



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 T. Dickert, Atty. Jud
Wyant, Atty. Elaine Sutton Ekes Vincent Esqueda, Tony
Veranth, Alderman Molly Hall*

Wednesday, August 29, 2012

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 6 - Elaine Sutton Ekes, Vincent Esqueda, Jud Wyant, John Dickert, Molly Hall
and Dennis Wiser
EXCUSED: 1 - Tony Veranth

Others present:

*Brian O'Connell, Director of City Development
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector/Zoning Administrator*

Approval of Minutes for the August 8, 2012 Meeting

A motion was made by Alderman Wiser, seconded by Alderwoman Hall, to approve the minutes of the August 8, 2012 meeting. The motion PASSED by a Voice Vote.

12-7897

Subject: Communication from the City Attorney recommending that the condition numbered 8., pertaining to a 10-foot wide strip of land for a walking/bike path on the property, be removed and recreated to require the execution of a Restrictive Covenant for a 10-foot wide strip of land for its future acquisition for a public pedestrian walk/bike path, with such Restrictive Covenant document to be prepared by City of Racine. (cross reference Res. 10-2319 and 10-2232) (PC-12) (RES. No. 12-3314)

Recommendation of the City Plan Commission on 8-29-12: That condition "8" be removed and recreated, that the restrictive covenant be prepared and that the Mayor and City Clerk be authorized to execute said restrictive covenant.

Fiscal Note: N/A

Director of City Development O'Connell updated the Commission on the history of this item. In the fall of 2010 an indoor motocross facility received a conditional use approval. The agreement at the time required the property owner to allow creation of a 10-foot wide pathway to the north of his building. The City Attorney has determined that the best way to record this strip is via a Restrictive Covenant.

Approval of this item would authorize the Mayor and the City Clerk to execute the

restrictive covenant. The following item (12-8012) outlines the revised language to be added specifying this as a restrictive covenant. For reference, a review of the area and proposed trail along the Root River was provided.

A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wisner, to remove condition 8 and that the item be recommended for approval to authorize the Mayor and City Clerk to execute said restricted covenant. The motion PASSED by a Voice Vote.

12-8012

Subject: (Direct Referral) Removal and recreation of condition number 8 of Res.10-2232 and Res.10-2319, pertaining to a 10-foot wide strip of land for a walking/bike path on the property known as 526 Marquette Street. (PC-12) (RES. No. 12-3315)

Recommendation of the City Plan Commission on 8-29-12: That condition number 8 of Res.10-2232 and Res.10-2319, pertaining to a 10-foot wide strip of land for a walking/bike path on the property at 526 Marquette Street be removed and recreated as follows:

"8. That a Restrictive Covenant be prepared for execution addressing a 10-foot wide strip of land for its future acquisition for a public pedestrian walk/bike path adjacent to the Root River."

Fiscal Note: N/A

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Wyant, that condition number 8 of Resolution 10-2232 and Resolution 10-2319, pertaining to a 10-foot wide strip of land for a walking/bike path on the property at 526 Marquette Street be removed and recreated. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

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12-8090

Subject: (Direct Referral) A request from Richard and John Coury seeking to amend an existing conditional use permit for the renovation of, and addition to the senior living facility at 5111 Wright Avenue. (RES. No. 12-3316)

Recommendation of the City Plan Commission on 8-29-12: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 5111 Wright Avenue](#)
[\(12-8090\) CU 5111 Wright Avenue](#)

Director of City Development O'Connell provided background information on the site, indicating this was formerly the Danish Home which had operated as a Senior Citizen residence. Mr. O'Connell provided other data on the site, including the location, aerial view, property views, and proposed floor plans and elevations for the renovations

The current capacity is 56 residents. The proposal is to renovate the site in two

phases. First would be revising the current area of 56 rooms down to 30 private apartments. Phase two would be the addition, which would involve construction of an additional 30 private rooms with full baths. The phases would reflect the type of care that will be available as an individual proceeds to needing additional medical services.

