



City of Racine

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

Meeting Minutes - Final

City Plan Commission

Wednesday, May 25, 2016

4:15 PM

City Hall, Room 205

Call To Order

Mayor John Dickert called the May 25, 2016 Plan Commission meeting to order at 4:23 p.m.

PRESENT: 6 - John Dickert, Dennis Wisner, Molly Hall, Tom Durkin, Tony Veranth and Ann Brodek

Minutes for the April 27, 2016 City Plan Commission meeting approved.

A motion was made by Alderman Wisner, seconded by Commissioner Durkin, to approve the minutes of the April 27, 2016 meeting. The motion PASSED by a voice vote.

[ZOrd.0003-16](#)

ZOrd. 003-16

An Ordinance Rezoning 2001 Racine Street

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 the property located at 2001 Racine Street and more particularly described as follows:

“Said land being in Racine County, WI, City of Racine, Block 85 of the School Section, plus the North ½ of Section 21, Township 3 North, Range 23 East, Block 11, partially described in Volume 1706 RECS, Page 870, containing 1.743 acres, more or less” be rezoned from B-1 Neighborhood Convenience District to B-1 Neighborhood Convenience District with a FD-Flex Development Overlay District.

Part 2: 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.

Passed by the Common Council:

Fiscal Note: N/A

Associate Planner Jill Johanneck briefed the Commission on the previous and upcoming actions and hearings related to the Ordinance, and summarized the proposed ordinance is in concert with a FD Flex Overlay Use Supplement and Conditional Use permit to be presented for the property.

A motion was made by Commissioner Veranth, seconded by Commissioner Durkin, to recommend adoption of ZOrd.003-16 rezoning 2001 Racine Street from B-1 Neighborhood Convenience District to B-1 Neighborhood Convenience with a FD Flex Development Overlay be adopted. The motion PASSED by a voice vote.

[0412-16](#)

Subject: (Direct Referral) Consideration of a Use Supplement as a companion to the FD Flex Development Overlay District (Zord. 003-16) for the property at 2001 Racine Street. (PC-16). (Res No. 0211-16)

Recommendation of the City Plan Commission on 05-25-16: That the use supplement be approved.

Fiscal Note: N/A

Ms. Johanneck presented the Use Supplement, which was created specifically for this parcel to both expand and restrict those permitted and conditional uses appropriate to the site layout and location.

A motion was made by Commissioner Durkin, seconded by Commissioner Hall, to recommend approval of the use supplement. The motion PASSED by a voice vote.

[0413-16](#)

Subject: (Direct Referral) Consideration of a request by Romayne Wilson, represented by Ken Rusch seeking a conditional use permit for a new and used tire service facility at 2001 Racine Street. (PC-16). (Res No. 0212-16)

Recommendation of the City Plan Commission on 05-25-16: That the conditional use permit be approved, subject to conditions.

Fiscal Note: N/A

Ms. Johanneck presented an overview of the site location, condition, and surrounding areas. This property was recently purchased and the owners have requested conditional use approval to operate a tire facility from this location. The property presents opportunity for incorporation of buffer yards and landscaping treatments. This, in addition to other modifications proposed by the applicant, will serve to upgrade the property appearance while allowing continued use of the site and reducing negative impacts on surrounding residential properties.

History reveals the building was constructed as an auto service facility in the 1950's. In 1973, a zoning ordinance and map update were completed resulting in elimination of all automotive-related uses from the B-1 zoning district. The facility continued to operate legally as a non-conforming use until that status was lost due to inactivity for 12 consecutive months. This generated the rezoning request to include the FD Flex Overlay, and subsequently this conditional use request for a tire facility.

