



# City of Racine

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

## Meeting Minutes - Draft City Plan Commission

*Mayor John Dickert, Alderman Dennis Wisner,  
Molly Hall, Vincent Esqueda, Tony Veranth,  
Pastor Melvin Hargrove, Attorney Tom Durkin*

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Wednesday, May 27, 2015

4:15 PM

City Hall, Room 205

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### Call To Order

*Mayor Dickert called the May 27, 2015 Plan Commission meeting to order at 4:17 p.m.*

**PRESENT:** 7 - Vincent Esqueda, John Dickert, Melvin Hargrove, Molly Hall, Dennis Wisner, Tony Veranth and Tom Durkin

Others present:

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

### Approval of Minutes for the April 29, 2015 Meeting

**A motion was made by Alderman Wisner, seconded by Commissioner Hargrove, to approve the minutes of the April 29, 2015 meeting. The motion PASSED by a Voice Vote.**

### Review of Meeting Notes for the May 13, 2015 Meeting

[14-10786](#)

**Subject:** (Direct Referral) A request from Richard Donner of Reinhart Boerner Van Dueren s.c., representing TMC Wisconsin 2 LLC, for the rezoning of the south side of Washington Avenue in the 4600 Block between Ohio Street and Virginia Street from B-1 Neighborhood Convenience, R-2 Single Family Residence, and R-3 Limited General Residence to B-2 Community Shopping District. (ZOrd. 002-15)

**Recommendation of the City Plan Commission on 4-8-15:** That the request for the rezoning of the south side of Washington Avenue in the 4600 block between Ohio Street and Virginia Street to B-2 Community Shopping District be received and filed.

**Recommendation of the City Plan Commission on 5-27-15:** That an ordinance be prepared and a public hearing scheduled.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - CVS Pharmacy](#)

*Assistant Director of City Development Matt Sadowski advised the Common Council has requested the Plan Commission proceed with the Comprehensive Plan amendment required to continue with this rezoning item, stating the Public Hearing will be held before the Council on June 16th. In this vein, the rezoning request requires an ordinance be prepared and a public hearing scheduled to move it forward. Though this is Staff's recommendation, such action does not suggest the outcome of the rezoning request.*

**A motion was made by Alderman Wisner, seconded by Commissioner Hargrove, that an ordinance be prepared and a public hearing scheduled. The motion PASSED by a Voice Vote.**

[14-10787](#)

**Subject:** (Direct Referral) A request from Richard Donner of Reinhart Boerner Van Dueren s.c., representing TMC Wisconsin 2 LLC, for a conditional use permit to allow for a CVS Pharmacy on the south side of Washington Avenue in the 4600 Block between Ohio Street and Virginia Street.

**Recommendation of the City Plan Commission on 4-8-15:** That the request for a conditional use permit to allow a CVS Pharmacy on the south side of Washington Avenue in the 4600 block between Ohio Street and Virginia Street be received and filed.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - CVS Pharmacy](#)

*Mr. Sadowski noted in an effort to keep the requests for the CVS project on the same time line, that this request be deferred until the June 10, 2015 Plan Commission meeting.*

**A motion was made by Alderman Wisner, seconded by Commissioner Hargrove, to defer. The motion PASSED by a Voice Vote.**

[15-00434](#)

**Subject:** (Direct Referral) A request by Sandra Johnson for a rezoning from O/I Office Institutional to O Restricted Office and a conditional use permit to operate a Bed and Breakfast at 1121 Lake Avenue. (PC-15) (Res No. 15-0237)

**Recommendation of the City Plan Commission on 5-27-15:** That the request for a rezoning from O/I Office Institutional to O Restricted Office be received and filed.

Further, that the request for a conditional use permit for a Bed and Breakfast at 1121 Lake Avenue be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 1121 Lake Avenue](#)

*Mr. Sadowski reviewed the project request, and provided an overview of the property location, zoning, building views, and site and floor plans.*

*The initial application included a request to rezone the property to O – Restricted Office, and a conditional use request to operate a bed and breakfast. At this time, the owner opposes the rezoning sought by the applicant, and the applicant has submitted a formal notice withdrawing the rezoning request.*

*The applicant has since discussed with Staff the desire to hold special events at the property. This request was not part of the original application or the public hearing notification. Said request would require a major amendment to the application or a new conditional use application and another public hearing. Only the conditional use request for a bed and breakfast establishment is before the Commission at this time. Mr. Sadowski noted the historic nature of the structure, and advised condition d. in the recommendation for approval would require Downtown Area Design Review for any exterior building modifications.*

