

City of Racine

Room 103, City Hall



Meeting Minutes

Wednesday, June 13, 2007

4:15 PM

Room 205, City Hall

City Plan Commission

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

Acting Chairman Alderman Gregory Holding called the meeting to order at 4:18 p.m.

PRESENT: 5 - Elaine Sutton Ekes, Gregory Holding, Brent Oglesby, Frank Tingle and Jud Wyant

EXCUSED: 2 - Gary Becker and Vincent Esqueda

*Others Present: Brian F. O'Connell, Director of City Development
James Luelloff, Associate Planner
Alderman Ray DeHahn
Alderman Jim Kaplan
Kristin Niemiec, RCEDC*

Approval of Minutes for the June 13, 2007 Meeting

A motion was made by Brent Oglesby, seconded by Elaine Sutton Ekes, that the minutes be approved, as distributed. The motion PASSED.

07-0747

Subject: (Direct Referral) Compliance review for R & S Performance at 2101 Lathrop Avenue.

Recommendation of the City Plan Commission on 6-13-07: That the item be deferred.

Attachments: [07-0564.doc](#)

Director O'Connell stated that the operator had made progress toward compliance and suggested to defer the item for six weeks.

A motion was made by Atty. Jud Wyant, seconded by Brent Oglesby, that this item be Deferred. The motion PASSED.

07-0705

Subject: Communication from Sean Dunk, 1436 Summit Avenue, requesting interest in purchasing adjoining property owned by the City of Racine.

Recommendation of the Public Works and Services Committee on 6-12-07: Defer

Recommendation of the City Plan Commission on 6-13-07: That the communication be received and filed because the property is public right-of-way and not a sellable parcel, and that Mr. Dunk request the vacation of the public right-of-way instead.

Fiscal Note: N/A

Attachments: [summit avenue.pdf](#)

Director O'Connell suggested that the item be received and filed since the property was public right-of-way rather than a parcel, and as such the request should have been made as a vacation of public right-of-way.

A motion was made by Atty. Jud Wyant, seconded by Alderman Gregory Holding, that this item be Recommended to be Received and Filed. The motion PASSED.

07-0611

Subject: Communication from Sam Azarian Jr. wishing to discuss purchasing the Marquette Street municipal parking lot.

Recommendation of the Public Works and Services Committee on 6-12-07: Defer

Recommendation of the Transit and Parking Commission on 5-30-07: The Marquette Street municipal parking lot be sold to Sam Azarian Jr. for a cost of \$1 contingent upon the upgrade of fencing and landscape, and the separation of lighting circuits.

Fiscal Note: The sale will generate \$1 to the Parking System

Recommendation of the City Plan Commission on 6-13-07: That the proposed sale is not in conflict with adopted City plans and programs.

Further, that the sale be approved.

Fiscal Note: The sale price of the property will be determined by the Public Works and Services Committee.

Attachments: [Marquette St. Lot](#)

Director O'Connell explained that the item had been referred to the Commission solely to determine if the sale was in conflict with adopted City plans and programs and that the sale price of the property will be determined by the Public Works and Services Committee.

A motion was made by Alderman Gregory Holding, seconded by Frank Tingle, that this item be Recommended For Approval. The motion PASSED.

Public Hearings Starting at 4:30 p.m.

07-0737

Subject: (Direct Referral) Request by Dorothy Metz for Conditional use permit for private storage at 2220 Lathrop Avenue.

Recommendation of the City Plan Commission on 6-13-07: That the request by Dorothy Metz seeking to utilize the property at 2220 Lathrop Avenue as a private equipment, documents, and supplies storage facility in support of her Lathrop Avenue and Racine area restaurant operations be approved, subject to the following conditions:

- a. That the plans stamped "Received, May 29, 2007" and presented to the Plan Commission on June 13, 2007 be approved, subject to the conditions contained herein.

