

Department of City Development

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September 6, 2017

Blake Theisen, PLA, ASLA  
Ayres Associates  
5201 E. terrace Drive  
Madison, WI 53718

Re: Plan Review of SC Johnson Community Aquatic Center, 2800 Ohio Street

Dear Mr. Theisen:

I have completed a review of the plan set submitted on August 23, 2017. The following comments are provided in preparation for the September 13, 2017 Plan Commission meeting.

From the plans that have been provided, it appears that compliance is achieved with respect to ordinance criteria assessing project density, setbacks, architecture, parking, outside storage and waste handling.

With respect to other criteria the following comments are provided.

Site access: my understanding is that you are still exploring and/or designing access to Roosevelt Avenue, and potential improvements to the Ohio Street access point. Also, my understanding is that you are having a TIA prepared for City Engineering's review.

Drainage & Utilities: my understanding is that storm water drainage and utility design (sanitary sewer, water) as presented are in the conceptual phase and that refined plans will be prepared for submittal.

Internal traffic circulation: consider allowing an alternative western access to the aquatic center parking via the access drive for the Wiczorek Pavilion. Having such an access alternative should help to minimize congestion on the park access drive off of Ohio Street and its intersection with the aquatic center's proposed main access drive.

Landscaping: a closer analysis of the proposed grades, positioning of the parking lot screening along Ohio Street and the proposed method (grasses) indicates that the current installation will be ineffective at achieving the ordinance requirements of a " wall, fence, or densely planted compact hedge not less than five feet nor more than eight feet in height" (114-1169). Grasses will not provide this level of screening, even at a higher base grade, nor will they be a four season solution. Please continue to explore alternative methods to achieve ordinance compliant screening of this area.

Signage: no sign plans were provided with this submittal. Be aware that the ordinance allows up to 60 square feet is signage at each park entrance. Directional and/or operational signage inside the park is not counted against this allowance.

Exterior lighting: the photometrics appear to meet ordinance allowances for light intensity at the lot line. Regarding lighting height, please keep in mind that, while it is not a stated ordinance requirement, we do

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like to see free standing light fixtures with a total height not exceeding 15 feet. This helps to minimize light spillage and glare beyond the property boundaries. With the proposed fill height, in some locations nine to ten feet above the curb line of Ohio Street, this 15 foot height restriction is even more important in protecting the residences across the street from excessive light spillage or glare.

Police and fire: I have requested comment from these departments and anticipate having their responses before the Plan Commission meeting on September 13. I will share them with you when I receive them.

Operations: Just a note to make sure the music and public announcement systems are directed and regulated so as to avoid associated sound travel beyond the property.

If you have any questions regarding this review, please feel free to contact me at (262)636-9152 or at [matthew.sadowski@cityofracine.org](mailto:matthew.sadowski@cityofracine.org)

Sincerely,

  
Matthew G. Sadowski  
Assistant Director/Principal Planner

Cc: Julie Anderson, Director, Racine County Public Works & Development Services  
Amy Connelly, Director of City Development  
Ken Plaski, Chief Building Inspector  
Jeff Towne, Economic Development Specialist  
John Rooney, City Engineer, Assistant Commissioner of Public Works