

# **City of Racine**

*Room 103, City Hall*



## **Meeting Minutes**

**Wednesday, April 26, 2006**

**4:15 PM**

**Room 103, City Hall**

### **City Plan Commission**

*Mayor Gary Becker,  
John Dickert, Elaine Sutton Ekes,  
Vincent Esqueda, Joseph Muratore, Jr.,  
Jud Wyant*

**Mayor Becker call the meeting to order at 4:27 p.m.**

**PRESENT:** Gary Becker, John Dickert, Elaine Sutton Ekes and Joseph Muratore Jr.

**EXCUSED:** Vincent Esqueda and Jud Wyant

*OTHERS PRESENT: Brian F. O'Connell, Director of City Development  
Alderman Tim Hermes  
Rick Heller, Chief Building Inspector  
Matthew Sadowski, Principal Planner*

**Approval of Minutes for the April 12, 2006 Meeting**

**A motion was made by Commissioner Muratore, Jr., seconded by Commissioner Dickert to approve the minutes as distributed. Motion approved.**

**06-1742**

**Subject:** Communication from Mayor Becker wishing to meet with the appropriate committees to discuss the selling of an excess parking lot on Villa Street between 7th & 8th Streets.

**Transit & Parking Recommendation:** The Villa Street half of the Park-Villa Parking Lot be declared surplus and that the matter be referred to the Public Works and Services Committee for disposal of the surplus property.

**Fiscal Note:** The Parking System will generate an unknown amount of revenue from the sale of this parking lot.

**CPC 4-26-06**

**Recommendation:** Adopt, as proposal is consistent with City plans and programs.

**Fiscal Note:** N/A

*Mayor Becker and Director O'Connell explained the rationale and justification for this request.*

**A motion was made by Commissioner Dickert, seconded by Commissioner Ekes that this file be recommended for adoption, as the proposal is consistent with City plans and programs. Motion approved.**

**06-1704**

**Subject:** Direct Referral. Consideration of a request by Jawed (Joe) Awan seeking a conditional use permit to operate a facility conducting general automotive repair such as tune ups, exhaust and brakes at 1901 Taylor Avenue.

**Recommendation:** Approve, subject to the following conditions:

- a. That the plans stamped "Received March 28, 2006" and presented to the Plan Commission on April 26, 2006 be approved, subject to the

conditions contained herein.

- b. That an occupancy permit shall be requested from the Building Department prior to the operation of this business at this location.
- c. That no auto body work or auto painting be conducted at this location.
- d. That there shall be no vehicle sales or salvage at this location.
- e. That all vehicles waiting repair, or those which have been repaired shall be stored on the subject property in an orderly fashion but in no case longer than 20 days.
- f. That by July 1, 2006 the following shall be accomplished:
  - 1. Submit a landscape plan for the review and approval of the Director of City Development. If occupancy is requested prior to the installation of landscaping, then a letter of credit equal to the value of the landscape plan shall be submitted for the review and approval of the Director of City Development. In any case, landscaping shall be installed no later than August 1, 2006.
  - 2. Paint the exterior of the building in a color scheme which has been approved by the Director of City Development.
  - 3. Paving and striping of the parking lot.
  - 4. Closure of the southern-most driveway apron onto Taylor Avenue, and the installation of curbing, and a grass parkway shall be established.
  - 5. Installation of fencing along the east property line in compliance with city ordinances.
- g. That signage be professionally made and comply with applicable zoning ordinance requirements.
- h. That all vehicle repairs shall be conducted indoors.
- i. That there shall be no outside storage of junked vehicles, vehicles parts and accessories, and equipment.
- j. That all trash and recyclables shall be stored in closed containers and screened from view. Trash pick up shall only be conducted between the hours of 8:00 a.m. and 6:00 p.m., Monday through Saturday.

