



City of Racine

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

Meeting Minutes - Final City Plan Commission

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

Wednesday, June 11, 2014

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the June 11, 2014 Plan Commission to order at 4:20 p.m.

PRESENT: 5 - Vincent Esqueda, Tony Veranth, John Dickert, Melvin Hargrove and Dennis Wisner

EXCUSED: 2 - Elaine Sutton Ekes and Molly Hall

Others present:

*Matthew Sadowski, Assistant Director of City Development/Principal Planner
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector / Zoning Administrator*

Approval of Minutes for the May 28, 2014 Meeting

A motion was made by Commissioner Esqueda, seconded by Commissioner Wisner, to approve the minutes of the May 28, 2014 meeting. The motion **PASSED** by a Voice Vote.

[14-10266](#)

Subject: (Direct Referral) A request by Brian Govednik for a 2-Lot Certified Survey Map for 3724 Durand Avenue. (Res No. 14-0267)

Recommendations of the City Plan Commission on 6-11-14: That the request be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [\(14-10266\) CSM 3724 Durand Avenue](#)

Associate Planner Johanneck reviewed the CSM request. The intent is for Mr. Govednik to separate a portion of the building he owns at 3724 Durand Avenue into a separate lot for purchase by Mr. Mario Espinoza, who owns the restaurant directly on the northwest corner of Durand Avenue and West Lawn. The building section was formerly as dry cleaning establishment.

The lot being created does not have adequate parking and access on its own, and there is currently a large access easement that runs through the property to address

this. Also, the applicant is recording a mutual parking and access agreement with the CSM, which shall run with the land. If additional parking is needed in the agreement will allow the buildings to share available parking.

A motion was made by Alderman Wiser, seconded by Commissioner Esqueda, to recommend approval of the Certified Survey Map for 3724 Durand Avenue, subject to Staff conditions. The motion PASSED by Voice Vote.

14-10270

Subject: A request from Pedro Hernandez for a minor amendment to a conditional use permit for 1241 Frederick Street to extend the time of completion certain site requirements.

Attachments: [1241 Frederick Street Request](#)
[\(Res. 13-0440\) 1241 Frederick Street](#)

Principal Planner Sadowski reviewed the request of the applicant to delay site improvements which were required to be complete by June 1, 2014 via a previous approval. The applicant, Pedro Hernandez, desires to be allowed until August 1st, 2014 to complete the improvements. Screening, landscaping, and parking lot striping remain to be completed.

If the Plan Commission does give the time extension, as the applicants move forward with their application for Frederick Street, the operation at Marquette Street is to cease. There have been many problems with the Marquette Street location and are currently not in compliance with site requirements for said site. Mr. Sadowski suggested an addition to the conditions that compliance at 734 Marquette Street be required until such time the applicant moves all operations to the 1241 Frederick Street location.

The applicants spouse was present to speak about the item. With the assistance of interpretation from Commissioner Esqueda, discussion ensued. She indicated they need to open the Frederick Street location before they close the Marquette Street location. Mayor Dickert stressed the problems there have been with the Marquette Street location and does not want to see that occur again. She indicated the problems will be resolved if they can open the new location.

Commissioner Veranth questioned if there would be any problem in getting the improvements made by August 1st. She advised she believes they will have it completed by the time they move. She also then stated they wanted to keep both sites open so there are fewer parking problems. Commissioner advised her that the application states they will be closing the Marquette Street location, an asked why are there so many cars at the Frederick Street location if they are not open yet. Mayor Dickert reiterated the application says they are moving, she says they are not.

Mayor Dickert advised we need to know for certain if the Marquette Street location is closing, and will hold up this review for further clarification. Mr. Sadowski indicated Staff will need to discuss the changing of the application to keep both locations open with the City Attorney.

A motion was made by Commissioner Veranth, seconded by Commissioner Esqueda, to defer the item for clarification and bring the request back to the next Plan Commission meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING

4:30 P.M. PUBLIC HEARING

14-10267

Subject: (Direct Referral) A request by Johnson Redevelopment

Corporation seeking a Conditional Use Permit for a fitness center at 141 Main Street, Suites 5 & 6. (Res No. 14-0268)

Recommendation of the City Plan Commission on 6-11-14: That the request be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 141 Main Street \(14-10267\) CU 141 Main Street](#)

Public Hearing Opened at 4:45 p.m.

Principal Planner Sadowski provided location information, zoning, aerial views, and main views to and from the building where the fitness center wishes to locate. He shared the floor plan of the proposal with the Commission and advised the gym will occupy 4,300 square feet of space for their center. A review of the site amenities and hours of operation for gym members was reviewed. He indicated other tenants in this building include, at street level, Jimmy John's sandwich shop, Launch Box, and upper level residential apartments and condominiums. The proposal is in line with the mixed use suggested for the downtown area.

1. Diane Cary, 141 Main St., Unit 416. Mrs. Cary advised she favors the use of the commercial space, but expressed concerns about parking, noise, hours of operation, and music from work-out classes. The noise problem is mostly when the bars let out in the evening.

2. Terri Bannon, 5665 San Dell Way. Ms. Bannon works for Razor Sharp fitness and advised they have 2 current locations. She advised any music is kept at a reasonable level and that the facility will have sound proofing. Also, there will be no outdoor workouts. She anticipates that as peoples' work out schedules become part of their routine, there will not be any type of congregating outside the building. Mayor Dickert asked if there was any designated parking. Ms. Bannon advised yes, for employees. Atty. Michael Bannon outlined measures being taken to control sound from their tenant space. The Mayor indicated they may, in the future, need additional signage to clarify where vehicles may and may not park.

Public Hearing closed at 4:55 p.m.

A motion was made by Commissioner Hargrove, seconded by Commissioner Esqueda, to recommend approval of the request of Razor Sharp to locate their fitness center at 141 Main Street, subject to Staff conditions. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

The meeting adjourned at 5:00 p.m.