



City of Racine

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

Meeting Minutes - Final City Plan Commission

Alderman Dennis Wisner
Mayor John Dickert
Molly Hall
Elaine Sutton Ekes
Vincent Esqueda
Tony Veranth
Pastor Melvin Hargrove

Wednesday, July 30, 2014

4:15 PM

City Hall, Room 303

Call To Order

PRESENT: 6 - Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth, John Dickert, Molly Hall and Dennis Wisner

EXCUSED: 1 - Melvin Hargrove

Others present

Matthew Sadowski, Assistant Director/Principal Planner of City Development
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector / Zoning Administrator
Alderman Jeff Coe
Alderman Ed Diehl
Alderman Greg Holding

Approval of Minutes for the July 9, 2014 Meeting

A motion was made by Alderman Wisner, seconded by Commissioner Veranth, to approve the minutes of the July 9, 2014 meeting. The motion **PASSED** by a Voice Vote.

[14-10251](#)

Subject: (Direct Referral) Communication from the Chief Building Inspector requesting revisions to Section 114-36 of the City Zoning Code, inserting language to initiate inspection fees pertaining to violation inspections performed by the Zoning Administrator and/or his Deputies. (Res. No. 14-0295) (Ord. No. 10-14)

Recommendation of the Public Works and Services Committee on 06-10-14: Defer

Recommendation of the Public Works and Services Committee on 06-24-14: Defer

Recommendation of the Public Works and Services Committee on 07-08-14: That Section 114-36 of the Municipal Code of the City of Racine, Wisconsin relating to Penalty for Violation of Chapter be

amended to insert language that would allow inspection fees to be assessed for inspections performed by the Zoning Administrator and/or his Deputies.

Recommendation of the City Plan Commission on 7-30-14: That an ordinance be prepared and a public hearing scheduled before the Common Council, and

That the ordinance stipulate that Section 114-36 of the Municipal Code of the City of Racine, Wisconsin relating to Penalty for Violation of Chapter be amended to insert language that would allow inspection fees to be assessed for inspections performed by the Zoning Administrator and/or his deputies.

Fiscal Note: N/A

Attachments: [14-10251 Zoning Code Change Sec 114-36](#)

Chief Building Inspector Ken Plaski reviewed the current process for citations on properties with violations. The proposed change will allow for a violation letter to be issued, the property owner will be given 30 days to respond, and if they do not, further action will be taken. If after 30 days they do not respond, a fee of \$150 will be assessed, or the inspector can allow for an extension. The intent is to clarify what the penalties are that will be assessed.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Veranth, that an ordinance be prepared and a public hearing scheduled before the Common Council and that the ordinance stipulate that Section 114-36 of the Municipal Code of the City of Racine relating to Penalty for Violation of Chapter be amended to insert language that would allow inspection fees to be assessed for inspections performed by the Zoning Administrator and/or his deputies. The motion PASSED by a Voice Vote.

Res.14-0295

Revisions to Section 114-36 of the City Zoning Code

Resolved, that Section 114-36 of the Municipal Code of the City of Racine, Wisconsin relating to Penalty for Violation of Chapter is to be amended to insert language that would allow inspection fees to be assessed for inspections performed by the Zoning Administrator and/or his Deputies.

Fiscal Note: N/A

This is a resolution relating to the previous item.

A motion was made by Alderman Wiser, seconded by Commissioner Esqueda, to recommend approval of Resolution 14-0295. The motion PASSED by a Voice Vote.

14-10313

Subject: (Direct Referral) Amendments to the sign ordinance: walk-up establishments and roof signs. (PC-14) (Ord. No. 11-14)

Recommendation of the City Plan Commission on 7-30-14: That an ordinance be prepared and a public hearing scheduled.

Recommendation of the City Plan Commission on 8-27-14: That Ordinance 11-14 be amended to accommodate 50% window signage and exempt seasonal businesses in operation as of August 19, 2014, and adopt Ordinance 11-14 as amended.

Fiscal Note: N/A

Mr. Sadowski advised meetings had been held discussing window signage allowances. After meeting and reviewing the City of Milwaukee sign code, Staff supports an increase in window signage, from 15% to 25%, and to allow this percentage to be an aggregate for the total of street level, street façade windows. Signage may be distributed among all such windows or concentrated in one or more, with the total coverage not exceeding 25% of the street level façade window area. Mr. Sadowski recommended that the item be referred to the Common council so that an ordinance can be prepared and public hearing scheduled.

