



City of Racine

Meeting Minutes - Draft

City Plan Commission

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

Mayor Gary Becker
Alderman Gregory Holding
Atty. Jud Wyant, Elaine Sutton Ekes
Vincent Esqueda, Frank Tingle
Brent Oglesby

Wednesday, January 30, 2008

4:15 PM

City Hall, Room 205

Mayor Becker called the meeting to order at 4:17 p.m.

PRESENT: 6 - Gary Becker, Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding, Brent Oglesby and Jud Wyant

EXCUSED: 1 - Frank Tingle

OTHERS PRESENT: Brian F. O'Connell, Director of City Development
Matthew G. Sadowski, Principal Planner
Pete Karas
Penelope Gabor, City Development Intern

Approval of Minutes for the January 9, 2008 Meeting

A motion was made by Alderman Gregory Holding, seconded by Brent Oglesby, that the minutes be approved, as distributed. The motion **PASSED** by a Voice Vote.

Res.07-0243 Vacation of Reichert Court

Resolved, that since public interest requires it, that the following parcel of land, more particularly described as follows, be and hereby is vacated and discontinued:

Reichert Court from Michigan Boulevard to its eastern most terminus

Fiscal Note: N/A

Attachments: [Notice of P.H..pdf](#)

Commission action on this Resolution is reflected in File 07-1110.

A motion was made by Elaine Sutton Ekes, seconded by Alderman Gregory Holding, that this Resolution be Recommended to be Received and Filed. The motion **PASSED** by a Voice Vote.

07-1110 Subject: Res. 07-0243 Vacation of Reichert Court

Recommendation of the City Plan Commission on 8-29-07: That the Res.07-0243 be adopted.

Recommendation of the City Plan Commission on 9-26-07: That the Res.07-0243 be adopted.

Recommendation of the City Plan Commission on 10-10-07: That the Res.07-0243 be deferred.

Recommendation of the City Plan Commission on 10-31-07: That the Res.07-0243 be adopted.

Recommendation of the City Plan Commission on 1-30-08: That the Res.07-0243 be Received and Filed.

Fiscal Note: N/A

Attachments: [Res.07-0243.pdf](#)

A motion was made by Elaine Sutton Ekes, seconded by Alderman Gregory Holding, that this item be Recommended to be Received and Filed. The motion PASSED by a Voice Vote.

[08-1692](#)

Subject: (Direct Referral) Amendment to zoning ordinance establishing resubmittal fees for plan reviews.

Recommendation of the City Plan Commission on 1-30-08: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

Director O'Connell explained difficulties encountered in receiving complete and accurate plans thus resulting in multiple submittals for the same item. To help curtail such occurrences, it is proposed that a submittal fee be established.

Discussion ensued with Commission members asking that re-submittals resulting from Commission of Committee requests not be charged for, and that staff prepare an ordinance that allows the adoption of the fee by resolution rather than by ordinance.

A motion was made by Alderman Gregory Holding, seconded by Elaine Sutton Ekes, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.

Public Hearings Starting at 4:30 p.m.

[08-1693](#)

Subject: (Direct Referral) Request by Samuel Hutchins seeking a conditional use permit for auto repair facility at 2835 Lathrop Avenue.

Recommendation of City Plan Commission on 1-30-08: That a request from Samuel D. Hutchins, Jr. of R & S Performance Auto Repair seeking a conditional use permit to relocate and operate a full service auto repair facility at 2835 Lathrop Avenue be approved, subject to the following

conditions:

- a. That the plans received December 27, 2007 and presented to the Plan Commission on January 30, 2008, be approved subject to the conditions contained herein.
- b. That all applicable permit be obtained from the Building Inspection Department.
- c. That the outside storage of junked vehicles (except those which are inoperable and awaiting repair at this facility in accordance with these conditions), vehicle parts, materials, and equipment be prohibited.
- d. That all aspects of the operation of this business be conducted indoors including vending machines, product displays, or sales.
- e. That the sale of vehicles, and the performance of body work and painting of vehicles be prohibited at this location.
- f. That a tow truck may be stored on the property and used for the transport of vehicles to and from this facility for repairs to be accomplished at this facility on said vehicles, but in no way shall this be construed as to permit from this location the operation of a towing business, impound lot, towing yard, or junk yard.
- g. That only employee vehicles, and customer vehicles awaiting repair shall be permitted to be parked or stored on site, and for no longer than 20 days. Outdoor storage of vehicles for more than 20 days is prohibited.
- h. That vehicles be confined to spaces that are striped, and that vehicles be positioned in a manner that does not constrict traffic circulation on the property.
- i. That in relation to Common Council Resolution NO. 4808 of September 3, 2002 unobstructed access across 2835 Lathrop Avenue be maintained for a contractor's storage, office and shop facility at 2834 West Lawn Avenue for the purposes of allowing the passage of construction vehicles and equipment, and the delivery of supplies to said contractor's facility.
- j. That the maximum hours of operation for the auto repair facility be from 8:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. until 3:00 p.m. on Saturday, and no hours on Sunday.
- k. That all trash and recyclables be stored in closed containers and screened from view.

l. That a landscape plan be submitted to the Director of City Development for review and approval prior to the issuance of an occupancy permit. Said plan shall illustrate the installation of a five-foot wide planting bed along the Lathrop Avenue sidewalk, adjacent to the parking space. Said landscaping shall be installed by June 1, 2008. All landscaped areas shall be maintained in a professional manner.

m. That all signs be professionally made, comply with the zoning ordinance requirements and be submitted to the Director of City Development for review and approval.

n. That all codes and ordinances be complied with and required permits acquired.

o. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.

