



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 Dickert
Molly Hall
Elaine Sutton Ekes
Vincent Esqueda
Tony Veranth
Pastor Melvin Hargrove

Wednesday, July 10, 2013

4:15 PM

City Hall, Room 205

Call To Order

Alderman Wiser called the meeting to order at 4:25 p.m.

PRESENT: 6 - Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth, Molly Hall, Melvin Hargrove and Dennis Wiser

EXCUSED: 1 - John Dickert

Others present:

Matthew Sadowski, Assistant Director of City Development
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector / Zoning Administrator

Approval of Minutes for the June 12, 2013 Meeting

A motion was made by Commissioner Hargrove, seconded by Commissioner Hall, to approve the minutes of the June 12, 2013 meeting. The motion **PASSED** by a Voice Vote.

13-9005

Subject: (Direct Referral) Request from Brenda Torres representing R&B Latin Club Inc. seeking a conditional use permit for a tavern at 1600 Douglas Avenue. (PC-13) (Res. No. 13-0300)

Recommendation of the City Plan Commission on 7-10-13: That the item be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1600 Douglas Avenue](#)
[\(13-9005\) CU 1600 Douglas Avenue](#)

Assistant Director Sadowski provided a site review as a refresher to the Plan Commission as this item was before them for a Public Hearing on May 29th, 2013.

Parking was discussed. It was noted per Ordinance, 21 spaces are required. Twenty-six were shown by the applicant, however 15 of those spaces cannot be counted as 5 of the remote spaces block access to overhead doors, 4 of the spaces

are located on St. Patrick Street, and though there are 6 parking spaces illustrated on-site, the space can only accommodate 5.

The lighting plan and security cameras (4 inside the building and 5 outside the building) were reviewed. It was noted that the Douglas Avenue Design standards require a more decorative type of exterior light fixture. Taken as a whole (lighting, cameras, personnel, policies), the security appears to be reflective of what was presented in the liquor license.

Three comments were read into the record. First, Dr. Kenneth Yorgan, Racine Equity Project has concerns about the extent of conditions of approval and supports the applicant. Second, Mayor Dickert supports denial of the project citing the large amount of unresolved issues as reflected by the proposed conditions. Third, Alderman Holding mentioned paving concerns regarding the timing of paving the parking lot and would like the bond secured before the business opens.

Clarification was provided that judging from the date they placed on their conditional use permit (9-17-12), it appears that the applicant knew they needed a conditional use permit but did not file the application until April 26, 2013. Such a condition was part of their liquor license in November of 2012. Concerns were expressed about noise from music, the parking situation/layout of the parking, and about security issues where the parking is a distance from the establishment. Mr. Sadowski advised the Plan Commission has the authority to grant the exception on the required parking if the stalls in front of the overhead doors are deemed unacceptable. Commission members concurred with Staff's recommendation that such a parking configuration is substandard and unacceptable. Mr. Sadowski suggested the applicants place a camera in the rear parking area. Clarification was provided that this request requires a conditional use review because it lies within an Access Corridor.

A motion was made by Commissioner Hall, seconded by Commissioner Hargrove to recommend approval of the item subject to Staff conditions. Upon discussion of the motion, Commissioner Sutton Ekes recommended three additional conditions, including that the doors remain closed and noise from music or entertainment be confined inside the building, that if the cameras do not reach the rear of the parking lot that another camera be installed, and that the applicant provide evidence of four additional code compliant parking spaces within 30 days of opening. The amendments were accepted and the motion PASSED by the following vote:

AYES: 5 - Elaine Sutton Ekes, Tony Veranth, Molly Hall, Melvin Hargrove and Dennis Wisner

NOES: 1 - Vincent Esqueda

EXCUSED: 1 - John Dickert

13-9123

Subject: (Direct Referral) Request for a minor amendment to a conditional use permit for the relocation of a daycare center from building 2 to building 5 at 3131 Taylor Avenue.

Assistant Director Sadowski reviewed the site at Taylor Avenue and provided information on zoning, aerial views, and ground views of the grounds and the building. There are 9 parking spaces required, and 13 are provided. He advised they will be adding a playground area in the rear of the building and under the conditions of approval this is to be provided on a site plan. It was also advised that the recommendation of Staff for approval is subject to the original conditions of

approval from building 2, with a few additional requirements.

A motion was made by Commissioner Hall, seconded by Commissioner Veranth, to approve the minor amendment subject to staff conditions. The motion PASSED by voice vote with Commissioner Sutton Ekes abstaining.

Administrative Business

Reminder: 2035 Regional Housing Plan joint meeting with Affirmative Action/Human Rights Commission, 4:30 p.m., City Hall, July 11, 2013.

A reminder to the Plan Commission of the special meeting to be held July 11th regarding the Regional Housing Plan.

Adjournment

The meeting was adjourned at 5:05 p.m.