A discussion of roof sign criteria amendments was also discussed in the redevelopment areas in the downtown. Roof signs would be allowed to be placed atop buildings, with the intention of reducing the amount of pole signs in the area. Architectural review would be required and would be subject to design criteria.

Staff is requesting these amendments be referred to the Common Council and an ordinance be prepared and a public hearing scheduled.

Discussion ensued. Alderman Wisner asked if there are any roof signs in the City at this time. Mr. Sadowski advised there are not. Alderman Diehl stated he feels the City should not have a window sign ordinance at all, providing bullet points to support his objections. Mayor Dickert clarified the reasoning behind why the City has the window sign ordinance.

A motion was made by Commissioner Hall, seconded by Commissioner Esqueda, to refer this item to the Common Council and that an ordinance be prepared and a public hearing scheduled. The motion PASSED by a Voice Vote.

14-10425

Subject: (Direct Referral) A request by Architectural Alliance for a minor amendment to a conditional use permit for a porte cochere and other exterior remodels at the Radisson Harbourwalk Hotel, 223 Gaslight Circle.

Mr. Sadowski presented the changes requested by the applicant to update the hotel at 233 Gaslight Circle. This includes the addition of a porte cochere, update to the building colors, landscaping, signage, and guest amenities. The building would become a Double Tree, and no longer be a Radisson. Elevations and renderings of the building and site changes were provided. He advised the Downtown Area Design Review Committee has seen these changes and approved the proposed designs a submitted, subject to conditions.

Discussion ensued. Commissioner Veranth noted there is a change in the one-way traffic. Mayor Dickert indicated the applicants are working with staff on this and feels it is a good change. One of the applicants provided clarification on the proposed

changes, advising it will now be a Hilton hotel, and the metal roof will not be a high shine roof, as they are working with powder coating to avoid glare onto other properties. The siding and windows will be repaired as required. They are hoping to have the changes made by the end of this year. She advised the Chancery is not part of their building, but they have recently replaced the siding on their building.

A motion was made by Alderman Wisner, seconded by Commissioner Veranth, to approve the minor amendment subject to Downtown Area Design Review Commission conditions. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS 4:30 P.M. PUBLIC HEARINGS

14-10422

Subject: (Direct Referral) A request from Andrew T. Carnahan representing Racine Renal Construction, LLC seeking a conditional use permit for a renal dialysis clinic at 3113 Washington Avenue.(Res. No. 14-0356)

Recommendation of the City Plan Commission on 8-13-14: That the item be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3113 Washington Avenue](#)

Mr. Sadowski provided background information on the site and surrounding land uses. He advised that the Redevelopment Authority received an offer for the property, and PCI, HealthDev has entered an option to purchase with the RDA for construction of a dialysis clinic named DaVita Dialysis. The hours of operation would be Monday through Saturday 6:00 a.m. – 6:00 p.m. and have 30 employees. The proposal includes PCI using 49,000 sq. ft. in area, and the RDA will be retaining 16,000 sq. ft. for future development. There will also remain the area for a farmers market per the offer to purchase. The northeast corner would remain green space. Mr. Sadowski reviewed the timeline for the application to date.

The applicants are currently working on enhancing building design based on feedback from a neighborhood meeting held on July 28. The building is proposed to be all brick. Mr. Sadowski reviewed the site and building specifics provided by the applicants, as well as the process of approvals and review for the item should it go forward. Mayor Dickert indicated this was tax increment district, which with this development could be a step forward in paying off the TIF.

Public Hearing Opened at 5:07 p.m.

- 1. Ron Branke, 1309 West Blvd. – Wants the site to remain retail in nature, opposed to the change in use. Also noted the street corner is dangerous.*
- 2. Keith Vaculin, 1328 West Blvd. – agreed with the first speaker.*
- 3. Chris Bernal, 3204 Kinzie – passed on making comment.*
- 4. Susan Torssen, 1244 Grove Avenue – worried about the development not being 'walkable'. A clinic is not a good anchor for a neighborhood.*

Mayor Dickert asked Ms. Trovan if she knows anything about a petition that was dropped off right before the meeting. She advised there was a gentleman walking around looking for signatures, but did not give his name, though he said he lived in the neighborhood. Commissioner Veranth inquired about taxes/property values that

this development could affect. Ms. Trovan said he did not have that information.

