanneck, Associate Planner*

Misc. Notes / Arrivals

Commissioner Hargrove arrived at 4:30 p.m.

Approval of Minutes for the January 8, 2014 Meeting

A motion was made by Alderman Wiser, seconded by Commissioner Hall, to approve the minutes of the January 8, 2014 meeting. The motion PASSED by a Voice Vote.

[14-9754](#)

Subject: (Direct Referral) Amendment to Resolution 13-0490 for the Certified Survey Map of 6006 - 21st Street to strike condition b. from the conditions of approval. (PC-14) (Res. No. 14-0054)

Recommendation of the City Plan Commission on 1-29-14: To rescind Resolution 13-0490 to remove condition b. from the conditions of approval as listed for the Certified Survey Map of 6006 21st Street.

Fiscal Note: N/A

Associate Planner Johanneck advised this certified survey map was approved with a

condition that a 10-foot buffer easement be added to the rear of the properties as buffering is required in the zoning ordinance. The applicants noted there is already a 30-foot WEPCO easement running along the rear of the properties and that this would encompass the 10-foot easement being required by the City. They applicants requested the requirement to add the 10-foot easement be removed from the conditions of approval.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hall, to rescind Resolution 13-0490 removing condition b. The motion PASSED by a Voice Vote.

14-9763

Subject: (Ord.01-14) An ordinance amending Sec. 86-194 - Fees. in the Municipal Code of Racine, Wisconsin.

Recommendation of the City Plan Commission on 1-29-14: That the ordinance be adopted.

Fiscal Note: Fees are being increased to offset expenses incurred by the department while administering the associated services.

Assistant Director Sadowski reviewed the information regarding the increase of the fees for Certified Survey maps as part of the effort to address 2014 budgetary constraints, and that this request is scheduled for a hearing before the Common Council for February 4, 2014. The request requires adoption of an ordinance and the hearing.

A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wisner, to recommend that Ord. 01-14 be adopted. The motion PASSED by a Voice Vote.

14-9764

Subject: (ZOrd.001-14) An ordinance rezoning 116 Tenth Street from O/I Office Institutional District to O/I Office Institutional District with a FD Flex Development Overlay.

Recommendation of the City Plan Commission on 1-29-14: That the ordinance be adopted.

Fiscal Note: N/A

Assistant Director Sadowski informed the Commission they had reviewed this request at the January 8th 2014 meeting. This ordinance is to add a flex development overlay to 116 & 110 10th Street. The property is zoned O/I (Office Institutional) and with the addition of the flex development overlay, uses can be added or removed from the property without having to do a re-zoning. The public hearing at the Common Council will be held on February 4th, 2014.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hall, that ZOrd. 001-14 be recommended for adoption. The motion PASSED by a Voice Vote.

14-9758

Subject: (Direct Referral) Consideration of a use supplement related to a request from Pamela Deskins for a Flex Development Overlay at 116 Tenth Street. (PC-14) (Res. No. 14-0056)

Recommendation of the City Plan Commission on 1-29-14: That a use supplement be adopted by a resolution of the Common Council in association with a Flex Development Overlay District, subject to conditions.

Fiscal Note: N/A

Assistant Director Sadowski reviewed the conditions and additional uses allowed by the flex overlay, and indicated the flex overlay spells out uses which are prohibited. The applicant advised there are two residences and that they will be rented out. Mr. Sadowski advised that information is in the plans that have been submitted and is acceptable.

A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wiser, to recommend adoption of the use supplement with the modification to condition e. stating "may be appealed to the plan commission." The motion PASSED by a Voice Vote.

[14-9759](#)

Subject: (Direct Referral) Conditions of approval related to a request by Pamela Deskins for a Conditional Use Permit for a bed and breakfast and small events facility at 116 Tenth Street. (PC-14) (Res. No. 14-0057)

Recommendation of the City Plan Commission on 1-29-14: That the request be approved, subject to conditions.

Fiscal Note: N/A

This document spells out the conditions of approval for the bed and breakfast and small event facility. Mr. Sadowski reviewed the area, zoning, photos and floor plans of the site. He did request a correction to condition b.1 that it read "provides for 5 or fewer rooms for rent, for no more than 15 tourists or transients...". He advised the Plan Commission the applicant still needs to address and provide off-street parking to support any special events that may be held.

A motion was made by Alderman Wiser, seconded by Commissioner Hargrove, to recommend approval of the request subject to Staff conditions and the correction made to item b.1. 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) (Res. No. 14-0058)

Recommendation of the City Plan Commission on 1-29-14: That the request be approved, subject to conditions.

Fiscal Note: N/A

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

Assistant Director Sadowski advised the Commission Staff met with the applicant on January 9, 2014 to discuss project concerns and workout solution. Mr. Sadowski read

through the concerns and resolutions for the Commission. He also advised that the proposed and existing vinyl siding initially indicated on the proposed plans will be replaced with hardy plank on all the building elevations.

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

14-9760

Subject: (Direct Referral) Consideration of a request by Keith Buisse for an interpretation of the conditions of approval for a small engine repair facility at 3625 Sixteenth Street. (PC-14)

This request is back before the Commission to clarify two conditions of approval for the applicant, including the landscape requirements and the sales of vehicles and equipment.

Landscaping – Condition f.1

Assistant Director Sadowski advised the conditions of the approval require landscaping along 16th Street and West Lawn Avenue and is intended to enhance the site appearance. It is staff's finding that the landscape plan as submitted by the applicant does not meet the requirements.

Mayor Dickert commented that landscaping softens the site up for the neighborhood and is good for stormwater management, adding that landscaping requirements are often requested and required of applicants.