**A motion was made by Commissioner Veranth, seconded by Commissioner Hall, that the request to rezone the property from O-I Office Institutional to O Restricted Office be received and filed; and that the conditional use request to operate a bed and breakfast be approved subject to Staff conditions. The motion PASSED by a Voice Vote.**

[15-00490](#)

**Subject:** (Direct Referral) Review of a Certified Survey Map for Financial District Properties for the consolidation of properties located at 308 Fourth Street and 470, 702, 712, 800, 820, 900 and 1010 Water Street. (Res No. 15-0238)

**Recommendation of the City Plan Commission on 5-27-15:** That the request for a Certified Survey Map (CSM) be approved subject to conditions.

**Fiscal Note:** N/A

*Mr. Sadowski provided an overview of the area and the parcels involved in this request. Eleven properties will be consolidated into 4 parcels to assist in implementation of the Rootworks Plan. Of the parcels, one (referred to as Lot 3 on the CSM), is anticipated to become part of a public promenade running from the Marquette Street bridge east to Fourth Street. An overview of Staff requested modifications and conditions of approval were provided.*

**A motion was made by Alderman Wiser, seconded by Commissioner Esqueda, to recommend approval of the CSM subject to conditions. The motion PASSED by a Voice Vote.**

[15-00487](#)

**Subject:** (Direct Referral) Communication from Charles Clarke of Kinzie Realty Corporation requesting that the name of Jacato Drive be changed.

**Recommendation of the City Plan Commission on 5-27-15:** That the request be approved.

Further that the item be referred to the Public Works and Services Committee.

**Fiscal Note:** N/A

**Attachments:**     [Jacato Drive Name Change](#)

Mr. Sadowski provided a visual of the location of Jacato Drive. He advised the apartment buildings are being rejuvenated, and the developer is requesting a new name for the street.

State Statutes require an affidavit of correction, approved by the City and filed with the Register of Deeds, for street name changes. Additionally, in 2007, the City adopted a policy resolution which sets forth ten (10) criteria for consideration of a street name change. Staff has reviewed the request in conjunction with this policy and finds the criteria to be met. Mr. Sadowski reviewed the criteria and provided a timeline for approval, as the request must be approved by the Common Council and Public Works and Services committee.

Director of City Development Brian O'Connell advised the new suggested name is Anthony Lane. Anthony Tortero was the individual who originally platted the subdivision, and using his name adds to the historical significance of the name change. The applicant advised the Commission he finds this name acceptable and is ready to move forward with the change to eliminate the negative community 'stigma' of the name Jacato Drive. Alderman DeHahn provided additional history on the property.

**A motion was made by Alderman Wiser, seconded by Commissioner Hargrove, to recommend approval of the street name change, and that the matter be referred to the Public Works and Services Committee. The motion PASSED by a Voice Vote.**

**4:30 P.M. PUBLIC HEARINGS****4:30 P.M. PUBLIC HEARINGS**[15-00488](#)

**Subject:** (Direct Referral) Request from Cornerstone Pavers, LLC for a Conditional Use Permit to allow for utilization of a portion of the property at 1917 S. Memorial Drive for storage, recycling, and staging activities involved in two street reconstruction projects for the City of Racine. (Res No. 15-0239)

**Recommendation of the City Plan Commission on 5-27-15:** That the item be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:**     [PH Notice - 1917 S Memorial Drive](#)

Associate Planner Jill Johanneck provided an overview of the site location, zoning and property views. The parcel is quite large, and the southernmost are of the site is requested for the proposal to operate facilities and store/process materials involved in two street projects Cornerstone Pavers will be completing for the City.

Entrance to the southern area of the site is from Memorial Drive. Broken pavements will be recycled into base aggregate or gravel to be used under new street concrete or pavement. Machinery on-site will include a portable crushing machine, front end loader, and excavator. No buildings are requested. Machinery will be used only when needed to process the materials. Other projects Cornerstone is working on for the City are being handled out of their existing facility and Highway 31 and Highway G.

