



# City of Racine

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

## Meeting Minutes - Final

### City Plan Commission

*Mayor John Dickert, Alderman Dennis Wiser,  
Molly Hall, Vincent Esqueda, Tony Veranth,  
Pastor Melvin Hargrove, Attorney Tom Durkin*

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Wednesday, March 9, 2016

4:15 PM

City Hall, Room 205

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#### Call To Order

*Alderman Wiser called the March 9, 2016 City Plan Commission meeting to order at 4:30 p.m.*

*Present: 4 - Alderman Dennis Wiser, Commissioner Tony Veranth, Commissioner Thomas Durkin, and Commissioner Melvin Hargrove*

*Excused: 3 - Mayor John Dickert, Commissioner Molly Hall and Commissioner Vince Esqueda*

*Other's Present:  
Matt Sadowski, Interim Director/Assistant Director  
Jill Johanneck, Associate Planner*

#### Approval of Minutes for the February 24, 2016 Meeting

*Commissioner Veranth moved to approve the minutes of the February 24, 2016 meeting. Second by Commissioner Durkin, motion carried. Ayes – all.*

#### [0154-16](#)

Subject: (Direct Referral) A request by Jay Williams, representing Care Bear Child Care, for an exemption to the required financial surety for site improvements at 1315 Douglas Avenue. (PC-16)

Recommendation of the City Plan Commission on 3-9-16: That the applicant continue to work with staff to satisfy financial assurance requirements; that all trash and receptacles shall be screened from view, and handling of trash, including disposal, shall meet all city and state requirements, and that the request for exemption from financial assurance requirements and deferral of conditions related to parking lot improvements be denied.

Fiscal Note: N/A

*Associate Planner, Jill Johanneck updated the progress relating to the financial assurance, cost estimates and trash enclosure proposal. While no formal agreement for the surety has been settled on at this time, the applicants have been working with the City Attorney's office on a resolution. Staff has received and has approved the cost estimate provided for fencing and is awaiting a cost estimate for the striping and wheel stops.*

*The original plan called for a dumpster with screening as outlined in the zoning*

ordiance. Mr. Williams proposes a tool shed where the trash would be kept until pick-up, where it would be transferred into a trash can kept inside. This solution meets the basic requirements of the code; however, it is subject to all state and city licensing and regulations related to trash handling and disposal.

*Motion made by Commissioner Veranth that the applicant continue working with Staff to satisfy financial assurance requirements; that all trash and receptacles be screened at all times from view and handling of trash, including disposal shall meet all city and state requirements; and that the request for exemption from financial assurance requirements and deferral of conditions related to parking lot improvements be denied. Second by Commissioner Durkin, motion carried. Ayes-all.*

**A motion was made that this file be Recommended For Denial**

[0255-16](#)

Subject: (Direct Referral) A request by Nicholas J. Infusino, representing Bill Moore & Associates Graphics, Inc. for exceptions to the Regency Mall Planned Development sign standards to permit signage exceeding the total square footage allowed for Ross Stores, Inc. (PC-16)

**Attachments:** [PH Notice - 5538 Durand Avenue](#)

*0108-16 Replaced with File No. 0255-16 - This new file number generated since the previous file was inadvertently deleted.*

*Interim City Development Director, Matt Sadowski updated the Commission on the progress to date. A signed proposal was submitted by the mall for review and Staff has continued discussions with Ross representatives. Review and recommendation of the signed proposal should be ready for the next Commission meeting.*

*Motion by Commissioner Veranth to defer. Second by Commissioner Durkin, motion carried. Ayes - all.*

**A motion was made that this file be Recommended For Approval**

[ZOrd.0001-16](#)

ZOrd. 0001-16

An Ordinance Rezoning 2219 Washington 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 the property located at 2219 Washington Avenue, and more particularly described as follows:

Block 9 of Oakwood Grove Addition Number 2, Lot 1,  
be rezoned from O/I Office/Institutional District to O/I  
Office/Institutional 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:

\_\_\_\_\_  
Approved:

\_\_\_\_\_  
Mayor  
Attest:

\_\_\_\_\_  
City Clerk  
Fiscal Note: N/A

*Mr. Sadowski provided a summary of the information presented at the February 24th meeting, reiterating that zoning this site to FLEX and keeping the underlying zoning, versus rezoning to a commercial district still allows commercial viability for the parcel with consideration to its location in a residential area. Brief highlights related to the accompanying conditional use were presented.*

*Motion by Commission Durkin recommending ZOrd. 0001-16 be adopted. Second by Commissioner Veranth, motion carried. Ayes - all.*

**A motion was made that this file be Adopted**

[0221-16](#)

Subject: (ZOrd.0001-16) An ordinance rezoning 2219 Washington Avenue from O/I Office/Institutional District to O/I Office Institutional District with a FD Flex Development Overlay District.