- k. That the maximum hours of operation shall be from 8:00 a.m. to 6:00 p.m. Monday through Saturday, with no hours on Sunday.
- l. That all applicable codes and ordinances be complied with and required permits acquired.
- m. 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.
- n. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

*Chief Building inspector Heller stated as requested, much work has been done to clean up the property.*

*Alderman Hermes stated that he had not received any complaints from the neighbors in regards to this request.*

*Realtor David Brown described improvements to be made to the property, such as painting and landscaping.*

**A motion was made by Commissioner Muratore, Jr., seconded by Commissioner Dickert that this file be recommended for approval, subject to the listed conditions in the recommendation. Motion approved.**

[06-1749](#)

**Subject:** The Establishment of Updated Design Guidelines for the Expanded Downtown Area.

**Recommendation:** Received and filed.

Fiscal Note: N/A

**A motion was made by Commissioner Muratore, Jr., seconded by Commissioner Ekes that this file be recommended to be received and filed. Motion approved with Commissioner Dickert abstaining.**

[06-1839](#)

**Subject:** Direct Referral. Consideration of Updated Design Guidelines for the Expanded Downtown Area.

**Recommendation:** That the resolution be adopted by the Common Council with the following language that the document entitled "Downtown Design Guidelines" dated May 10, 2005 is hereby adopted this 2nd day of May, 2006. A copy of which is on file in the office of the Director of City Development.

Fiscal Note: N/A

**A motion was made by Commissioner Muratore, Jr., seconded by Commissioner Ekes that this file be recommended for adoption, subject to the language of the recommendation. Motion approved with Commissioner Dickert abstaining.**

[06-1772](#)

**Subject:** Direct Referral. Consideration of ordinance amendments to implement revised design guidelines for the Downtown Area.

**Recommendation:** That an ordinance be created reflecting the recommended ordinance revisions, and a public hearing be scheduled before the Common Council.

Fiscal Note: N/A

**A motion was made by Commissioner Dickert, seconded by Commissioner Muratore, Jr., that this file be approved, subject to the recommendation. Motion approved with Commissioner Dickert abstaining.**

[ZOrd.0002-06](#)

An Ordinance to rezone 3037, 3051, 3063 and 3077 Douglas Avenue

To amend the map of the Zoning Ordinance of the City of Racine.

The Common Council of the City of Racine do ordain as follows:

Part 1:

That the properties located at 3037, 3051, 3063 and 3077 Douglas Avenue, and more particularly described as follows:

"Begin at a point which is the intersection of the north line of Kingston Avenue and the east line Douglas Avenue, from that point travel easterly along the north line of Kingston Avenue 188.6 feet, travel thence northerly 204 feet to the south line of Florence Avenue, travel thence westerly 130 feet, travel thence northerly 164.95 feet, travel thence westerly 90 feet, travel thence 113.71 feet to the south line of Lombard Avenue, travel thence westerly along said line to the east line of Douglas Avenue, travel thence southeasterly along said line to the point of beginning of this description. Said land being in the City of Racine, Racine County, Wisconsin."

be rezoned from B-1 Neighborhood Convenience District, to B-2 Community Shopping District.

Part 2:

This ordinance shall take effect upon passage and the day after publication.

Passed by the Common Council:

\_\_\_\_\_

Approved:

\_\_\_\_\_

Mayor

Attest:

\_\_\_\_\_

City Clerk

FISCAL NOTE: N/A

CPC 04-26-06

Recommendation: That the ordinance be adopted.

Fiscal Note: N/A

*Commissioner Dickert stated that Alderman Dehahn had expressed his support for this rezoning request.*

*A motion was made by Commissioner Dickert, seconded by Commissioner Muratore, Jr., that this file be approved. Motion approved.*

**Scheduled for Public Hearing to Common Council**

**Public Hearing at 4:30 p.m.**

06-1814

**Subject:** Direct Referral. Request by Roy Deitsch and Blake Thompson seeking a conditional use permit to operate an automobile repair facility at 2009 Kewaunee Street.

**Recommendation:** To deny.

Fiscal Note: N/A

*Mayor Becker opened the public hearing at 4:43 p.m., introduced the item, described the public hearing process, then excused himself from the meeting citing a conflict with another meeting. Commissioner Muratore took over as the chairperson.*

*Director O'Connell reviewed the proposal.*

*Roy Deitsch described his use of the building and stated that he was unaware that there was noise concerns.*

*Kenneth Dexter, 1435 Horlick Avenue, spoke in opposition of the request, citing concerns with noise, exhaust, and the close proximity of houses to this use.*

*Director O'Connell stated that Alderman Weidner had called expressing her support for staff's recommendation to deny the request.*

*There being no further business before the Commission, and hearing no objections, Chairman Muratore closed the public hearing at 4:49 p.m.*

**A motion was made by Commissioner Dickert, seconded by Commissioner Ekes that this file be recommended for denial. Motion approved.**

### **Adjournment**

*There being no further business before the Commission and hearing no objections, Chairman Muratore adjourned the meeting at 4:50 p.m.*

*Respectfully submitted,*

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