



City of Racine

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

Meeting Minutes - Final

City Plan Commission

Wednesday, June 29, 2016

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 6 - John Dickert, Dennis Wiser, Tom Durkin, Tony Veranth, Ann Brodek and Mario Martinez

EXCUSED: 1 - Molly Hall

Approval of Minutes for the May 25, 2016 Meeting

A motion was made by Alderman Wiser, seconded by Commissioner Brodek, to approve the minutes of the May 25, 2016 meeting. The motion **PASSED** by a Voice Vote.

[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](#)

Assistant Director Matt Sadowski stated the public hearing was held before the Commission on May 25th, stating since then some adjustments have been made to the site plan. An overview of the development site and surrounding areas was provided.

A concern with the initial site plan related to traffic circulation. To address this, single versus double pumps are proposed for the islands, and the center of the building has been shortened to push the parking further west allowing for a wider aisle. These modifications improving the safety and functionality of the drive aisle and assist traffic flow.

Decorative fencing with columns is proposed along the Washington Avenue frontage in lieu of required landscaping, due to the development constraints of the site as identified. The fencing will follow along the property lines towards the building façade, will be incorporated into the dumpster enclosure, and will be located behind the building along the property line. Landscaping opportunities are limited, however islands are proposed at the north and south corners of the site and some landscaping will be planted behind the building.

Façade modifications include the west elevation will incorporate brick, eliminating the

windows originally presented. The dumpster has been re-located to the rear of the building. There currently are structural encroachments from adjacent buildings which need to be remedied prior to issuance of building permits.

Ramona Ydunate of ARC presented an overview of the proposal as revised. Concerns about traffic were raised when it was advised fuel trucks, after delivery, would need to back-out onto Washington Avenue to exit the site. Extensive discussion related to access, circulation and traffic ensued. The applicants stated focus is on late night fuel deliveries to ease potential traffic impacts. Further, internal traffic circulation and site access have been analyzed and plans modified to facilitate better design and safety. The applicants support the creation of a cross-access between this property and the parcel to the north; however do not desire this along the south property line. After additional discussion, the proposed condition was modified to require allowance for "pedestrian access" from the property to the south, and general cross access with the property to the north. The applicants requested 24 hour pay-at-the-pump gas sales be permitted, which is supported by the Commission and staff as an acceptable modification.

Mr. Sadowski summarized the ordinance exceptions requested with this proposal, including approval for 15 parking spaces where 17 are required; allow for a rear/transition yard setback of 3.29-feet from the west property line; and the additional exception allowing a 3.6-foot canopy setback.

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

0503-16

Subject: (Direct Referral) A request from Pastor Frank James II of Changing Lives Ministries seeking a minor amendment to a conditional use permit to include a day care center for church at 2829 Durand Avenue. (PC-16)

Mr. Sadowski advised this property was before the Commission last December, and was approved to operate a church and book store. An overview of the site and surrounding area was presented.

The applicant is requesting to expand operations to provide day care services to the church. The existing interior space will be modified to accommodate the facility, and an outdoor play area east of the main building is proposed. Child drop off and pick up will occur on-site. The use is accessory to the church operation, and can be accommodated within the site.

A motion was by Commissioner Durkin, seconded by Commissioner Martinez, to approve subject to conditions. The motion PASSED by a Voice Vote.

0504-16

Subject: Communication from the Commissioner of Public Works requesting to amend Resolution 0098-16, Vacate a Portion of City's Right-of-Way on 15th Street Between Railroad and Clark Street.

Recommendation of the City Plan Commission on 6-29-16: That the item be received and filed.

Fiscal Note: N/A

Attachments: [0504-16 Amend Res. 0098-16](#)
[Res. 0098-16](#)

Mr. Sadowski advised this was handled in April of this year, and is on the agenda as an administrative "clean-up" item. Staff recommends receive and file.

A motion was made by Alderman Wisner, seconded by Commissioner Brodek, to receive and file. The motion PASSED by a Voice Vote.

[0509-16](#)

Subject: (Direct Referral) Communication from the Commissioner of Public Works requesting to amend Resolution 0098-16, Vacate a Portion of City's Right-of-Way on 15th Street between Railroad and Clark Street (File 0504-16).

Attachments: [0504-16 Amend Res. 0098-16](#)
[Res. 0098-16](#)

Mr. Sadowski advised this was handled in April of this year, and is on the agenda as an administrative "clean-up" item. Staff recommends receive and file.

A motion was made by Alderman Wisner, seconded by Commissioner Brodek, to receive and file. The motion PASSED by a Voice Vote.

[0560-16](#)

Subject: (Direct Referral) A Certified Survey Map for the consolidation of properties at 1520 Clark Street. (PC-16) (Res No. 0258-16)

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

Fiscal Note: N/A

Attachments: [\(0560-16\) CSM 1520 Clark Street](#)

Mr. Sadowski advised this certified survey map is requested to consolidate parcels, and recently vacated 15th Street right-of-way, into a single development parcel for the veteran's housing project. A review of the approval conditions was provided.

A motion was made by Commissioner Durkin, seconded by Commissioner Brodek, to recommend approval subject to conditions presented. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING

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[0561-16](#)

Subject: (Direct Referral) An application from Tammy Ward of MC Sign Company seeking a conditional use permit to deviate from the adopted Regency Mall Signage standards for signage proposed at 2648 S. Green Bay Road for JoAnn Fabrics and Crafts store. (PC-16) (Res No. 0259-16)

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

Fiscal Note: N/A

Attachments: [PH Notice - 5900 Durand Ave \(2648 S. GB Rd\)](#)
[\(0561-16\) CU 2648 S Green Bay Road](#)

Associate Planner Jill Johanneck presented an overview of the property and area, and a brief history of the sign exception request which have resulted when the former department store was approved to separate into three tenant spaces. The signage as proposed for the west elevation as initially reviewed did not meet two of the existing Regency Mall sign standards. These include "Only the trade name is permitted." and "Only one sign is permitted per building elevation."

The applicant's presented documentation that "JoAnn Fabrics and Crafts" is the company's registered trade name. In that vein, Regency's current standards allow the full text proposed, thus meeting the criterion.

The maximum allowed sign width for this tenant space is 22.75 feet. Placing the trade name on a single text line within this small of an area will make it appear disproportionate to the other west elevation façade signs, and with text size that would be virtually illegible from a significant distance. Granting an exception to the "single line of text" criterion presents a solution to the inherent contradiction in the Mall's sign criteria as it applies to this request. Based on the analysis the exception request is supportable.

Staff observed that JoAnne Fabrics and Crafts has inserted advertising panels into the two entryway pylon signs. These panels read only "JoAnn", and are missing the remainder of the registered trade name. As was the case with exceptions granted for Ross Dress for Less, the applicant will need to utilize their full name for any ancillary signage, such as the pylon panels. Staff will work with the applicant's as they move forward to ensure consistency with all signage is maintained.

Public Hearing Opened: 5:15 p.m.

There were no speakers.

Public Hearing Closed: 5:15 p.m.

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

Administrative Business

None.

Adjournment

Mayor Dickert adjourned the meeting at 5:16 p.m.