



# 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*

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Wednesday, February 11, 2015

4:15 PM

City Hall, Room 205

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### Call To Order

*Mayor Dickert called the February 11, 2015 Plan Commission meeting to order at 4:25 p.m.*

**PRESENT:** 6 - Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth, John Dickert, Melvin Hargrove and Dennis Wiser

**EXCUSED:** 1 - Molly Hall

Others Present:

*Matt Sadowski, Assistant Director of City Development/Principal Planner  
Jill Johanneck, Associate Planner*

### Approval of Minutes for the January 28, 2014 Meeting

**A motion was made by Commissioner Esqueda, seconded by Commissioner Hargrove, to approve the minutes of the January 28, 2015 meeting, as submitted. The motion PASSED by a Voice Vote.**

[15-00084](#)

**Subject:** (Direct Referral) A request from Michael Alex, representing Thomas and Julie Kook, seeking a conditional use permit application for a building remodel and addition of drive-thru for the Dairy Queen located at 3320 Douglas Avenue.

**Attachments:** [PH Notice - 3320 Douglas Avenue](#)

*Associate Planner Johanneck advised the Commission that the request to add a drive-through to this facility has been withdrawn by the property owners. They intend to proceed with the other site improvements as discussed and presented at the last Plan Commission meeting. The number of parking spaces will not be reduced due to the removal of the drive through.*

*The withdrawal of the drive through no longer necessitates an approved conditional use permit for this property. Staff recommendation is to receive and file.*

**A motion was made by Alderman Wiser, seconded by Commissioner Esqueda, to receive and file item 15-00084. The motion PASSED by a Voice Vote.**

## 4:30 P.M. PUBLIC HEARINGS

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[15-00121](#)

**Subject:** (Direct Referral) A request from Ilene Zinn to operate an adult daycare facility at 2051 Mead Street.

**Attachments:** [PH Notice - 2051 Mead Street](#)

*Associate Planner Johanneck discussed the property location, former uses, area zoning, and provided a general overview of the area. The building occupies the entire lot. She stated the applicant owns the lot at 2101 Mead Street within the Village of Mt. Pleasant, and has received approval by the Village to provide 3 parking spaces for this proposed adult day care facility. The site and floor plans were also reviewed.*

*As presented to Staff by the applicant, the facility would provide a group setting for adults to spend time learning enriched social skills, health supportive experiences, or assistance with activities of daily living. Clients may include individuals with developmental or physical disabilities, mental illness, sensory disabilities, alzheimer's, or dementia. No program information on how these services will be administered was submitted to Staff for review. The applicant has stated she will be working with the State on licensing requirements, however needed zoning approval to proceed.*

*Though a kitchen exists, no food service will be provided. Clients are responsible for providing their own food for consumption. Estimated clientele is between 18-22 individuals, however based on building occupancy and state requirements, the actual number of individuals allowed on-site at any one time will most likely be reduced.*

*The parking lot as proposed would be located on the lot directly south of the building. Proposed parking spaces are located directly off the alley that runs north/south behind it. Staff has concerns over pedestrian safety, as the likely route from this parking lot would be to use the alley to cross over Twenty-First Street and connect with the sidewalk adjacent to 2051 Mead St. The sidewalk within the Village that runs adjacent to the parking area on the north is in poor condition, which may deter individuals from using it to access the crosswalk, leading to pedestrian use of the alleyway. Sidewalk improvements are suggested, as is the addition of pedestrian crossing signs near the alley. Four on-site parking spaces are required and 3 would be provided, resulting in the need for an exception to be granted by the Commission. There are also on-street parking spaces available. Installation of a handicapped ramp is also requested by Staff to accommodate the clientele, and it is recommended the applicant work with the City on getting this installed.*

*The proposal for signage is to use the existing sign structure to advertise the business. This structure hangs over the City right-of-way and requires a hold harmless agreement due to liability issues. The applicants are currently working with the City Attorney's office on obtaining this agreement.*

*No building modifications are proposed, however Staff would like to see the upper trim, window trim, and doorway areas re-painted a more complimentary color to create a more welcoming feel to the building, and eliminate the black paint that currently covers these areas.*

*Hours of operation would be Monday through Saturday, 6:00 a.m. – 6:00 p.m. They propose one full-time employee and 2 part-time employees. Trash will be stored indoors until the scheduled pick-up day. The applicant/owner is responsible for all site maintenance.*

*Approval is recommended, subject to the conditions provided.*

*Public Hearing opened at 4:40 p.m.*

*No Speakers*

*Public Hearing closed at 4:40 p.m.*

*Mayor Dickert expressed concern over the condition of the sidewalk in Mt. Pleasant, and feels people will be crossing the street mid-block as they would not be able to use the sidewalk to access the corner. Ms. Johanneck advised there are no conditions requiring the upgrades to the sidewalk as it lies outside of Racine's jurisdiction, but agree that the sidewalk does need improvement. Assistant Director of City Development/Principal Planner Matt Sadowski stated we can't enforce upgrades to the sidewalk, but could make a condition of approval that it be upgraded to Mt. Pleasant standards accommodate this proposed use. Mayor Dickert suggested a condition that the applicants work with the Village of Mt. Pleasant to create a functional sidewalk/usable surface.*

