



# City of Racine

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

## Meeting Minutes - Final City Plan Commission

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

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Wednesday, March 26, 2008

4:15 PM

City Hall, Room 205

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### Mayor Becker called the meeting to order at 4:17 p.m.

**PRESENT:** 5 - Gary Becker, Elaine Sutton Ekes, Gregory Holding, Brent Oglesby and Frank Tingle

**EXCUSED:** 2 - Vincent Esqueda and Jud Wyant

*OTHERS PRESENT: Brian F. O'Connell, Director of City Development*  
*Matthew G. Sadowski, Principal Planner*  
*Richard Heller, Chief Building Inspector*  
*Alderman Jim Kaplan*  
*Alderman Robert Anderson*  
*Audrey Viau, President, Village of Elmwood*  
*Devin Sutherland, Downtown Racine Corporation*  
*Penelope Gabor, City Development Intern*

### Approval of Minutes for the March 12, 2008 Meeting

A motion was made by Alderman Gregory Holding, seconded by Elaine Sutton Ekes, that the Minutes of March 12, 2008 be approved. The motion **PASSED** by a Voice Vote.

08-1908

**Subject:** (Direct Referral) Ordinance amendment for art galleries and art studios. (Ord.04-08)

### Recommendation of the City Plan Commission on 3/26/08:

THAT AN ORDINANCE BE DRAFTED WITH THE FOLLOWING TEXT AMENDMENTS:

Repeal and recreate paragraph (2), Section 114-447 as follows: "(2) Studios or work spaces above the building's street level for artist, sculptor, photographer, composer or other similar artisans or artists, or at the building's street level but no closer than 30 feet to the store front and screened from public view."

Repeal and recreate paragraph (3), Section 114-447 as follows: "(3) Galleries for artist, sculptor, photographer, composer or other similar artisans or artists."

Amend Section 114-448 by creating paragraph as

follows: "(16) Studios or work space located at the buildings street level for artist, photographer, sculptor, composer, dance or other similar artisans or artists

Amend Section 114-567 by creating paragraph (30) as follows: "(30) Studios or work spaces for artist, sculptor, photographer, composer or other similar artisans or artists.

FURTHER, THAT A PUBLIC HEARING BE SCHEDULED.

*Director O'Connell reviewed the underlying rationale and proposed ordinance amendments to accommodate art galleries and studios.*

**A motion was made by Alderman Gregory Holding, seconded by Frank Tingle, that this item be Recommended for Public Hearing. The motion PASSED by a Voice Vote.**

**08-1909**

**Subject:** (Direct Referral) Land transfer at 1402 Liberty Street (aka 1423 State Street)

**Recommendation of the City Plan Commission on 3/26/2008:**

THAT THE PROPOSED NORTH - SOUTH ALLEY NOT BE DEDICATED AT THIS TIME.

FURTHER, THAT THE TRANSFER IS NOT IN CONFLICT WITH CITY PLANS AND PROGRAMS.

*Director O'Connell reviewed the proposed land transfers and their overall intent.*

**A motion was made by Alderman Gregory Holding, seconded by Brent Oglesby, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.**

**Public Hearings starting at 4:30 p.m.**

**08-1902**

**Subject:** (Direct Referral) Request by Jeff Krupp seeking consideration of a request to rezone property at 407-409 Hubbard Street from B-2 Community Shopping District to R-3 General Residence District to accommodate an existing residential structure. (ZOrd.0002-08)

**Recommendation of the City Plan Commission on 3/26/2008:**

THAT AN ORDINANCE BE DRAFTED AND PUBLIC HEARING SCHEDULED.

**Attachments:** [407-409 Hubbard.pdf](#)

*Mayor Becker opened the public hearing at 4:30 p.m., explained the public hearing*

*process, and introduced the item.*

*Director O'Connell reviewed the proposed rezoning describing the area, adjacent land uses and zoning, and the applicant's request.*

*Alderman Kaplan stated that he was in support of the proposal.*

*There being no further questions of comments, and hearing no objections, Mayor Becker closed the public hearing at 4:32 p.m.*

*Director O'Connell reviewed the proposed conditions of approval.*

**A motion was made by Alderman Gregory Holding, seconded by Elaine Sutton Ekes, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.**

**08-1904**

**Subject:** (Direct Referral) Request by Pete's Crete LLC and D'Alie Masonry LLC seeking a conditional use permit for indoor contractors' storage at 1617 Goold Street. (Res.08-0743)

**Recommendation of the City Plan Commission on 3/26/2008:**

THAT A REQUEST FROM PETES CRETE, LLC. AND D'ALIE MASONRY, LLC. SEEKING A CONDITIONAL USE PERMIT FOR CONTRACTORS' STORAGE AT 1617 GOOLD STREET BE APPROVED, **SUBJECT TO THE FOLLOWING CONDITIONS:**