Recommendation of the City Plan Commission on 3-9-16: That Ordinance ZOrd.0001-16 be adopted.

Fiscal Note: N/A

**A motion was made that this file be Recommended For Adoption**

[0205-16](#)

Subject: (Direct Referral) Consideration of a Use Supplement as a companion to the FD Flex Development Overlay District rezoning (ZOrd.0001-16) for the property at 2219 Washington Avenue. (PC-16) (Res No. 0095-16)

Recommendation of the City Plan Commission on 3-9-16: That a use supplement be adopted by resolution of the Common Council.

Fiscal Note: N/A

**Attachments:** [\(0205-16\) Use Supplement 2219 Washington Ave](#)

*Mr. Sadowski presented the use supplement language to accompany the FD Flex rezoning for the Commission. A run-through of prohibited uses, new conditional uses and standard conditions was provided.*

*Motion by Commissioner Veranth that the use supplement be adopted by resolution of the Common council. Seon by Commissioner Hargroe, motion carried. Ayes- all.*

**Recommended For Adoption**

[0206-16](#)

Subject: (Direct Referral) Consideration of a request by Keith and

Kathleen Meyer seeking a conditional use permit for a catering, event, banquet, and lodging facility at 2219 Washington Avenue. (PC-16) (Res No. 0096-16)

Recommendation of the City Plan Commission on 3-9-16: That the request be approved subject to conditions.

Fiscal Note: N/A

**Attachments:** [\(0206-16\) CU 2219 Washington Ave](#)

*Mr. Sadowski introduced the item and advised since the previous meeting the applicants have reconfigured their parking layout to provide 81 spaces where 87 are required for the proposed combination of uses. He reviewed the findings of fact and analysis, deeming the request in line with conditional use considerations. A review of the conditions of approval was also presented. He requested a condition be added authorizing an exception for 81 parking spaces where 87 are required.*

*The applicant requested the condition requiring fencing along the south property line be eliminated, as there is a fence there now belonging to an adjacent owner. Mr. Sadowski recommended the condition remain, as the property is now changing from a less intense use of institutional to a commercial use, and that the surrounding neighborhood and residences should be buffered and protected. The existing fence encroachment needs to be rectified between the property owners, and if the applicants have a different suggestion for proper screening they can bring a proposal forward for consideration.*

*Motion made by Commissioner Durkin to approve subject to conditions presented, with the addition of a condition authorizing the parking exception for 81 spaces. Second by Commissioner Hargrove. Mr. Sadowski requested further that a condition be added that the parking shall be monitored. Commissioners Durkin and Hargrove accepted the amendment, and said condition was added. Motion carried. Ayes – all.*

**Recommended For Approval**

[ZOrd.0002-16](#)

ZOrd. 0002-16

An Ordinance Rezoning 512, 712, 800, 820, 900 and 1010 Water 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 properties located at 512, 712, 800, 820, 900 and 1010 Water Street, and more particularly described as follows:

That part of Block one of the Harbor Addition as described in Volume 1670, Page 183 in the Register of Deeds, and that part of the Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Block 21, a part of Lot 7 of Block 11 and a part of Block 22 all of the Original Plat of Racine, all of Blocks 1, 5, 6, 9, 10, 11, 12, 15, 16 and 21 of Harbor Addition, portions of vacated Water Street, Villa Street, Grand Avenue, Center Street, Park Street, Howe Street, Harbor Street and Stannard Street and that part of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, all located in the Southwest ¼ and Southeast ¼ of the Southwest ¼ and

the Southeast ¼ of Section 9, Township 3 North, Range 23 East, City of Racine, Racine County, Wisconsin (containing 893,000+ square feet or 20.54 acres),

be rezoned from I-2 general Industrial District to B-4 Central Business 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:

\_\_\_\_\_  
Approved:

\_\_\_\_\_  
Mayor  
Attest:

\_\_\_\_\_  
City Clerk  
Fiscal Note: N/A

*Mr. Sadowski presented the use supplement language to accompany the FD Flex rezoning for the Commission. A run-through of prohibited uses, new conditional uses, and standard conditions was provided.*

*Motion by Commissioner Durkin that the use supplement be adopted by resolution of the Common Council. Second by Commissioner Veranth, motion carried. Ayes – all.*

**Scheduled for Public Hearing to Common Council**

[0222-16](#)

Subject: (ZOrd.0002-16) An ordinance rezoning 512, 712, 800, 820, 900 and 1010 Water Street from I-2 General Industrial District to B-4 Central Business District with a FD Flex Development Overlay District.

