



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

Mayor Cory Mason
Alderman Dennis Wiser
Tom Durkin
Tony Veranth
Mario Martinez
Christina Hefel
Marvin Austin

Wednesday, February 28, 2018

4:30 PM

City Hall, Room 205

Call To Order

Mayor Cory Mason called the meeting to order at 4:36 p.m.

PRESENT: 7 - Cory Mason, Dennis Wiser, Tom Durkin, Tony Veranth, Mario Martinez, Christina Hefel and Marvin Austin

Approval of Minutes for the February 14, 2018 Meeting

A motion was made by Alderman Wiser, seconded by Commissioner Martinez, to approve the minutes of the February 14th meeting. The motion **PASSED** by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

[0195-18](#)

Subject: (Direct Referral) A request from David Yandel, representing Harbor Park CrossFit, seeking a conditional use permit to operate a recreational facility (CrossFit and group training gym) at 3801 Blue River Avenue. (PC-18) (Res. 0072-18)

Recommendation of the City Plan Commission on 2-28-18: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [3801 Blue River Ave. Review & Recommendations](#)
[3801 Blue River Ave. Submittal](#)
[3801 Blue River Ave. Public Hearing Notice](#)

Mayor Mason opened the public hearing at 4:38 p.m.

Associate Planner Jeff Hintz reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive plan land use designation for the property, and photos of the site and surrounding area.

Mr. Hintz stated that the use requires 19 parking spaces and only nine are provided. He explained that restriping the parking lot is a requirement in the listed conditions and will allow them to get the necessary parking spaces. He stated lighting and proposed signage are in line with ordinance requirements.

Mr. Hintz showed the site and floor plan for the building and explained the possible actions the commission could take. He stated Staff is recommending approval, subject to conditions. Mr. Hintz explained the conditions and stated that there is an exception being requested to the requirement that off street parking from a residence district be screened and setback. He stated the landscaping plan would provide enough of a buffer so that item would not be required.

No one spoke on the public hearing.

Mayor Mason closed public hearing at 4:42 p.m.

A motion was made by Commissioner Durkin, seconded by Commissioner Veranth, to recommend approval of the item subject to conditions. The motion PASSED by a Voice Vote.

[0196-18](#)

Subject: (Direct Referral) A request from Leonel Montoya of Montoya's Mexican American Carry-out seeking a conditional use permit to operate a takeout/carryout restaurant in an existing building at 1949 State Street. (PC-18) (Res. 0073-18)

Recommendation of the City Plan Commission on 2-28-18: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [1949 State Review & Recommendations](#)
[1949 State St. Submittal](#)
[1949 State St. Public Hearing Notice](#)

Mayor Mason opened the public hearing at 4:44 p.m.

Associate Planner Jeff Hintz reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive plan land use designation for the property, and photos of the site and surrounding area.

Mr. Hintz stated the parking lot needs sealing and striping; five parking spaces are required and 10 are provided. He stated signage will be submitted at a future date and a screening and storage plan is still needed for trash. The site and floor plans were shown for the building. Mr. Hintz stated outdoor lighting conforms with code requirements and explained the possible actions of the Commission. Staff is recommending approval subject to conditions.

Leonel Montoya, the applicant, stated this would be a first time business and really wishes to see the place open to be able to provide great food and revenue to the business and the city.

In response to Commissioner Martinez, Mr. Montoya stated he has worked in the food

industry and has help from his family.

Alderman Weidner expressed that she was happy to see a building that has been vacant for a long time becoming of use again. She asked staff to share information regarding the façade grant and white box grant programs with Mr. Montoya. She stated she is very excited to have a new restaurant in the 6th District.

Mayor Mason closed the public hearing at 4:52 p.m.

A motion was made by Alderman Wisner, seconded by Commissioner Durkin, to recommend approval of the item subject to the recommended conditions. The motion PASSED by a Voice Vote.

[0197-18](#)

Subject: (Direct Referral) A request from Anthony Paiano of Alliance Architects, agent for National Church Residences, seeking a major amendment to a conditional use permit for proposed site improvements and exterior building improvements, and building addition at 2250 Layard Avenue. (PC-18) (Res. 0074-18)

Recommendation of the City Plan Commission on 2-28-18: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [2250 Layard Ave. Review & Recommendations](#)
[2250 Layard Ave. Submittal](#)
[2250 Layard Ave. Public Hearing Notice](#)

Mayor Mason opened the public hearing at 4:53 p.m.

Associate Planner Jeff Hintz reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive plan land use designation for the property, and photos of the site and surrounding area.

Mr. Hintz stated the Comprehensive plan calls for the site to remain high density residential. Seventy-Eight parking spaces are required and have been provided. Mr. Hintz explained the changes proposed to the property and stated an exception is being requested as Section 114-1205 does not allow for a loading zone to be in a parking space. Mr. Hintz explained the possible actions of the commission and that Staff is recommending approval subject to conditions.

Anthony Paiano, Alliance Architects, explained the improvements to the facility. He stated there will be upgrades to lighting of the outdoor space as well as interior improvements.

Greg Gaber, Columbus OH, stated he was present to represent the owner in case questions arise.

Commissioner Veranth stated he appreciates the applicants' interest in the city.

Mayor Mason closed public hearing at 5:03 p.m.