*Dust and debris are a concern with this project. Cornerstone is responsible for maintaining their area and keeping the roadway clear of debris. To accomplish this, they will be utilizing a sweeper, or 'pick broom' to remove debris tracked onto Memorial Drive from the site. Staff also heard from Alderman Shields and an adjacent property owner concerning the dust issues. In an effort to reduce dust, Cornerstone will be watering the piles and using water during the recycling process when necessary. They have stated the majority of the dust is generated when moist materials are tracked onto the roadway and dry out, not during the recycle operation itself. Cornerstone has advised they will construct a tracking pad at the entrance to reduce debris from truck tires exiting onto Memorial Drive. Parking and hours of operation were reviewed.*

*The public hearing opened at 4:53 p.m.*

*1. Ed Anastas, applicant, 6422 Hwy. 31, Suite 1, Racine WI 53402, advised he is aware of the dust issues and explained the steps they are taking in dust suppression, including what has been discussed as well as putting calcium chloride on the gravel areas.*

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

*Mayor Dickert inquired if La Londe is working at this site. Mr. Anastas advised there are material piles there, but he is not aware of their status.*

*Ralph Weidner, 2040 S. Memorial Drive, expressed concerns over the dust and its effect on his automotive repair business. Mr. Anastas reiterated their desire to reduce the dust, and that they will do what they can to keep it at a minimum.*

*Commissioner Hall stated she felt condition e. was open-ended and asked if more specific language should be added, possibly a provision for monitoring. Ms. Johanneck stated similar activities are occurring now, and the applicants will be here temporarily. Additionally, they have been very receptive to concerns brought to their attention about the dust and particulates and pro-active in their responses and solutions. Staff would respond to any problems brought to the City's attention, however feels adequate concessions have been made by the applicant to address the issue.*

**A motion was made by Commissioner Hall, seconded by Commissioner Esqueda, to recommend approval of the request subject to conditions. The motion PASSED by a Voice Vote.**

[15-00489](#)

**Subject:** (Direct Referral) Request from John Brodersen for a major amendment to a conditional use permit to update the existing building and property at 5550 Durand Avenue for location of a Popeye's Restaurant. (Res No. 15-0240)

**Recommendation of the City Plan Commission on 5-27-15:** That the item be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 5550 Durand Avenue](#)

*Ms. Johanneck provided an overview of the area, zoning, site and surrounding views, and land uses. There will be interior and exterior modifications to the building and site, and the restaurant will be able to accommodate 88 patrons.*

*The parking exists mostly to the east, however parking to the north of the building is proposed. To the east of the building entrance, the landscaping will be removed and the area re-structured for handicapped spaces with a small landscape strip separating it from the drive aisle. To the south of the building, parking is requested in an area adjacent to the drive-through lane and which is part of a steep berm that exists along Durand Avenue. Due to the slope, the excess of parking which currently exists on the site, and the potential hazards for vehicles backing out of these spaces into the drive through and drive by aisle, Staff would like to see these potential spaces eliminated and the area to remain as part of the berm.*

*New landscaping is being provided near the modifications to the parking area on the north and east of the entrance, and though stated in the project description that screening landscaping would be provided on the west side of the building to shield the utilities there, no landscaping was shown on the landscape plan. Plantings are also proposed near the requested parking area south of the building, however as noted earlier, Staff would like that to remain untouched and remain part of the larger berm due to the slope, adequate existing parking, location of easements and utilities, and safety concerns with the location near the drive-through and drive by aisle in this minimal space.*

*The drive-through windows will be located on the south side of the building, signage will be submitted separately for Staff review, and the trash enclosure will remain at the northwest corner of the site. Hours of operation proposed are from 10:00 a.m. – 12:00 a.m., Sunday through Thursday, and 10:00 a.m. – 2:00 a.m. Friday – Saturday. The restaurant will employ between 12 and 25 employees.*

*The main visible changes will be the building elevations. Parapet walls of varying heights, window shutters, awnings, new windows, a balcony on the south side, and gooseneck lighting fixtures are proposed. The building is a brick veneer which will be painted to reflect the Popeye's corporate color scheme. Color samples were provided to Commission members for review.*

*Public hearing opened at 5:15 p.m.*

*1. Eric Styer, agent for the project, 1605 Barclay Blvd., Buffalo Grove, IL 60089. Was present to answer questions.*

*Mayor Dickert asked why so many parking spaces are being requested. Mr. Styer stated much of the parking on this site is located quite far from the entrance, and they are trying to incorporate spaces closer to the entrance. They do not intend on using the spaces to the west of the building. Ms. Johanneck reiterated the request to eliminate the proposed spaces south of the building. The applicant advised they will address the parking in this area through plan revisions. Commissioner Hall stated she supports elimination of the spaces.*

*Public hearing closed at 5:19 p.m.*

**A motion was made by Commissioner Hall, seconded by Alderman Wisner, to recommend approval subject to conditions. The motion PASSED by a Voice Vote.**

## **Administrative Business**

*None.*

## Adjournment

*Mayor Dickert adjourned the meeting at 5:20 p.m.*