The business will be owner-operated. The structure, approximately 1,200 sq. ft. will offer only tire servicing. There are two existing site access points, and parking is

proposed for eight (8) vehicles along the Racine Street frontage. While the use dictates 13 spaces be provided, staff supports an exception to this requirement as part of the intent to maintain this as a small-scale operation appropriate for the location. Though presented as part of the request, Staff advised outdoor storage is prohibited by zoning and will not be allowed for tires or any component of the business. In addition to the proposed planters at the property corners, a landscape plan outlining treatment for the established buffer yards will be required of the applicant. Information on site lighting, hours of operation and other business amenities were presented for consideration and a brief overview of the findings of fact supporting the request was provided. Recommendation is for approval subject to conditions as presented.

Discussion ensued. Commissioner Veranth confirmed with the applicant agent they have no concerns with the landscaping requirements as proposed. Staff clarified no landscaping plan, other than information on two proposed planters, was provided and the applicant can work towards preparation and presentation of a plan for Staff review and approval.

A motion was made by Alderman Wisner, seconded by Commissioner Brodek, to recommend approval subject to conditions as presented. The motion PASSED by a voice vote.

[0471-16](#)

Subject: (Direct Referral) Review of final plans related to a conditional use permit for a multifamily residential development at 1520 and 1536 Clark Street. Matthew Edwards of Quorum Architects, Inc., agent for Herman Kittle Properties, Inc. (PC-16). (Res No. 0213-16)

Recommendation of the City Plan Commission on 05-25-16: That the final plans be approved, subject to conditions.

Fiscal Note: N/A

Assistant Director and Principal Planner Matt Sadowski noted this request was previously before the Plan Commission as part of a Flex Development and conditional use approval. The applicants have presented the site-specific plans to the Downtown Area Design Review Commission (DADRC) and are finishing up the project design preparing for commencement of demolition and construction. Mr. Sadowski presented an overview of the area, layout, and design elements of the project, which will be listed on the National Register of Historic Places.

Several of the newer buildings and rooftop areas in the development site will be removed, creating internal open spaces amongst the remaining trusses. Landscaping is provided but is minimal, as dictated by standards set by the Department of the Interior and National Parks Service for use of historic tax credits in the redevelopment of the property. While the closed-off appearance and minimal landscaping were issues noted by the by the DADRC, the intent is for the project to retain much of the original "industrial feel" and historical context while moving forward with restoration and site redevelopment.

Additional illustrations were presented and detailed discussion provided related to façade upgrades and interior construction elements. Mr. Sadowski advised the developer will be participating in the development of the "Junction Triangle", an area identified in the Uptown Strategic Development Plan for open space and parking. Staff recommendation is for approval subject to conditions.

Matthew Edwards, project architect, indicated to the Commission that the National

Park Service requires four historic egress doors, which exit onto public sidewalk, be retained. Mr. Sadowski clarified this is not allowed by code, however supported an amendment to the condition of approval related to this concern (condition j.) to allow encroachment only if suitable safety precautions are implemented and obstruction privileges are granted by the Common Council. Mr. Edwards advised the project is slated to commence on June 15th, with an anticipated completion date of December 31, 2017.

A motion was made by Commissioner Durkin, seconded by Commissioner Hall, to recommend approval subject to conditions as amended. The motion PASSED by a voice vote.

***** PUBLIC HEARING *****

[0414-16](#)

Subject: (Direct Referral) An application from Phesal CKadan seeking a conditional use permit to install a gas canopy and refueling islands as part of a redevelopment plan for the property at 930 Washington Avenue. (PC-16) (Res No. 0257-16)

Recommendation of the City Plan Commission on 6-29-16: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [\(0414-16\) CU 930 Washington Avenue](#)

Mr. Sadowski presented information on the site location, surrounding areas and zoning, and views of and around the development site. The existing building is proposed for demolition to allow for construction of a new building and gas canopy. The property is B-3 and gas canopies require approval of a conditional use permit.

A brief overview of the site plan was presented. Final site details are not yet available for presentation. Potential wall treatments for the rear wall, which is adjacent to residential properties, were reviewed in accordance with the current submittal and with consideration to discussions by the applicant for a possible request for a future drive-through lane.

