



City of Racine

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

Meeting Minutes - Draft City Plan Commission

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

Wednesday, August 13, 2008

4:15 PM

Room 205

Call To Order

Meeting was called to order at 4:15 p.m.

PRESENT: 7 - Gary Becker, Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding, Brent Oglesby, Frank Tingle and Jud Wyant

Also in Attendance:

Matt Sadowski, Principal Planner
Rick Heller, Chief Building Inspector
Jim Luellhoff, Associate Planner
Penelope Gabor, Planning Intern
Charles Swanson, Planning Intern

Approval of Minutes for the July 30, 2008 Plan Commission Meeting.

A motion was made by Frank Tingle, seconded by Vincent Esqueda, to approve the minutes of the July 30, 2008 meeting.

[06-2165](#)

Subject: (Direct Referral) Vacation of north-south and east-west alleys in the block bounded by Washington Avenue, West Blvd., 13th Street and Grove Avenue.

Recommendation of City Plan Commission on 8-13-08: Receive and file

Fiscal Note: N/A

Matt Sadowski stated that until such time as a reuse of this Redevelopment Authority property was prepared that this item be received and filed.

A motion was made by Alderman Holding, seconded by Vincent Esqueda to recommend that this item be received and filed. The motion PASSED on a voice vote.

Recommended to be Received and Filed

[06-2764](#)

Subject: Update on county wide Smart Growth planning effort.

Recommendation of the City Plan Commission on 8-13-08:
Receive and File

Fiscal Note: N/A

Matt Sadowski updated the commissioners on the progress of the Smart Growth comprehensive planning process and suggested the item be received and filed.

A motion was made by Alderman Holding, seconded by Vincent Esquada to recommend that this item be received and filed. The motion PASSED with a voice vote.

Recommended to be Received and Filed

[06-2857](#)

Subject: Smart Growth public participation plan.

Recommendation of the City Plan Commission on 8-13-08:

Receive and File

Fiscal Note: N/A

Matt Sadowski stated that as result of this item, a public participation plan was reviewed by the Plan Commission and approved by the Common Council through resolution Res. 07-0155. He suggested that this item be received and filed.

A motion was made by Alderman Holding, seconded by Vincent Esquada to recommend that this item be received and filed. The motion PASSED on a voice vote.

Recommended to be Received and Filed

[07-0298](#)

Subject: (Direct Referral) Request by Philip Kuehl of Phil's Auto Sales seeking to amend a conditional use permit to expand from six (6) to fourteen (14) the number of vehicles allowed to be offered for sale at 1202-1212 N. Main Street.

Recommendation of City Plan Commission on 3-14-07: To defer.

Recommendation of the City Plan Commission on 8-13-08:

Receive and file

Fiscal Note: N/A

Attachments: [1202-1212 N.Main.pdf](#)

Matt Sadowski stated that in staff's discussion with the applicant, the applicant has decided not to proceed with the proposed use of the property. Matt recommended that the item be received and filed.

A motion was made by Alderman Holding, seconded by Vincent Esquada to recommend that this item be received and filed. The motion PASSED on a voice vote.

Recommended to be Received and Filed

[07-0302](#)

Subject: (Direct Referral) Regulation of parking and storage of non-automotive vehicles.

Recommendation of Committee on Housing & Neighborhoods on 3-29-07: That this item be deferred.

Recommendation of Sustainable Neighborhood Listening Committee on 7-19-07: That this item be referred to the City Plan Commission.

Recommendation of the City Plan Commission on 8-13-08:
Receive and file

Fiscal Note: N/A

Matt Sadowski suggested that the item be received and filed based on the report of Rick Heller that the problem this issues was intended to address has subsided.

A motion was made by Alderman Holding, seconded by Vincent Esquada to recommend this item to be received and filed. The motion PASSED on a voice vote.

Recommended to be Received and Filed

[07-0355](#)

Subject: (Direct Referral) Compliance review of unified development plan for 3210 Durand Avenue, and 2908 & 2920 Taylor Avenue, Kiernan Heating and A.C. Inc.

Recommendation of the City Plan Commission on 3-28-07: To defer.

Fiscal Note: N/A

Matt Sadowski stated that the issues regarding the conditions of 3210 Durand Avenue, and 2908 & 2920 Taylor Avenue had been addressed by owner. He went on to explain that two recently installed signs located at 3210 Durand Avenue had been installed prior to review and approval.

Commission members expressed concern with the fact that the signs were installed not in accordance with approved concept plans, and prior to approval of an amendment to that plan.

A motion was made by Alderman Holding, seconded by Vincent Esquada to recommend that the item be deferred. The motion PASSED on a voice vote.