The applicant indicated he had spoken to an individual with the Parks department who advised they may be able to help by planting two street trees along West Lawn Avenue and three along Sixteenth Street. He also indicated he cannot afford to put much additional landscaping in.

Mr. Sadowski added that improvements to the site have been made in the past and the landscaping request is not unreasonable. Mayor Dickert suggested the applicant work with the property owner to explore possibilities to add landscaping and soften up the site.

Sales – Condition h.9

Condition h.9 states that the sale of equipment and vehicles is prohibited. The applicant has stated he would like to be able to sell things that he repairs and do not get picked up, or things that have been donated and he repairs then sells. Mr. Sadowski pointed out that the applicant did not request sales of any type in his conditional use request.

Mayor Dickert emphasized this is a residential neighborhood and often sales of this type quickly devolve and lead to violations of conditional uses and cause enforcement problems. He supported some sales taking place inside the building, but not outside. Mr. Sadowski advised any outside sales would require an amendment to the conditional use.

A motion was made by Alderman Wiser, seconded by Commissioner Hargrove, to defer this item to allow the applicant to work further with staff. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

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14-9755

Subject: (Direct Referral) Request from Donald Schumacher to

operate a bed and breakfast at 304 Sixteenth Street. (PC-14) (Res. No. 14-0059)

Recommendation of the City Plan Commission on 1-29-14: That the request be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 304 Sixteenth Street](#)

Associate Planner Johanneck reviewed the request by providing views of the site, surrounding zoning, aerial views and a summary of the request. The applicants are requesting to open a 2-bedroom bed and breakfast at their residence. The third story bedroom and bath would be one of the units rented out, and the other is located on the second level of the home and also has a private bath. The code required two parking spaces for the owners and one space per room rented out, which the applicants meet with their garage and driveway. This will remain the applicant's primary residence as required by the zoning ordinance.

Public Hearing opened at 5:20 p.m.

Public Hearing closed at 5:20 p.m. w/no speakers

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

[14-9756](#)

Subject: (Direct Referral) Request from Richard Becker to utilize a portion of the building at 1328 Lathrop Avenue as a private office. (PC-14) (Res. No. 14-0060)

Recommendation of the City Plan Commission on 1-29-14: That the item be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1328 Lathrop Avenue](#)

Associate Planner Johanneck reviewed the request to utilize part the building at 1328 Lathrop Avenue for a private office. She advised the Commission that the applicant, Richard Becker, is already operating an office out of this location. The applicant and his wife will operate the office to manage maintenance and operation of their rental properties. Revised hours requested will be from 10:00 a.m. – 2:00 p.m. No construction traffic or maintenance vehicles will come to this location, they will be directed to report directly to the location needing the maintenance.

The property is zoned R-3 residential. Several types of low-impact uses are allowed in commercial-type buildings in residential areas per the zoning code. Upon review of the intended use, Staff felt this request fell within the parameters of the governing ordinance section.

Ms. Johanneck advised she had been contacted by a representative of solid waste disposal who had concerns over what had been approved for this site as Mr. Becker was having large amounts of debris outside for pick up weekly. The applicant advised he was remodeling and had to remove many things from the residence after

he had acquired it. It was recommended he get a dumpster or make other arrangements in the future if he has large amounts of trash.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hargrove, to recommend approval of the request subject to Staff recommendations, with a reflection in the change of hours to be 10:00 a.m. - 2:00 p.m.

14-9757

Subject: (Direct Referral) Request from Thomas M. Wood of Harris & Associates seeking an amendment to a Planned Unit Development to construct new garage structures at the Courtyard Apartment Complex at 4215 Durand Avenue. (PC-14) (Res. No. 14-0061)

Recommendation of the City Plan Commission on 1-29-14: That the item be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 4215 Durand Avenue](#)

Assistant Director Sadowski provided a review of the area, zoning, surrounding properties and aerial views. He provided a review of the major updates proposed for the complex, including new roofs, new asphalt, new windows, new boilers, an upgrade to the electrical service, landscaping, laundry, new kitchens and carpets, and new bathroom fixtures and lighting upgrades. New garages are proposed to be constructed where a 48-unit apartment once stood but was destroyed by fire.

There is ample parking to meet zoning code requirements. Per the building department, two-percent of the parking is to be handicapped accessible.

The applicants are seeking relief from the zoning requirement that there be masonry material utilized on any structure within eight feet of grade. The applicants are proposing four feet or brick wainscoting. The remainder of the building facades would be vinyl siding.

The Public Hearing opened at 5:30

1. Thomas Wood, the project engineer, commented on the proposal and reviewed what changes they will be doing to enhance the appearance and update the units. He stated the proposed material for the siding is a durable product. Photos of the interior changes and a sample board of the siding materials were provided to the Commission members for review.

The Public Hearing closed at 5:38

Discussion about the necessity for bollards took place. The applicants do not feel they are necessary and asked the requirement be eliminated from the conditions of approval. Mr. Sadowski advised they provide protection for the structures from vehicles. Mayor Dickert added that there is concern of chipping and cracking of the siding materials and the bollards would act as a protective buffer.

Commissioner Sutton Ekes recommended that on condition f.3, which addresses the bollards, be modified to include: "to be determined by the Director of City Development."

Requirement of fire walls was also briefly discussed, to which Mr. Sadowski advised clarification on the requirements is being sought from the appropriate departments.

A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wisner, to recommend approval of the request subject to Staff recommendations, with the modification to condition f.3 The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

The meeting was adjourned at 5:45 p.m.