



City of Racine

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

Meeting Minutes - Final City Plan Commission

*Mayor John T. Dickert, Alderman Gregory Holding
Atty. Jud Wyant, Atty. Elaine Sutton Ekes
Vincent Esqueda, Alderman Eric Marcus, Tony Veranth*

Wednesday, September 29, 2010

4:15 PM

City Hall, Room 306

Call To Order

PRESENT: 7 - John Dickert, Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding, Jud Wyant, Eric Marcus and Tony Veranth

Others present: Matt Sadowski, Principal Planner
Jill Johanneck, Associate Planner
Rick Heller, Chief Building Inspector
Brian O'Connell, Director of City Development
Alderman Jeff Coe
Alderman Aron Wisneski
Alderperson Sandy Weidner

Approval of Minutes for the September 8, 2010 Meeting

A motion was made by Alderman Holding, seconded by Commissioner Esqueda, to approve the minutes of the September 8, 2010 meeting. The motion **PASSED** by a Voice Vote.

Approval of Minutes for the September 14, 2010 Meeting

A motion was made by Alderman Holding to accept the minutes of the September 14, 2010 meeting, as submitted. The motion **PASSED** without objection.

[10-5562](#)

Subject: (Direct Referral) Request by Douglas Stratton representing Regency West Apartments, LLC seeking a conditional use permit for the Regency West Apartments planned development at 2300 Loni Lane.

Recommendation of the City Plan Commission on 9-29-10: That the request be denied.

Recommendation of the City Plan Commission on 10-13-10: That the request be denied

Fiscal Note: N/A

Attachments: [PH Notice - 2300 Loni Lane](#)
[CUP 2300 Loni Lane \(possible conditions\)](#)

Principal Planner Sadowski provided an overview of the project site, project plans and elevations, surrounding zoning, analysis of what is being requested with this development versus what is allowed by the zoning ordinance, and the pros and cons of the proposal and the potential for the property to incorporate commercial areas as per the Comprehensive Plan.

Discussion ensued. Commissioner discussed concerns that the proposal is in conflict with the Comprehensive Plan.

Commissioner Wyant moved to deny the request.

Further discussion focused on the information provided via the market study and high vacancy rates within the City. It was noted the decision should not be made based on vacancy rates, but the study should be used as a review tool in making the land use decision to approve or deny the request.

A motion was made by Commissioner Wyant, seconded by Alderman Holding, to recommend denial of the request. The motion PASSED by the following vote:

AYES: 6 - Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding, Jud Wyant, Eric Marcus and Tony Veranth

NON VOTING: 1 - John Dickert

4:30 P.M. PUBLIC HEARINGS

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[10-5633](#)

Subject: (Direct Referral) Request by Reggie Booker seeking approval of a conditional use permit to operate a convenience store at 3425 Kinzie Avenue.

Recommendation of the City Plan Commission on 9-29-10: That the request be denied.

Fiscal Note: N/A

Attachments: [PH Notice - 3425 Kinzie Avenue](#)

Associate Planner Johanneck provided an overview of the request, surrounding zoning, summary of the store layout and items that would be sold at the location. Concerns over parking, sales of alcohol and tobacco, and the proximity of the store to Fratt Elementary School were discussed.

The public hearing opened at 4:50 p.m.

The applicant, Reggie Booker, 1722 Wisconsin Avenue, spoke and gave a general description of what would be sold and agreed to not pursue the sale of alcohol and tobacco products.

Alderman Aron Wisneski, 1205 Arthur Avenue, spoke in opposition of the proposal. His concerns included parking issues, trash and that this type of use was at the location in the past and it resulted in trash outside of the property. He presented a petition signed by 16 people in the area, 15 who were opposed and one who was neutral. He advised of his conversation with the principal of Fratt Elementary and his concerns with candy sales and childhood obesity.

Alderman Jeff Coe, 1044 Villa Street, spoke in opposition. His concerns included trash, amount of foot traffic, and parking congestion near a school.

The public hearing closed at 4:57 p.m.

Discussion ensued. It was noted that this type of use and other uses within residential districts may be allowed via the "Constantine Amendment", which allows for conditional use review of uses for older, smaller neighborhood stores to continue and not sit vacant. Walkability of the community, mixed-use, and lack of sale of fresh fruits or vegetables at the store were discussed.

A motion was made by Alderman Holding, seconded by Alderman Marcus, to recommend denial of the request citing concerns with parking and safety of children who may visit the store. The motion PASSED by the following vote:

AYES: 6 - Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding, Jud Wyant, Eric Marcus and Tony Veranth

NON VOTING: 1 - John Dickert

10-5634

Subject: (Direct Referral) Request by David Opahle seeking a conditional use permit for 2024 N. Memorial Drive to operate an outdoor storage facility. (Res.10-2215)

Recommendation of the City Plan Commission on 9-30-10: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 2024 N. Memorial Drive \(10-5634\) CUP 2024 N. Memorial Drive](#)

Principal Planner Sadowski provided an overview of the proposal, including surrounding zoning, land use, and parking areas within the site.

Alderman Marcus questioned surrounding uses and fence height. Mr. Sadowski advised the building to the north is storage, the building to the south is the Teamsters building, and the fence height is 6-feet.

The public hearing opened at 5:10 p.m.

The applicant, David Opahle, 540 West Point Lane, provided detail on his proposal for storage of trailers, boats, and similar vehicles. He advised he has received no object from surrounding property owners.

Wesley Gable, 1624 Yout St., spoke in favor of the request.

Alderperseon Sandy Weidner, 2310 Thor Avenue, advised she has no objections to the request.

The public hearing closed at 5:16 p.m.

Mr. Sadowski read through the list of conditions for approval. Commissioner Sutton Ekes suggested a deadline date for improvements as well as wording for the letter of credit which she will provide to Staff to incorporate into the recommendation. A

deadline date of June 30, 2011 was selected for the asphalt and landscaping to be completed.

A motion was made by Alderman Holding, seconded by Commissioner Sutton Ekes, to recommend approval of the request subject to amended staff conditions. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

There being no further business, Commissioner Esqueda moved to adjourn the meeting at 5:25 p.m. Motion carried without objection.