Recommendation of the City Plan Commission on 3-9-16: That Ordinance ZOrd.0002-16 be adopted.

Fiscal Note: N/A

**Recommended For Adoption**

[0207-16](#)

Subject: (Direct Referral) Consideration of a Use Supplement as a companion to the FD Flex Development Overlay District rezoning (ZOrd.0002-16) for the properties at 512, 712, 800, 820, 900 Water Street. (PC-16) (Res No. 0097-16)

Recommendation of the City Plan Commission on 3-9-16: That a use supplement be adopted by resolution of the Common Council.

Fiscal Note: N/A

**Attachments:** [\(0207-16\) Use Supplement Water Street](#)

*Mr. Sadowski presented the use supplement language to accompany the FD Flex rezoning for the Commission. A run-through of prohibited uses, new conditional uses, and standard conditions was provided.*

*Motion by Commissioner Durkin that the use supplement be adopted by resolution of the Common Council. Second by Commissioner Veranth, motion carried. Ayes – all.*

**Recommended For Adoption**

[0208-16](#)

Subject: (Direct Referral) Consideration of a request by Rodney Blackwell, representing Financial District Properties, MR LLC seeking a conditional use permit for a mixed use development containing commercial, residential, recreational and other compatible uses at 512, 712, 800, 820, 900 Water Street. (PC-16)

*Mr. Sadowski reviewed the area requested for vacation. The request has been recommended for approval by the Public Works and Services Committee, and the area will become a parking area within the project currently being developed. He verified neighboring properties were notified of the request.*

*Motion by Commissioner Veranth that the vacation is consistent with City Plans and programs, and that a resolution to item 0152-16 be adopted. Second by Commissioner Durkin, motion carried. Ayes – all.*

**Deferred**

[0152-16](#)

Subject: (Direct Referral) A request from Sarah Beck of Herman & Kittle Properties, Inc. representing Lutheran Social Services of Wisconsin and Upper Michigan to vacate a portion of the City's right-of-way on 15th Street between the railroad and Clark Street. (Res No. 0098-16)

Recommendation of the Public Works and Services Committee on 02-23-16: Since public interest requires it, that the following parcel of land, more particularly described as follows, be and hereby is vacated and discontinued:

That part of Block 52 in School Section, a recorded plat in the City of Racine, Racine County, Wisconsin that is part of the Southwest  $\frac{1}{4}$  of Section 16 Township 3 North, Range 23 East described as follows:

Vacate that part of 15th Street from the east line of "Chicago and Northwestern Transportation Company" also known as "Union Pacific Railroad;" to west line of Clark Street; Said described tract containing 14,449.80 square feet more-or-less., City of Racine retains unto itself a perpetual Easement and right-of-way to construct, reconstruct, maintain, operate, supplement, and/or remove any sewer and/or water mains, or conduit duct system for communications facilities, and other

related fixtures, equipment, and appurtenances that may from time to time be required, including the right to preserve, protect, remove or plant thereon any vegetation that the City of Racine may deem necessary or desirable, with the right of ingress and egress for the purpose of this Easement, over the area. All improvements shall be located below grade. Non-use or limited use of the Easement rights shall not prevent the City of Racine from later use of the Easement rights to the fullest extent authorized.

Recommendation of the City Plan Commission on 3-9-16: That the vacation of 15th Street from Clark Street west to the east line of Chicago and Northwestern Transportation Company (aka Union Pacific Railroad) R.O.W. is consistent with city plans and programs, and that a resolution for the item be adopted.

Fiscal Note: N/A

**Attachments:**     [Street Vacation H&K Request](#)  
                                  [0152-16 Street Vacate](#)

*Mr. Sadowski reviewed the area requested for vacation. The request has been recommended for approval by the Public Works and Services Committee, and the area will become a parking area within the project currently being developed. He verified neighboring properties were notified of the request.*

*Motion by Commissioner Veranth that the vacation is consistent with City Plans and programs, and that a resolution to item 0152-16 be adopted. Second by Commissioner Durkin, motion carried. Ayes – all.*

**Recommended For Approval**

## **Administrative Business**

*None*

## **Adjournment**

*Alderman Wisner adjourned the meeting at 5:20 p.m.*

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