Fiscal Note: N/A

Attachments: [2835 Lathrop.pdf](#)

Mayor Becker opened the public hearing at 4:37 p.m. explained the public hearing process, and introduced the item.

Director O'Connell described the location, adjacent land uses and zoning, and explained the proposed use.

Planner Sadowski reviewed the proposed conditions of approval.

Sam Hutchins, Jr. stated he understood the need to retain cross access for the contractors facility to the east. He would not be running a tow business at this facility, and the stated hours of operations are acceptable.

A motion was made by Alderman Gregory Holding, seconded by Vincent Esqueda, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.

08-1694

Subject: (Direct Referral) Request by Fadi Imseitef seeking a conditional use permit for an electronic sign at 3430 Douglas Avenue.

Recommendation of City Plan Commission on 1-30-08: That the request from Fadi Imseitef seeking a conditional use permit for an electronic sign at 3430 Douglas Avenue be approved, subject to the following conditions:

a. That the plans received December 28, 2007 and presented to the Plan

Commission on January 30, 2008, be approved subject to the conditions contained herein.

- b. That all applicable permits be obtained from the Building Inspection Department.
- c. That the sign not exceed eight feet in height.
- d. That the sign have a decorative concrete block base that matches the split faced block on the building in texture and color.
- e. That the electronic sign be permitted to emit amber light, subject to the approval of the City of Racine Traffic Engineer.
- f. That the electronic sign be operated in compliance with Sec. 114-1033 of the Racine Municipal Code.
- g. That all other codes and ordinances be complied with and required permits acquired.
- h. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.

Fiscal Note: N/A

Attachments: [3430 Douglas.pdf](#)

Mayor Becker opened the public hearing at 4:30 p.m., explained the public hearing process, and introduced the item.

Director O'Connell described the location of the proposal, area uses and zoning, and recent improvements to the property. He reviewed the January 24, 2008 recommendation of the Access Corridor Development Review Committee.

Ms. Imseitef, representing Fadi Imseitef, stated that the recommendations were acceptable.

Hearing no objections, Mayor Becker closed the public hearing at 4:33 p.m.

Planner Sadowski reviewed the proposed conditions of approval.

A motion was made by Alderman Gregory Holding, seconded by Vincent Esqueda, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.

08-1695

Subject: (Direct Referral) Request by Tessa Brown seeking a conditional use permit for a group home at 1508 W. Sixth Street.

Recommendation of City Plan Commission on 1-30-08: That this item be deferred.

Attachments: [1508 W 6th.pdf](#)
[L.Foundations House.pdf](#)

Mayor Becker opened the public hearing at 4:51 p.m., explained the public hearing process and introduced the item.

Director O'Connell described the location of the proposal and adjacent land uses and zoning. He discussed the 2,500 / 1% rules to be considered when reviewing proposal for CBRF and group homes and the intent of the rules to guard against clustering of such facility in any one area of the City. He stated that there are five existing facilities within 2,500 feet of this proposed location.

Tessa Brown reviewed her proposal and the petitions she had submitted that contained 20 signature of person expressing general support for the efforts of Foundations House, Inc. in the community. She stated that she conducted an open house on January 23, 2007.

The following persons spoke in support of the proposal: Diana Ford of 2040 Case Avenue; Mercedes Seymour of 2050 Quincy Avenue; Al Castro, Executive Director of Rosalie Manor Community Family Service at 4803 W. Burleigh, Milwaukee; Bernadette Pendleton of 575 Shelbourne Court; unidentified woman from 575 Shelbourne Court.

Jim Huycke, Executive Director of Innovative Youth Services, 1030 Washington Avenue, described the rigorous State licensing requirements that such a facility would have, and spoke to the need for such a facility within the community.

The following persons spoke in opposition to the proposal: Nicala Aiello of 1528 W. Sixth Street presented a petition signed by 20 persons expressing their opposition to facility at 1508 W. Sixth Street; Alex Trevino, 1528 W. Sixth Street.

Director O'Connell stated that he received a communication from Alderman Shakoor in which he expresses his opposition to the proposal citing the violation of the 2,500 foot rule and that this proposal runs contrary to the efforts to encourage owner-occupied housing in the area.

There being no further comments and hearing no objections, Mayor Becker closed the public hearing at 5:17 p.m.

In response to Commission Members questions, Ms. Brown explained that the building is being purchased for her by the investor Jazz Inc., the past user was the Children's Service Society; the location is geographically well situated with respect to bus service as well as to schools and daycare; she would be contracting with Racine County; that Foundations House is not yet incorporated.

In response to Commissioners Oglesby and Sutton - Ekes, Director O'Connell explained that it is at the City's discretion to determine if a variance from the 2,500 foot rule is warranted. To this point Commission Member Wyant added that the position must be made by the applicant as to what circumstance exist that are peculiar to the request that warrant the variance, and he cited situations where peculiar circumstances have warranted a variance.

The general consensus of Commission members was that they did not doubt the need for

this facility, but requested that Staff develop a map that illustrates where there would not be a conflict with the 2,500 foot rule.

A motion was made by Brent Oglesby, seconded by Alderman Gregory Holding, that this item be Deferred. The motion PASSED by a Voice Vote.

Adjournment

There being no further business before the Commission and hearing no objections, Mayor Becker adjourned the meeting at 5:30 p.m.

Respectfully Submitted,

*Brian F. O'Connell, Secretary
Director of City Development*