The canopy would cover the fuel islands and extend towards the building to provide a covered walk-way. Signage was briefly discussed, however additional detail is required before a recommendation can be made.

The applicant agrees the plans need additional work, and a proposal for functional site circulation is needed. The site has room to meet parking requirements, however the layout does not allow for appropriate internal circulation. Staff is working with the applicants on the issue, however has determined the overall proposal/concept is ready for Public Hearing and comment.

Public Hearing Opened: 5:14 p.m.

No Speakers

Public Hearing Closed: 5:14 p.m.

A motion was made by Commissioner Hall, seconded by Commissioner Veranth, to defer to allow further exploration of site circulation options. The motion PASSED by a voice vote.

[0456-16](#)

Subject: (Direct Referral) An application from Nichole Mauer of Mauer Home School LLC, seeking a conditional use permit to allow a day care and preschool facility at 3319 Washington Avenue. (Res No. 0214-16)

Recommendation of the City Plan Commission on 05-25-16: That the conditional use permit be approved, subject to conditions.

Fiscal Note: N/A

Ms. Johanneck provided history on the property, originally constructed as a Lutheran Church in 1915 with a subsequent educational unit added in 1959. A conditional use is required because once the building ceased operating as a religious institution, group day care facilities were no longer permitted by right and required approval of a conditional use by Ordinance.

A review of the site location, area zoning and uses were reviewed. Day care activities would occur within the educational unit portion of the building, which consists of three levels. Currently the applicant is licensed for up to 45 children but is seeking with her license transfer to this site an increase to provide care for up to 100 children. Floor plan layouts were reviewed.

Parking is not available or possible on-site. The applicant proposes use of the public lot, located to the southeast across an alley, and would reserve up to ten (10) spaces and utilize additional spaces as available to meet parking needs. The day care entrance is proposed for the rear of the building, bringing clients and children up the alley into the new rear entryway. This entryway will be monitored, modified to meet handicap-accessible requirements, and updated with decorative fencing and an awning and signage to guide parents into the rear entrance area. This modification to the building entry eliminates drop-off and pick-up areas along the busier streets of Washington and Blaine Avenues. The applicant has stated she will carefully address parking and drop-off procedures with her clients, and include information in the parent handbooks as well as have an individual assisting to ensure use of secured parking and the rear entrance are safely adhered to. Outdoor play areas were identified by the applicant in the courtyard and within small yards along Blaine and Washington Avenues. Staff supports use of the courtyard, however due to safety concerns and size does not support use of the other areas identified.

The Zoning Ordinance outlines criteria group day care centers must comply with when being considered for their proposed location. Staff reviewed these criteria with the Commission. While several of the requirements cannot be met, suggestions for alternative compliance presented for consideration. Further, the findings of fact for conditional uses were provided for Commission review. A summary of employees, hours of operation, signage, trash handling, and site maintenance was presented.

Public Hearing Opened: 5:33 p.m.

- 1. Michele Feiner, 5303 Willowview Rd. Spoke in favor of the request.*
- 2. Liz Duchac, 1336 Arthur Ave. Spoke in favor of the request.*
- 3. Sarah Schneider, 4935 Tanglewood Ave. Spoke in favor of the request.*
- 4. Josh Sopczak, 917 Grove Ave. Spoke in favor of the request.*
- 5. Email from Alderman Terry McCarthy – in favor of the request.*

Public Hearing Closed: 5:37 p.m.

Discussion ensued. The applicant verified that no day care traffic will utilize any other entrance than the one proposed off of the alley, and she will ensure the parents and others are aware of this. Children may only be dropped-off or picked-up while accompanied by an adult. Mayor Dickert encouraged the applicant to talk to the Parks department for questions on snow removal from the alley.

A motion was made by Commissioner Veranth, seconded by Commissioner Durkin, to recommend approval subject to conditions as amended. The motion PASSED by a voice vote.

Administrative Business

None

Meeting adjourned at 5:45 p.m.