The current conditional approval is in place for a Community Based Living Arrangement. The change in capacity is 7 individuals. If approved, it would include an adjustment in setbacks, an allowance for a revised CBLA within 2,500' of another, and slightly exceed the number of people allowed in these types of facilities based on a percentage of population in the aldermanic district. Discussion about the parking area for the addition, and that it be required to connect to Highwood Drive for improved circulation, were also part of the discussion.

Public Hearing opened 4:35 p.m.

1. Richard Coury, applicant, provided details on the proposed project, explained additional services available for different need levels, advised as illness progressed family in the center could remain in the location but in different wings if required, he noted the project is not subsidized. He also indicated he agrees with the street connection to Highwood Drive and feels it is a logical connection. He advised they have worked on other facilities within the area, including facilities in Caledonia, Cudahy, Franklin, Oak Creek, Bayside, New Berlin, and Greenfield.

2. Director O'Connell read into the record that the Alderman for the District, Ron Hart, has no objection to the request, nor did he receive any objections from his constituents.

Public Hearing closed at 4:40 p.m.

Director O'Connell read through the Staff recommendations for approval.

A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda, to recommend approval of the item subject to Staff recommendations. The motion PASSED by a Voice Vote.

12-8092

Subject: (Direct Referral) A request from Emily Jean Day, representing Kong Enterprises, LLC., seeking a conditional use permit for the Oddfellow's Bistro at 817 Main Street. (PC-12) (RES. No. 12-3317)

Recommendation of the City Plan Commission on 8-29-12: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 817 Main Street](#)
[\(12-8092\) CU 817 Main Street](#)

Public Hearing opened at 4:45 p.m.

1. The applicant, Emily Day, 2207 Grove Avenue, spoke about the request and what she would like to see happen since the previous restaurant located there, Pepi's, moved out just over a year ago.

Director O'Connell provided background on the site, indicating the building was

formerly a fraternal organization, and then was sold to Open Pantry Food Marts. At that time, in 1972, the property was zoned B-3 General Commercial and the convenience store was a permitted use. In 1976, with the adoption of new zoning, the property was changed to O/I Office Institutional district. In 2005, the owners received a conditional use approval to allow the expansion of the convenience store to include the operation of the carryout restaurant (formerly Pepi's).

The current request is to re-establish, via a conditional use permit, an accessory restaurant with up to 8 tables, hours of operation from 6:00 a.m. – 2:00 p.m., and other conditions as outlined by Staff. This would be in the same area of the building occupied by the former tenant, and the Open Pantry store will remain. Director O'Connell then reviewed the property location, floor plan, photos, and parking for the site. Signage proposed will require a separate review.

Public Hearing closed at 4:50 p.m.

A motion was made by Commissioner Sutton Ekes, seconded by Alderwoman Hall, to recommend approval of the conditional use request subject to Staff conditions. The motion PASSED by a Voice Vote.

12-8093

Subject: (Direct Referral) A request from Innovative Construction Solutions, representing Broad Reach Retail Partners, LLC seeking an amendment to a conditional use permit for a façade renovation at Badger Plaza out lot building at 4111 Durand Avenue. (PC-12) (RES. No. 12-3318)

Recommendation of the City Plan Commission on 8-29-12: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 4111 Durand Avenue](#)
[\(12-8093\) CU 4111 Durand Avenue](#)

Public Hearing opened at 4:53 p.m.

Director of City Development O'Connell reviewed the site location, property zoning, building elevations, and indicated the site is zoned B-2 which was formerly a Blockbuster Video, and prior to that it was a Marcus Theater. The most recent use was a pool and spa business.

The proposal is for 2 or 3 commercial units to accommodate the needs of future tenants within the building. Each alternative building layout also has proposed building facades. The facades would complement the existing building, and a uniform sign package will need to be submitted for review. Also, a landscaping plan for the areas in the vicinity of the building will be required.

1. Andy Franklin, 2835 O'Donnell Street, Baltimore, Maryland spoke as the applicant. Advised they have some letters of intent at this time for potential tenants, discussed the building appearance and former uses, and the desired flexibility with the 2 to 3 unit building for meeting any tenant needs.

Public Hearing closed at 4:58 p.m.

Director O'Connell read through the conditions of approval.