- a. That the plans presented to the Plan Commission on March 26, 2008 be approved subject to the conditions contained herein.
- b. That the maximum hours of contractor activities at the site be from 7:00 a.m. to 9:00 p.m., Monday through Saturday, with no hours on Sunday.
- c. That no painting, processing or fabrication of materials and equipment be conducted at this location except that concrete counter tops and associated components may be fabricated indoors at this location.
- d. That outside materials storage areas be screened from public view with an enclosure, the style and color of which is to be approved by the Director of City Development.
- e. That by July 1, 2008, the following shall be accomplished:
  1. All employee and customer parking be contained on site, be on an asphalt or concrete surface, and the parking areas be striped.
  2. The gravel drive from N. Memorial Drive be paved in concrete or asphalt for a distance of at least 50 feet from the curb line.
  3. A landscape plan be submitted for the review and approval of the director of City Development illustrating the refreshing and/or

replacement of existing overgrown or damaged trees and shrubs. If landscaping is not installed by July 1, 2008, then a letter of credit for said landscaping shall be submitted to the Director of City Development for review and approval and held by the City until such time as the landscaping is installed.

4. That the subject building section be painted in a uniform color. Color chips shall be presented to the director to City Development for review and approval.
- f. That no junked or inoperable vehicles be parked at this location.
- g. That no junk, debris or scrap materials be stored at this location.
- h. That all trash and recyclables be stored in closed containers and screened from view.
- i. That all signs be professionally made, comply with the zoning ordinance requirements and be submitted for review and approval by the Director of City Development.
- j. That all codes and ordinances be complied with and required permits acquired.
- k. 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.
- l. That this Conditional Use Permit is subject to review by the Plan Commission for Compliance with the listed conditions.

**Attachments:** [1617 Goold St.pdf](#)

*Mayor Becker opened the public hearing at 4:33 p.m., explained the public hearing process, and introduced the item.*

*Director O'Connell reviewed the proposal describing the area, adjacent land uses and zoning, and the applicant's request.*

*Tony D'Alie Masonry stated he had nothing further to add.*

*In response to Mr. Jones from Styberg Engineering, Mr. D'Alie stated that their operation would not involve deliveries from semi-tractor trailers.*

*In response to Elaine Pelko of 2049 Blake Avenue, Mr. D'Alie stated that all vehicle storage would be indoors and there would semi-tractor trailers related to his business that would be idling on the property. He stated that no semi-tractor trailers would be delivering to the property in association with his business but that he does have a dump truck. Mr. Pete Malanche of Pete's Crete stated that all storage of equipment, vehicles and tools would be indoors but there may be some outside storage of gravel.*

*There being no further questions of comments, and hearing no objections, Mayor Becker closed the public hearing at 4:40 p.m.*

*Director O'Connell reviewed the proposed conditions of approval.*

*In response to Commission members' inquiries, Mr. Malanche stated that extended operational hours to 9:00 p.m. would be acceptable as it would accommodate work in the summer.*

**A motion was made by Alderman Gregory Holding, seconded by Elaine Sutton Ekes, that this item be Recommended For Approval, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote.**

**08-1905**

**Subject:** (Direct Referral) Request by Stan Egerson seeking a conditional use permit for an establishment conducting the sales and installation of automotive accessories such as wheel rims, tires, radios, and security systems at 1304 Douglas Avenue. (Res.08-0744)

**Recommendation of the City Plan Commission on 3/26/2008:**

THAT THE REQUEST BY STAN EGERSON FOR AN ESTABLISHMENT CONDUCTING THE SALE AND INSTALLATION OF AUTOMOTIVE ACCESSORIES AT 1304 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on March 26, 2008 be approved subject to the conditions contained herein.
- b. That no automobile sale or repair be conducted at this location.
- c. That the commencement of this use shall not proceed unless:
  1. The proposal receives an approving recommendation from the Access Corridor Development Review Committee.
  2. Provisions for overflow parking be made for at least 7 parking spaces at a remote site, and that proof of said provisions be presented to the Director of City Development for review and approval.
- d. That no more than seven (7) vehicles be parked outdoors on site in an orderly fashion and in a manner that does not hinder access to the building or restrict vehicle movements on the property.
- e. The maximum hours of operation be Monday through Saturday, 8:00 a.m. to 6:00 p.m. with no hours on Sundays.
- f. That there be no advertising flags, pennants, banners streamers or balloons.
- g. That customer and employee parking spaces be clearly marked.

