



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez
Alderman Dennis Wiser
Christina Hefel
Mayor Cory Mason

Wednesday, November 29, 2017

4:30 PM

City Hall, Room 205

PROCEDURAL NOTE: While action on items typically proceeds in the order in which they appear on the agenda, certain items may be postponed to allow the start of public hearings at the published time of 4:30 p.m. Following the public hearings, the Plan Commission will resume action on postponed items.

Call To Order

Alderman Dennis Wiser called the meeting to order at 4:32 p.m.

PRESENT: 4 - Tom Durkin, Ann Brodek, Mario Martinez and Dennis Wiser

ABSENT: 3 - Tony Veranth, Christina Hefel and Cory Mason

Approval of Minutes for the November 8th, 2017 Plan Commission Meeting

A motion was made by commissioner Brodek, seconded by Tom Durkin, to approve the minutes of the November 8th meeting. The motion **PASSED** by a voice vote.

[ZOrd.0007-17](#)

Subject: ZOrd. 07-17 - An Ordinance Rezoning Property at 1701 and

1700 Packard Avenue

To amend the map of the Zoning Ordinance of the City of Racine.

The Common Council of the City of Racine do ordain as follows:

Part 1: That 1701 Packard Avenue, more particularly described as follows:

Block 5 of the Morey and Packard's Addition, Lots 14 through 17 and the adjacent alley lying East and South of the subdivided Block 5, plus block 2 of the Hamilton's Addition, Lots 14, 16 and Part of the Western ½ of the Vacated Seventeenth Street lying West of the Westerly line of South

Memorial Drive, plus part of the Northern ½ of the former Chicago, Milwaukee, St. Paul and Pacific Rail Road R.O.W. lying East of the East line of Packard Avenue to the West line of South Memorial Drive further described in Vol 1711 RECS Page 641, Excepting the Racine rail spur No. 2., being in the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 20, Township 3 North, Range 23 East in the City of Racine, County of Racine and State of Wisconsin, and

Part 2: That 1700 Packard Avenue, more particularly described as follows:

Block 4 of Dodges' Addition, Lots 14 through 18, and Block 6 of the Morey and Packard's Addition Lots 14 through 17, including the vacated alley lying South and West of the subdivided Block 6, excluding the North 20 feet of the West 16 feet of the subdivided alley, and the adjacent Northerly ½ of the former Chicago, Milwaukee, St. Paul and Pacific Rail Road R.O.W. lying East of the Eastline of Phillips Avenue to the West line of Packard Avenue, Excepting the Racine Rail Spur No. 2, being in the Northeast ¼ of the Northwest ¼, and the NW ¼ of the NE ¼ of Section 20, Township 3 North, Range 23 East in the City of Racine, County of Racine and State of Wisconsin, be rezoned from I-2 general Industrial District to I-2 with a Flex Development Overlay District.

Part 3: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Recommendation of the City Plan Commission on 11-29-17: That the zoning ordinance be adopted.

Fiscal Note: N/A

Attachments: [Public Hearing Notice 1700-1701 Packard Avenue](#)
[Journal Times Notice - ZOrd 007-17](#)
[1700-1701 Packard Avenue Staff Review](#)
[1700-1701 Packard Avenue Submittals](#)

Assistant Director/Principal Planner Sadowski described the properties in question and displayed aerial photography. The property is zoned I-2 General Industrial District, and R-3 General Residential to the North. Sadowski mentioned this is a transitional area between the residential to the north and the industrial to the south.

Mr. Sadowski showed a conceptual site plan, showing that there is a proper zoning scheme. The property on the east side of the site is the property planned to be renovated and developed immediately. The west lot will be developed at a later time.

Mr. Sadowski displayed the floorplan of the building proposed for the East lot. He explained that the building will be a mix of townhomes, 1, 2, & 3 bedroom and studio

apartments with related amenities and facilities. He also showed the unit floor plans.

Mr. Sadowski stated the ordinance has been sent from the Common Council to the Plan Commission for review recommendation. He suggested adoption of the ordinance.

Alderman Wiser noted the commission is changing the zoning to accommodate a residential development from an industrial facility, and that this is the first step in the redevelopment process of this property.

Commissioner Durkin pointed out the typo in the staff review comments and recommendation document, to verify that it was pertaining to ZOrd. 0007-17.

Commissioner Brodek questioned if the apartments would be subsidized.

Alderman Wiser suggested the question was not appropriate at this time, as they are still in the beginning stages of redevelopment.

A motion was made by Commissioner Durkin, seconded by Alderman Wiser, to recommend adoption of the ordinance. The motion PASSED by a Voice Vote.

[1152-17](#)

Subject: (Direct Referral) Use supplement related to a Flex Development Overlay District for the properties at 1701 and 1700 Packard Avenue. (PC-17) (Res. 0408-17)

Recommendation of the City Plan Commission on 11-29-17: That the supplement be approved by resolution, subject to conditions.

Fiscal Note: N/A

Attachments: [Draft Use Supplement 1700-1701 Packard Avenue](#)

Assistant Director/Principal Planner Sadowski explained the purpose of a flex development for historic properties that are going to be redeveloped and the reason that the city uses flex development.

He shows examples of similar past flex developments, including: Mitchell Wagon Loft apartments, Riverbend Lofts, and 2177 Lathrop Avenue.

Mr. Sadowski states the subject property is zoned I-2, General Industrial District. The proposed use supplement would maintain the I-2 zoning and the uses of warehousing, storage, and community gardens. Conditional uses would add residential uses and low impact commercial and professional uses. The supplement would also remove all manufacturing and processing activities from the I-2 district, but retain uses for branch banks and warehousing, etc. Ground floor uses can be low impact commercial uses; such as, retail or restaurants.

Staff recommends the flex development use supplement be recommended to Common Council for approval and resolution adoption.

A motion was made by Commissioner Brodek, seconded by Durkin, to recommend approval of the Use Supplement. The motion PASSED by a Voice Vote.

Adjournment

The meeting was adjourned at 5:01 p.m. The next scheduled meeting of the City Plan Commission is Wednesday, December 13, 2017 at 4:30 p.m.

If you are disabled and have accessibility needs or need information interpreted for you, please contact Department of City Development at (262) 636-9151 at least 48 hours prior to this meeting.