5. Steve Torssen, 1244 Grove, asked what the ancillary effects to other businesses may be. Dialysis can take hours, and people will be walking around the area while they wait for the clients to get their treatment. Will the park be retained? Mayor Dickert advised a pocket park and the farmers market area will remain with this proposal.

6. Alderman Holding – supports the proposal, feels the architecture should be a little less modern, and he would like to see the alley vacated to avoid cut-throughs. Feels the new building and landscaping will bring the area up, and keeping the farmers market area open is a bonus to the site.

Commissioner Hall left the meeting at 5:30 p.m.

Public Hearing closed at 5:40 p.m.

Mr. Luke Peters, of PCI (the developer) advised they tried to address the concerns from the public meeting, to make the appearance of the building better, and will work with the City and RDA to make this work. Treatment hours would be from 5:30 a.m. 8:30 p.m., they are proposing a right turn lane in from Washington, and added the net traffic impact would be 24 cars due to different shifts of treatment.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to defer to the next Plan Commission meeting on August 13, 2014. The motion PASSED by a Voice Vote.

14-10423

Subject: (Direct Referral) A request from Nathan Ward of Buell Construction seeking a conditional use permit to install a cellular monopole at 3131 Taylor Avenue. (Res. No. 14-0331)

Recommendation of the City Plan Commission on 7-30-14: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3131 Taylor Avenue \(14-10423\) CU 3131 Taylor Avenue](#)

Ms. Johanneck summarized the request to locate a monopole at 3131 Taylor Avenue. A review of the surrounding land uses and zoning was provided, including specifics on the pole itself, its height, and lease area. The pole would be located in the southeast corner of the lot at 155-feet in height with a 271 square feet lease area approachable by an easement.

It's designed to accommodate up to 4 carriers at one site, and is an unmanned facility, with bi-monthly maintenance taking place. We have received verification from the FAA Southwest Region Obstruction Evaluation Group a determination that no hazard to air navigation exists with this proposal.

Review criteria are limited on cellular site towers, since the State of Wisconsin has updated regulations in review of the structures in political subdivisions, of which they hold most of the review criteria at the State level. Staff did review this request in line with the new State laws.

Public Hearing opened at 5:35

1. Chris Galek, 3126 Spruce Street – spoke in opposition to the pole. Has a concern over emissions that may affect nearby residences. Ms. Johanneck stated that radiation emissions are prohibited by the FAA to use as review criteria.
2. Nathan Ward, applicant, 1200 Riva Ridge, supports the request, noting there is a 'dead zone' where they are proposing the pole.
3. Alderman Holding, spoke in favor of the request.

Public Hearing closed at 5:40 p.m.

Mayor Dickert questioned if this is in a fall zone area. Mr. Ward explained questions about the fall zone, building construction of the towers, and the design collapse radius. He advised that the federal government regulates RF emissions. Commissioner Veranth indicated the topography in the area is a low area, and inquired if they have done a drainage study. Staff confirmed they will need to have one reviewed while going through the building permit process.

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

14-10424

Subject: (Direct Referral) A request from Ricardo Mondragon seeking a conditional use permit to operate a tire installation business at 1100 S. Memorial Drive. (Res. No. 14-0332)

Recommendation of the City Plan Commission on 7-30-14: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1100 S Memorial Drive](#)
[\(14-10424\) CU 1100 S Memorial Drive](#)

Ms. Johanneck reviewed the area, zoning, and different view of the site. The request is to do 20 minute tire changes, and once the vehicles are finished they will be removed from the premises. Three parking spaces are provided, and curb cuts on both 11th St. and Memorial Drive. The lot needs to be sealed and striped. The applicant has advised they will be painting the building white with the brown stripe that currently exists except for in a few areas. Previous uses here include storage and auto repair.

The applicant will be the only employee, no more than 3 vehicles will be on the site and no overnight parking will be allowed. The lot to the left is a separate lot, however may not be used as no outdoor storage is allowed in the B-2 district. Hours of operation were changed from Monday through Friday to Monday through Saturday, 8:00 a.m. – 5:30 p.m. per Alderman Coe's suggestion. Alderman Holding supports the business. Commissioner Ekes suggesting adding a condition updating the hours of operation.

A motion was made by Commissioner Esqueda, seconded by Commissioner Veranth, to recommend approval of the item subject to Staff conditions with the addition of condition n. to allow hours from 8:00 a.m. - 5:30 p.m. Monday through Saturday. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

The meeting was adjourned at 6:00 p.m.