- h. That all overnight storage of vehicles be contained indoors.
- i. That all installation of equipment be conducted indoors and there be no outdoor testing of alarms, stereos and other equipment.
- j. That the windows not be obstructed or covered in excess of 15% of their area.
- k.. That there be no outside storage of vehicle parts, equipment or products.
- l. That by July 1, 2008, the following shall be accomplished:
  - 1. A landscape plan be submitted for the review and approval of the Director of City Development following review and recommendation by the Access Corridor Development Review Committee. If landscaping is not installed by July 1, 2008, then a letter of credit for said landscaping shall be submitted to the Director of City Development for review and approval and held by the City until such time as the landscaping is installed.
  - 2. That the subject building and wall sections be painted in a uniform color. Color chips shall be submitted for the review and approval of the Director of City Development following review and recommendation by the Access Corridor Development Review Committee.
  - 3. That a sign plan be submitted to the Access Corridor Development Review Committee for review and approval.
- m. That all trash and recyclables be stores in closed containers and screened from view.
- n. That all codes and ordinances be complied with and required permits acquired.
- o. 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.
- p. That Conditional Use Permit is subject to review by the Plan Commission for Compliance with the listed conditions.
- q. That this permit be reviewed within six months of approval to determine the level of compliance with the listed conditions.

**Attachments:** [1304 Douglas.pdf](#)

*Mayor Becker opened the public hearing at 4:45 p.m., explained the public hearing process, and introduced the item.*

*Director O'Connell reviewed the proposal describing the area, adjacent land uses and zoning, and the applicant's request.*

*Stan Egerson stated he had nothing further to add.*

*Alderman Kaplan welcomed a new business to Douglas Avenue but express concern about the potential for noise and existence of un-attractive store window coverings.*

*There being no further questions of comments, and hearing no objections, Mayor Becker closed the public hearing at 4:49 p.m.*

*Director O'Connell reviewed the proposed conditions of approval.*

*Mr. Egerson stated that he has the opportunity to provide more parking once the property to the north is acquired.*

*Commission members further discussed noise, parking and potential overnight storage concerns.*

**A motion was made by Alderman Gregory Holding, seconded by Elaine Sutton Ekes, that this item be Recommended For Approval, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote.**

**08-1907**

**Subject:** (Direct Referral) Request by Michelle Crockett of Genesis Behavioral Services, Inc. seeking to amend a conditional use permit for a community based residential facility for women at 3131 Taylor Avenue, Building #5. (Res.08-0745)

**Recommendation of the City Plan Commission on 3/26/2008:**

THAT THE REQUEST BY MICHELLE CROCKETT REPRESENTING GENESIS BEHAVIORAL SERVICES TO AMEND A CONDITIONAL USE PERMIT FOR A COMMUNITY BASED RESIDENTIAL FACILITY FOR WOMEN AT 3131 TAYLOR AVENUE, BUILDING #5 BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That condition "x" be amended to allow second shift staffing to be reduced from two persons to one person.
- b. That staffing levels be reviewed within sixth months of the date of this approval to determine the impact of decreased second shift staffing on overall compliance and the ability to maintain control of Genesis residents, with the Plan Commission retaining the option to require the re-instatement of an additional second shift staff person if warranted.

**Attachments:** [3131 Taylor Ave Bldg 5.pdf](#)

*Mayor Becker opened the public hearing at 5:05 p.m., explained the public hearing process, and introduced the item.*

Director O'Connell reviewed the proposal, gave an overview of past action by the Commission regarding this use, and Genesis' good compliance record.

Michele Crockett of Genesis Behavioral Services stated that their staffing request was discussed at their past two Neighborhood Advisory Committee meetings with no objections being registered by those in attendance.

Dona Kennedy, 3184 Taylor Avenue, Chair of the Genesis Neighborhood Advisory Committee, expresses support for the Genesis staffing proposal.

Diana Knudsen, 3150 Taylor Avenue expressed opposition to the Genesis staffing request citing noise from loud residents, and debris problems. She stated that she had discussed the matter with the local community policing office who stated that there are ongoing problems with the facility.

Ms. Crockett stated that neither she nor her staff were aware of problems and encouraged Ms. Knudsen to contact the facility when she experiences problems. She said residents will be clearing up the debris on property.

There being no further questions of comments, and hearing no objections, Mayor Becker closed the public hearing at 5:12 p.m.

Director O'Connell reviewed the proposed conditions of approval.

Alderman Holding stated that he was aware of Ms. Knudsen's concerns but believes they are more attributable to Lydia House who occupies Building #1 of the campus. He had very few complaints from residents of Moorland Avenue but in their event, the issues were promptly addressed. He suggested that the City may choose to review staffing at a more frequent interval.