*Alderman Wisner suggested having a no-parking strip designated along Twenty-First St. for individuals being dropped off/picked up. The applicant would need to work with Public Works for this designation.*

*Ms. Johanneck again clarified the applicant provided no information on her background or history of experience in operating this type of facility. However, conditions have been written to require proof of state licensing be provided prior to issuance of an occupancy permit.*

*Commissioner Veranth agreed with Commissioner Esqueda's recommendation to defer. Both would like more information on the qualifications of the applicant to operate this facility, number of clients, and to provide the applicant the opportunity to talk to the Village of Mt. Pleasant about the sidewalk.*

**A motion was made by Commissioner Veranth, seconded by Commissioner Esqueda, to defer the request for two weeks. The motion PASSED by a Voice Vote.**

*\*\*At 5:00 p.m. the agent for the applicant, Scott Underwood, arrived for the public hearing. Mayor Dickert advised the hearing had been held and the item was deferred as additional information was requested by the Commission prior to making a final recommendation. He advised Mr. Underwood to work with Ms. Johanneck on what additional information was requested.*

[15-00123](#)

**Subject:** (Direct Referral) A request from Donald Bostick for a carry-out restaurant at 1346 Washington Avenue.

**Recommendation of the City Plan Commission on 2-25-15:** That the request be received and filed.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 1346 Washington Avenue](#)

*Associate Planner Johanneck summarized the request to remodel this building into a*

barbeque restaurant, stating the building is two-story with approximately 866 square feet per floor. Approximately 85% of the business would be carry-out, however they would provide 2-3 tables for on-site dining. A review of the area, the lot and building, zoning, aerial views, and adjacent property views were provided.

There is no on-site parking available. The use requires 8 spaces, and on-street parking, as well as use of the municipal lot at the southwest corner of Washington Avenue and Thirteenth Street would provide adequate parking area. This property lies within a parking district within the Uptown area, and on-site parking is not required.

The building is currently vacant and was formerly a shoe store. Installation of all kitchen equipment, sinks, food storage/preparation areas, and ventilation will need to be installed as per building and health codes. The building is small, yet the applicants have advised Staff they have spoken to the building department as well as the health department about the sites ability to handle their business proposal.

The building is primarily constructed of brick, with E.I.F.S applied to lower portions of the building frontage beneath the sign band. This material needs repair as it has signs of damage. Colors of the building were discussed, and Staff recommends the repairs be made, and that the building frontage and sign band be repainted to enhance the appearance of the structure. The applicants may be eligible for a façade grant to help off-set these costs. The plans have been provided to the Uptown Corridor District and BID for review, yet no comments had been received as of the date of this report.

There would be 1-2 full-time employees, and 1-2 part-time employees. Hours proposed are Tuesday & Wednesday from 12:00 p.m. – 8:00 p.m., Thursday – Sunday from 12:00 p.m. – 10:00 p.m., and closed on Mondays. Information on handling of trash and site upkeep were not provided by the applicant for Staff review. Approval is recommended, subject to the conditions provided.

Public Hearing opened at 4:55 p.m.

1. Dale Bostick, 3240 Wheelock Drive, advised he is aware of the requirements and will check into other sites as recommended by Mayor Dickert.

Public Hearing closed at 4:56 p.m.

Mayor Dickert advised he spoke to the applicants prior to the meeting, focusing on the fact that the building has no kitchen facilities at all and the investment in these upgrades is significant. He would like to give the applicants the opportunity to speak to the building and health departments for a better understanding on what they need to do to start up a restaurant, as well location in the area with lesser start-up costs.

Donald Bostick, the applicant, advised he would like the item deferred so they can look into the options suggested.

**A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Veranth, to defer the item for 2 weeks. The motion PASSED by a Voice Vote.**

## **Administrative Business**

Update on O'Reilly Auto Parts (15-00019) modifications to building materials and painting of masonry for their new facility at 3022 Douglas Avenue.

*Associate Planner Johanneck advised that following the previous Plan Commission meeting, the applicant worked with O'Reilly Auto and they chose to modify their east building façade plans by removing E.I.F.S material within 8-feet of grade. A deviation from this development standard is no longer being requested. Additionally, Staff reviewed the Douglas Avenue Design Standards and how those standards address painting of masonry. The applicants had been advised at the last meeting they would not be allowed to paint any masonry except for that added around the front portal of the building.*

*The Design Standards separate the Douglas Avenue Corridor into two districts: North and South. This property lies within the North district, and there is no prohibition on painting of masonry. The South district involves more historic buildings, where individuals are strongly encouraged not to paint, but to restore, masonry materials.*

*As the plans have been changed to eliminate the E.I.F.S. on the front portal, and painting of masonry is allowed, this request requires no further action.*

*Alderman Wiser took over as meeting chair at 5:02 p.m.*

## **Adjournment**

*Alderman Wiser adjourned the meeting at 5:04 p.m.*