



City of Racine

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

Meeting Minutes - Final

City Plan Commission

Mayor Cory Mason
Mario Martinez
Christina Hefel
Marvin Austin
Alderman Jason Meekma
Trevor Jung
Sam Peete

Wednesday, January 23, 2019

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting the order at 4:30 p.m.

PRESENT: 6 - Cory Mason, Mario Martinez, Marvin Austin, Jason Meekma, Trevor Jung and Sam Peete

EXCUSED: 1 - Christina Hefel

Approval of Minutes for the January 9, 2019 Meeting

A motion was made by Commissioner Jung seconded by Alderman Meekma, to approve the minutes of the January 9th meeting. The motion PASSED by a Voice Vote.

Beginning of Public Hearings

[0098-19](#)

Subject: (Direct Referral) Request by Mildred Zamorano-Perry seeking a conditional use permit to operate a Spanish Immersion Montessori School in an existing building at 1407 S. Memorial Drive (PC-19).

Attachments: [Public Hearing Notice](#)
[Review and Recommendation](#)
[Applicant Submittals](#)

Associate Planner Jeff Hintz explained the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the comprehensive land use designation for the property and the photos of the site and surrounding area. He stated the property is the historic Uptown Library and is being requested to be used as a Montessori school. He showed the floor and site plans for the request and stated no site improvements are being proposed at this time.

Hintz explained the possible actions of the Commission and the required findings of fact for approval of conditional use permits. He stated the applicant has proposed fencing that may not be appropriate for the site.

Hintz stated no changes to access is being requested, however, the city engineer has recommended changes but has not had a chance to review what the applicant has proposed tonight. He stated the use is consistent with the current land use plan. Staff is recommending deferral to have a chance to review items presented and submittals to make sure that information regarding the fencing, trash enclosure, detail on fencing to enclose playground area, more detailed plan on landscaping and play area, and other outstanding items in the application are provided.

In response to Commissioner Jung, Hintz further explained the historic nature of the building and the concerns of the Uptown Business Improvement District. He stated that the building has been eligible for the National Register since 1979 and the overall style of the fencing proposed would not be appropriate as it appears to be more industrial in nature.

Alderman Meekma commented regarding the exit of the school and the potential of a significant blind spot if exiting is to be done near the ramp.

Hintz stated he spoke with John Rooney, the City Engineer, and stated the way the flows now is the best. He stated the traffic study will show how to maximize getting cars off of the street.

Commissioner Peete asked how many cars can be parked one the site and if there would still be enough space for entering and exiting.

Hintz stated that for the use, parking is based on the number of employees; three spaces are required.

Public Hearing Opened at 4:46 p.m.

Mildred Zamorano-Perry, the applicant, spoke in support of her request. She stated she has been a teacher for about ten years and believes in the Montessori method. She spoke regarding how the program helps with independence of the students involved. She stated she is whole heartedly invested in the school and that a Spanish immersion program will be included in her curriculum.

Mayor Mason spoke regarding the engineering and traffic concerns of the site. He stated the concerns were due to the physical location of the site, not the use itself.

Zamorano-Perry stated that Racine Montessori School has a similar situation. She said they have teachers pick up the children and walk them into the building. She stated three vehicles will be serviced at a time and she will have a maximum of 25 children. She stated they will do a mock trial for drop-off timing to review any potential issues.

Commissioner Martinez asked if the applicant looked at other locations prior to the requested location.

Zamorano-Perry stated she leased a spot at the Great Lakes Church, however, was unable to open at that location. She stated she looked at the requested location a year ago and like the layout.

Commissioner Martinez stated he was familiar with the area and expressed concern regarding safety especially during periods of snow.

Zamorano-Perry stated she contemplated parking vehicles and stated she does not operate at capacity at this time. She spoke regarding the potential design of the fence, landscaping and grounds maintenance.

In response to Commissioner Martinez, Zamorano-Perry stated her vehicle would be placed in the garage. She stated the bookmobile used to be stored in the garage of the property.

Commissioner Martinez expressed concern about not having another entrance to the building.

Public Hearing Closed at 5:03 p.m.

A motion was made by Commissioner Jung, seconded by Commissioner Peete, to defer the item to a future meeting with a public hearing being noticed by staff. The motion PASSED by a Voice Vote.

End of Public Hearings

[0099-19](#)

Subject: (Direct Referral) Review of Draft Heritage Preservation Plan (PC 18)

Recommendation of the City Plan Commission on 1-23-19: That the proposed resolution approving the document titled "Racine Heritage Preservation Plan, Final Draft, October 23, 2018", with corrections cited, as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035", be approved.

Fiscal Note: N/A

Attachments: [Draft Heritage Preservation Plan](#)
[Resolution](#)
[#0099-19 Resolution](#)
[HPP corrections and comments as of 1-23-19](#)

Sadowski stated this is the final cycle of the public comment period. He reviewed the timeline and the public input sessions and interviews held.

Sadowski stated that there are two items needing approval. The Plan itself and the resolution for the plan, and the ordinance that will implement the plan as an amendment to the City's Comprehensive Land Use plan.

Sadowski explained the concerns regarding the comments that were received and the corrections that needed to be made to the plan. He stated that staff is recommending that the proposed resolution be adopted.

Mayor Mason asked if the concerns were being incorporated into the plan in some way or if corrections were just being changed.

Sadowski stated yes, corrections were being addressed.

Mayor Mason offered an amendment to the recommendation to say "with corrections

cited".

A motion was made by Alderman Meekma, seconded by Commissioner Martinez, to adopt the proposed resolution approving the document titled "Racine Heritage Preservation Plan, Final Draft October 23, 2018" with the amendment offered by Mayor Mason to say "with corrections cited". The motion PASSED by Voice Vote.

[0029-19](#)

Subject: Ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (Comp Plan 2035) to incorporate the document titled "Racine Heritage Preservation Plan, Final Draft October, 23, 2018" (Heritage Plan).

Recommendation of the City Plan Commission on 1-23-19: The the ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (Comp Plan 2035) to incorporate the document titled "Racine Heritage Preservation Plan, Final Draft October 23, 2018" be adopted.

Fiscal Note: N/A

Attachments: [Draft Heritage Preservation Plan](#)
[Ord. 0019-18](#)
[HPP corrections and coments as of 1-23-19](#)
[HPP corrections and coments as of 1-23-19](#)

A motion was made by Commissioner Jung, seconded by Commissioner Peete, to recommend that the ordinance be adopted. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 5:14 p.m.