- b. That this permit is for an accessory use located within 120 feet of a primary use, all being under the same ownership and serving the same use.
- c. That all applicable permits be obtained from the Building Inspection Department.
- d. That the maximum hours for activities at the site be from 6:00 a.m. to 10:00 p.m., Monday through Saturday, with no hours on Sunday.
- e. That the following shall be submitted to the Director of City Development for review and approval prior to the issuance of an occupancy permit:
 - 1. Landscape plan.
 - 2. Dumpster screening plan if applicable.
 - 3. Building painting plan with color chips.
- f. That all by September 1, 2007, the existing pole sign structure shall be removed, landscaping installed, dumpster screening installed, and building painted.
- g. That all employee parking be contained on site.
- h. That all storage be contained indoors.
- i. That all trash and recyclables be stored in closed containers and screened from view.
- j. That all signs be professionally made and comply with the zoning ordinance requirements.
- k. That all codes and ordinances be complied with and required permits acquired.
- l. 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 Conditional Use Permit is subject to review by the Plan Commission for Compliance with the listed conditions.

Fiscal Note: N/A

Attachments: [2220 Lathrop.pdf](#)

Acting Chairman Alderman Holding opened the public hearing at 4:35 p.m., explained the public hearing process, and introduced the item. Director O'Connell reviewed the location, adjacent land uses and zoning, and the existing proposed use of the property. He noted that the property would be used for storage associated with the McDonalds of Racine corporate offices which are north of the property on the same block.

Ms. Dorothy Metz explained that the building would be repainted. She further explained that no deliveries would be made to the building by truck; that materials for storage would be taken to and retrieve from the property by car or by staff walking to and from her office.

There being no further comments and hearing no objections, Acting Chairman Alderman Holding closed the public hearing at 4:45 p.m.

Director O'Connell reviewed the conditions of approval.

A motion was made by Atty. Jud Wyant, seconded by Frank Tingle, that this item be Recommended For Approval, subject to the conditions listed in the recommendation. The motion PASSED.

07-0738

Subject: (Direct Referral) Request from Director of City Development seeking to RZ 1300 (odd) block of Washington Avenue from B-3 TO B-2.

Recommendation of the City Plan Commission on 6-13-07: That an ordinance be created and a public hearing scheduled before the Common Council.

Fiscal Note: N/A

Attachments: [1300Washington.pdf](#)
[C.L.PH Notice.pdf](#)
[SubDivVI.B3.pdf](#)

Acting Chairman Alderman Holding opened the public hearing at 4:48 p.m.

Director O'Connell explained that the current zoning was problematic since it allowed transitional industrial type of uses. He went on to state that none of the property owners had expressed any concerns to staff about the proposed rezoning.

Kristin Niemiec, Commercial Corridor Coordinator spoke in support of the rezoning.

Director O'Connell explained that the existing used auto sales operation on the block would, as a result of the rezoning, become a legal non-conforming use.

Jud Wyant recommended that the level of operation be monitored for a base line to determine the further continuation and/or expansion of the use.

Acting Chairman Alderman Holding closed the public hearing at 4:54 p.m.

A motion was made by Frank Tingle, seconded by Atty. Jud Wyant, that this item be Recommended For Approval, as outlined in the recommendation. The motion PASSED.

07-0739

Subject: (Direct Referral) Request from Michelle Lanoi of Community Pathways seeking conditional use permit for a community based residential facility at 3744 Douglas Avenue.

Recommendation of the City Plan Commission on 6-13-07: That this item be denied.

Fiscal Note: N/A

Attachments: [3744 Douglas Ave.pdf](#)

Acting Chairman Alderman Holding opened the public hearing at 5:00 p.m.

Director O'Connell described the property was a three bedroom, single family house that currently was being used as a group home servicing four clients and that the proposal was to increase that number to six.

He when on to explain that the facility is required to obtain approvals if the number clients exceeded four because the property was within 2,500 feet of another such facility. He explained that the owner of the property was Russ Kortendick the owner of the hardware store to the north. He noted that several of the conditions for the operation of the hardware store had not been complied with.

Michelle Lanoi of Community Pathways described the services provided at the site.

Lisa Walker of Community Pathways further described the intent.

Acting Chairman Alderman Holding closed the public hearing at 5:05 p.m.

Director O'Connell stated that the owner as well as the manager of Douglas Terrace Apartments had written to express concerns about the expansion of such a use.

A motion was made by Elaine Sutton Ekes, seconded by Atty. Jud Wyant, that this item be Recommended For Denial. The motion PASSED.

Adjournment

There being no other matters before the Commission, the meeting was adjourned at approximately 5:15 p.m.

Respectfully submitted,

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