[08-2080](#)

Subject: (Direct Referral) Request by Thomas Holmes representing Chocolate City seeking to amend a conditional use permit to change hours of operation at 522 Sxith Street.

Recommendation of City Plan Commission on 4-30-08: That the item be deferred until July 30th meeting.

Recommendation of the City Plan Commission on 8-13-08:Receive and file.

Fiscal Note: N/A

Attachments: [522-6th Street.pdf](#)

Matt Sadowski explained that based on observations by City Development staff and the Racine Police Department, the business has ceased operation and suggested that the item be received and filed.

A motion was made by Alderman Holding, seconded by Vincent Esquada to recommend that this item be received and filed. The motion PASSED on a voice vote.

Recommended to be Received and Filed

[08-2404](#)

Subject: (Direct Referral) Request by Xavier Hernandez seeking a conditional use permit to accommodate an auto body repair and painting facility at 1546 Layard Avenue.

Recommendation of City Plan Commission on 7-09-08: That the item be deferred.

Recommendation of the City Plan Commission on 7-30-08: That the item be deferred.

Recommendation of the City Plan Commission on 8-13-08: That the conditional use permit be approved subject to conditions

Fiscal Note: N/A

Attachments: [1546 Layard Ave.pdf](#)
[conditions of approval for item 1546 Layard Avenue](#)

Matt Sadowski explained that this item had been deferred pending the submittal of an accurate site plan. He went on to read the suggested conditions of approval. Mayor Becker suggested that the exterior painted surfaces be addressed as a condition.

While receptive to recommending approval, Staff is directed by the Commission to hold the reporting of this item to the Common Council until an accurate site plan is submitted addressing staff's concerns.

A motion was made by Jud Wyant, seconded by Alderman Holding to recommend this item be approved, subject to conditions and submittal of an accurate site plan. The motion PASSED on a voice vote.

[08-2449](#)

Subject: (Direct Referral) Request by Emilio S. Clarke for a conditional use permit for the EL Rodeo dance hall at 1006-1010 State Street.

Recommendation of Access Corridor Development Review Committee on 7-24-08: That this item be approved, subject to the following conditions:

Recommendation of the City Plan Commission on 7-30-08: That the item be denied.

Action of the Common Council on 8-4-08: Referred back to Plan Commission.

Recommendation of the City Plan Commission on 8-13-08: That the item be denied.

Fiscal Note: N/A

Mayor Becker explained that at the meeting of the City Plan Commission on July 30, 2008, the recommendation was for denial, but at the Common Council meeting August 4, 2008, the item had been referred back to Plan Commission.

Matt Sadowski described the existing area zoning, land uses, available parking on the site and proposed floor plan.

Ms. Clarke described the use as being a dance club and described the proposed interior and exterior layout. She stated that with exception of 5 on site parking spaces. parking would be accommodated either on the street or within municipal lots.

In response to Alderman Holding, Mayor Becker stated the Downtown Plan identified the area for future employment and commercial uses. He went on to state, that the proposed use wouldn't have an active commercial frontage in that the proposal was for only three evenings a week. He stated the Sixth Street area has been identified as the entertainment area

In response to Commissioner Ekes, Rick Heller explained that the Access Corridor Committee recommended approval of the use in an effort to address a vacant store front and facilitate facade improvements.

Rick Heller stated that the floor area of the building could accommodate up to 480 people.

Mayor Becker stated given the capacity of the building, the proposed use lacked sufficient parking.

A motion was made by Alderman Holding, seconded by Frank Tingle to recommend that this item be denied. The motion PASSED on a voice vote.

Recommended For Denial

[08-2521](#)

Subject: (Direct Referral) Minor amendment to the conditional use permit for Regency Mall at 5538 Durand Avenue for temporary tenant signage.

Fiscal Note: N/A

Attachments: [Regency Temp Tenant Signs](#)

Matt Sadowski explained that the management of Regency Mall was seeking approval for signs which were for short term leases of space and that standards

hadn't been established. He suggested that a temporary tenant sign policy be established and that it be adopted as a minor amendment to the Regency Mall conditional use permit.

Curt Pruitt of Regency Mall described the need for signs for short term tenants

Rick Heller stated that temporary signs were by his definition permitted for less than 30 days.

A motion was made by Alderman Holding, seconded by Elaine Ekes to recommend a minor amendment to the conditional use permit to allow temporary signs at Regency Mall subject to conditions. The motion PASSED on a voice vote.

Administrative Business

Adjournment

The meeting was adjourned at 5:10 p.m.

If you are disabled and have accessibility needs or need information interpreted for you, please contact Department of City Development at 636-9151 at least 48 hours prior to this meeting.