**A motion was made by Elaine Sutton Ekes, seconded by Frank Tingle, that this item be Recommended For Approval, subject to the listed condition in the recommendation. The motion PASSED by a Voice Vote.**

**08-1906**

**Subject:** (Direct Referral) Request by Robert Watring of Virginia Towers, LLC seeking a rezoning from O-I Office Institutional District to B-5 Central Service District at 73 Eight Street. Also seeking a conditional use permit for a mixed use planned development at 73 Eight Street.

**Recommendation of City Development on March 26, 2008:** That the item be deferred.

**Attachments:** [Virginia Towers.pdf](#)

Mayor Becker opened the public hearing at 5:12 p.m., explained the public hearing process, and introduced the item.

Director O'Connell reviewed the proposal describing the area, adjacent land uses and zoning, and the applicant's request. He explained the change in the unit counts provided by the applicant in that they are now requesting 162 hotel units and 192 condominium units. He explained that the Downtown Area Design Review Commission had approved the basic design concept and materials but that final design approval is pending the outcome of zoning issues which control the building's mass. He reviewed staffs project analysis table.



*Richard Christiansen of ARC Architectural Group, project designers, introduced the development team. He stated that they are requesting a preliminary PUD approval. He provided further detail on the project components such as the hotel units, condominium units, meeting space, restaurant and other commercial space.*

*The following persons spoke in support of the proposal citing potential future economic development activity spurred on by this project, jobs, positive impacts for Downtown businesses, additional tax base, conference and hotel space reportedly has the support of the business community, the economic impact from the Chicago and Milwaukee markets, positive look to the future, great location, the projects economic viability and secured financing and tenant commitments:*

*Glenn Knudsen, 24 S. Vincennes Circle*

*Jeff Lapotko of Lighthouse Title, 2827 Rapids Drive*

*Ola Bayou of First Choice Pre-Apprentice Program, 1437 Marquette Street*

*Paul Oemig, 3515 Chatham Street*

*Romna Ydunate of ARC Architectural Group, 2100 Northwestern Avenue*

*Jim Schimanski, 477 Windridge Drive*

*Thomas Evans of Magnolia Hotels, 818 – 17th Street, Denver, Colorado*

*William Morris of William Morris Architect, 5305 – 31st Avenue, Kenosha, WI*

*Peter Stankus of Virginia Towers LLC, 5710 – 4th Avenue, Kenosha, WI stated: they own the property, they have a 70 million dollars commitment for financing of a project containing 162 hotel units and 192 condominium units; pre-sales of condo units are not require; other commercial tenants in the building could be a bank, gift shop or small grocery.*

*The following persons found the concept to be attractive but felt the proposal was either too large, should be located at the former Pointe Blue location, needs to be more sensitive to the historic character of the area, parking is insufficient, will aggravate existing traffic congestion in the area:*

*Kathy Anderson of the Women's Club, 740 lake Avenue*

*Tom Meredith of Maresh-Meredith Funeral Home, 803 Main Street*

*The following persons were opposed to the proposal citing concerns such as inconstancies with the adopted Downtown Plan, exceedance of height guidelines, negative impacts on the historic integrity of the area, building massing too large, questionable project viability, insensitivity to the historical context of the neighborhood, current condominium, and retail vacancies in downtown, obstruction of lake views, building is too tall, adverse impact on traffic, insufficient parking, insufficient building setbacks, project will not encourage restoration of neighboring historic structures, inconsistent with current zoning for the area:*

*Devin Sutherland of Downtown Racine Corp., 413 Main Street*

*Michael Moradian, 821 Lake Avenue*

*Bill Michaels, 827 Lake Avenue*

*Sharon Ramquist, 1526 College Avenue*

*There being no further questions of comments, and hearing no objections, Mayor Becker closed the public hearing at 6:13 p.m.*

*Commission members' general response to the project was favorable. However, they*

*requested more information regarding efforts to address the parking shortfall, utility capacities and their ability to accommodate this project, the relationship between Virginia Towers LLC and Magnolia Hotels, market studies for the hotel and condominium units, protections should the project not proceed after zoning approvals, more details on financing commitments and financial viability. Also expressed were concerns with building height; neighborhood context in relation to the building's design; a need to better understand the projects impact.*

**A motion was made by Alderman Gregory Holding, seconded by Frank Tingle, that this item be Deferred. The motion PASSED by a Voice Vote.**

### **Administrative Business**

*None*

### **Adjournment**

*There being no further business before the Commission, and hearing no objections, Mayor Becker adjourned the meeting at 6:50 p.m.*

*Respectfully Submitted,*

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