A motion was made by Commissioner Durkin, seconded by Commissioner Austin, to recommend approval of the request subject to amended conditions (hours). The motion PASSED by a Voice Vote

[0198-18](#)

Subject: (Direct Referral) A request from Mark Flynn, agent for Littleport Brewing Company, seeking a conditional use permit to operate a brewery with a tasting room in the existing building at 214 Third Street. (PC-18) (Res. 0075-18)

Recommendation of the City Plan Commission on 2-28-18: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [214 Third St. Review & Recommendations](#)
 [214 Third St. Review](#)
 [214 Third St. Submittal](#)
 [214 Third St. Public Hearing Notice](#)

Mayor Mason opened the public hearing at 5:04 p.m.

Principal Planner Matthew Sadowski explained the request. He stated the property is within the Old Main Street Historic District and the Downtown Area Design Review District. He explained that any exterior changes would need review from the Downtown Area Design Review Commission (DADRC). Mr. Sadowski reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive plan land use designation for the property, and photos of the site and surrounding area. He showed the site and floor plan of the building showing the brewing areas and potential seating and tasting room that is proposed. Access to the property will be from 3rd Street or the item. He explained the possible actions of the Commission and stated staff is recommending approval subject to conditions.

Mark Flynn, the applicant, stated he would like to modify the hours to stay open until 10:00 p.m. every night to accommodate special events in the downtown.

Commissioner Durkin asked if food would be provided.

Mr. Flynn stated no food will be offered, however, they hope to work with restaurants in the area to deliver food to their customers at the site.

In response to Commissioner Durkin, Mr. Flynn stated six to eight different varieties of beer and they will start with 500 barrels.

Mayor Mason closed the public hearing at 5:15 p.m.

A motion was made by Commissioner Durkin, seconded by Commissioner Austin, to recommend approval of the request subject to amended conditions (hours). The motion PASSED by a Voice Vote.

END OF PUBLIC HEARINGS

[1038-17](#)

Subject: (Direct Referral) A request from Sam and Lori Azarian seeking a major amendment to a conditional use permit for the construction yard component of a multi-tenant property at 1535 High Street. (PC-17) (Res. 0076-18)

Recommendation of the City Plan Commission on 2-28-18: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [\(1038-17\) 1535 High St. Review & Recommendations](#)
[\(1038-17\) 1535 High St. Submittal](#)
[\(1038-17\) 1535 High Street Revised Trailer Plans](#)
[\(1038-17\) 1535 High St. Public Hearing Notice](#)

Mr. Sadowski explained the request. The item was deferred from the December meeting and the public hearing was held in November 2017. He stated the property is located in the Racine Steel Castings redevelopment area and is zoned I2 General Industrial. R3 Limited General Residence and Industrial zonings surround the property. Mr. Sadowski explained that the city's comprehensive plan calls for the area to be maintained as industrial. He explained the Racine Steel Castings Redevelopment area, the site plan provided for the property and showed the proposed screening and color screen for the wall sign. He stated an office trailer is also being proposed on the site; however, the office trailer conflicts with the ordinance and design standards. Mr. Sadowski showed proposed modifications to the trailer to attempt to meet the zoning ordinance and city requirements. He stated staff conducted a split review for proposal as the yard signage and screening wall meet the code requirements. Staff is recommending approval of the request with conditions necessary to mitigate any adverse impacts that could arise from the project. Mr. Sadowski reviewed the Staff recommendations and stated Staff is seeking removal of the trailer from the site. He stated the trailer fails to meet certain areas of the code in that it violates the Racine Steel Castings Redevelopment Plan; violates the Olsen Industrial Park Design Guidelines; violates the 30% brick rule for accessory structures or violates the 8 feet brick rule for primary structures; and violates the 2035 Comprehensive Plan as the plan strives to eliminate blight and substandard construction. He stated no exceptions to the city's zoning ordinance and adopted plans are being suggested by Staff. He stated based on the conditions, the office trailer would have to be removed within six months from the date of final action of the Common Council.

A motion was made by Alderman Wiser, to recommend approval of the request subject to the staff recommendations provided. Commissioner Austin seconded. Commissioner Veranth proposed an amendment and question to the motion. Commissioner Veranth stated that it is his understanding that the neighbor to the East actually owns the fence. He stated he would like to adjust some of the conditions. He stated he would like to strike condition H. requiring the removal of the office trailer as he felt that at the previous meeting, the applicants proposed adjustments that would possibly make the trailer part of the building. He stated he would also like to change condition I.2. to allow for chain-link fencing since the property is located in an industrial zone, wood fencing may not be maintained as well. Commissioner Veranth also stated he would like to add a condition o. regarding enclosing the trailer and that the applicant needs to keep it visually appealing and if that does not happen, a 15-day notice can

be given to bring into the trailer into compliance and if that does not happen then the Conditional Use Permit could be revoked.

No second on the amendment, the amendment failed.

In response to Commissioner Austin, Mr. Sadowski stated the ordinance states that temporary use of a trailer is allowed; however, permanent use is not regardless of the modifications made.

Commissioner Veranth stated that he felt that the business owner is willing to make the site appealing and feels there are some things that can be done. He asked the Commission if it would be possible to defer the request again.

A motion was made by Commissioner Veranth to defer the item. The motion failed due to a lack of a second.

The applicant and Alderman Weidner requested to speak at the meeting, however, Mayor Mason reminded the public that this meeting is not a public hearing. He stated there will be a public comment opportunity at the Common Council meeting.

A motion was made by Alderman Wisner, seconded by Commissioner Austin, to recommend approval of the request subject to staff recommendations. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, Mayor Mason adjourned the meeting at 5:49 p.m.