Commissioner Sutton Ekes asked how far the applicants intend to go with the landscaping; just around the buildings, or to other buildings or areas within the site. Principal Planner Sadowski came forward to advise at this point the landscaping is mostly for this particular site, but would like to see the incorporation of additional green space within the development in the future. Mayor Dickert mentioned a stormwater basin. Mr. Franklin advised he would like to explore that option; however it would impact the amount of parking they have and would want the city to work with them on parking ratios.

A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda, to recommend approval of the request subject to Staff conditions. The motion PASSED by a Voice Vote.

[12-8094](#)

Subject: (Direct Referral) A request from Jay Jeschke of Heartland Food Corp., for an amendment to a conditional use permit for a façade, landscape, and signage amendments to the Burger King restaurant located at 3456 Douglas Avenue. (PC-12) (RES. No. 12-3319)

Recommendation of the City Plan Commission on 8-29-12: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3456 Douglas Avenue](#)
[\(12-8094\) CU 3456 Douglas Avenue](#)

Associate Planner Jill Johanneck provided information on the location of the building, surrounding zoning, aerial and views of the area and building. Access through the site was discussed. The proposed plans were presented, which are part of Burger King's efforts to update the visual facades and architectural appearance of their buildings. New signage, corporate colors of neutral tone, addition of handicapped ramps and handicapped outdoor seating, and new landscaping are all proposed.

The minimum parking requirement is 34 spaces. Four spaces will be converted to motorcycle parking, but the site still has 45 available spaces. An overview of the proposed landscaping for the site was discussed. Additionally external canopies will be added, and the existing blue roofing material will be removed to expose the standing seam metal roof panels below.

Mayor Dickert did note to the representative present there is a problem with garbage and if he could please address it. It relates to the garbage can at the end of the drive through, which is often overflowing and needs to be emptied more often. The representative present advised this will be taken care off immediately.

MAYOR DICKERT LEFT AT 5:15 P.M. ALDERMAN WISER TOOK OVER AS MEETING CHAIR

Public Hearing opened at 5:15 p.m.

1. George Prosiliakos, PROSI Design, 7400 Waukegan Road, Suite A-213 Niles IL 60714. Spoke on behalf of the applicant (he is the architect). He reiterated the

changes that are taking place amongst numerous Burger King to modify their visual image as well as incorporate more handicapped accessibility and other changes into their locations. He provided a color sample board of all the color changes to be applied, which reflected the neutral color scheme being incorporated.

Alderman Hall asked about the type of landscaping improvements. The architect advised most of the additions at this time are foundation plantings as well as new landscaping out along Douglas Avenue.

Ms. Johanneck requested a modification to the proposed conditions of approval, including the addition of a condition that prior to issuance of building permits, design review by the Douglas Avenue B.I.D. and the Douglas Avenue Redevelopment Association shall be completed, and a modification to condition e. that the hours of operation shall be from 6:00 a.m. – 11:00 p.m.

Public Hearing closed at 5:18 p.m.

A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda, to recommend approval of the request subject to revised Staff conditions. The motion PASSED by a Voice Vote.

Administrative Business

Update on an Administrative Approval for Hobby Lobby at the Regency Pointe Shopping Center, 2406 S. Green Bay Road - Associate Planner Jill Johanneck

Associate Planner Johanneck updated the Commission on an administrative approval for façade changes to the former Pick –N-Save (to become Hobby Lobby) site located at Regency Point Shopping Center. The remodel includes the addition of a parapet wall, and modification to the windows along the front of the building. Ms. Johanneck indicated the style and appearance established will become design standards for reviewing future similar requests for the center, and that the color palate selected will also become a design standard for the center.

Update on an Administrative Approval for a façade renovation for the Piggly Wiggly at Badger Plaza, 4101 Durand Avenue - Principal Planner Matthew Sadowski

Director of City Development O'Connell updated the Commission on a façade renovation at the Piggly Wiggly in Badger Plaza. This current change will include the addition of 8 column piers, to be constructed of split-face block with EIFS caps. Sconces will be added to the columns to enhance appearance. The color selections will compliment the continuing façade enhancements occurring within the shopping center.

Adjournment

Alderman Wisner adjourned the meeting at 5:25 p.m. without objection.