



City of Racine

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

Meeting Agenda - Final City Plan Commission

*Chairman Alderman Dennis Wiser, Mayor John T. Dickert,
Alderman Aron Wisneski
Atty. Jud Wyant, Atty. Elaine Sutton Ekes
Vincent Esqueda, Tony Veranth*

Wednesday, July 25, 2012

4:15 PM

City Hall, Room 205

PROCEDURAL NOTE: While action on items typically proceeds in the order in which they appear on the agenda, certain items may be postponed to allow the start of public hearings at the published time of 4:30 p.m. Following the public hearings, the Plan Commission will resume action on postponed items.

Call To Order

Approval of Minutes for the July 11, 2012 Meeting

[ZOrd.002-12](#) Zoning Ordinance - Zord.002-12
Ordinance adopting an amendment to the document "A Comprehensive Plan for the City of Racine: 2035" for the City of Racine, Wisconsin.

The Common Council of the City of Racine, Wisconsin, do ordain as follows:

SECTION 1: Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Racine is authorized to prepare and adopt the document amendments to the City's comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

SECTION 2: The Plan Commission held a public hearing on June 13, 2012, and at the Plan Commission meeting of June 27, 2012 recommended approval of a rezoning of properties at 2514 Douglas Avenue and the southern 30 feet of 2518 Douglas Avenue from R-3 Limited General Residence District to B-2 Community Shopping District and the associated amendment to the City's comprehensive plan; and

SECTION 3: The Plan Commission of the City of Racine, by a majority vote of the entire commission recorded in its official minutes, recommended on July 25 to the City Common Council the approval of a resolution and ordinance adopting the rezoning and amendment to the comprehensive plan; and

SECTION 4: The Common Council has duly noticed and conducted a

public hearing on August 7, 2012 for the rezoning and amendment to the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes; and

SECTION 5: The Common Council of the City of Racine, Wisconsin, does, by the enactment of this ordinance, formally adopt the amendment to the document "A Comprehensive Plan for the City of Racine: 2035" for the City of Racine, Wisconsin, for the properties at 2514 Douglas Avenue and the southern 30 feet of 2518 Douglas Avenue, pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 6: 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

Reviewer: Jill Johanneck, Associate Planner

Recommendation: That the ordinance be adopted.

Agenda sent to: Vivian and Anthony Merlo and Alderwoman Melissa Kaprelian-Becker.

12-7943

Subject: A Resolution approving an amendment to the 2035 Comprehensive Land Use Plan Map classification for 2514 & 2518 Douglas Avenue. (PC-12)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: That the resolution be adopted.

Agenda sent to: Vivian and Anthony Merlo and Alderwoman Melissa Kaprelian-Becker.

ZOrd.003-12 Zoning Ordinance - Zord.003-12

AN ORDINANCE REZONING 2514 AND 2518 DOUGLAS AVENUE

To amend the map of the Zoning Ordinance of the City of Racine.

The Common Council of the City of Racine, Wisconsin, do ordain as

follows:

Part 1:

That the property located at 2514 and 2518 Douglas Avenue and more particularly described as follows:

“Block 5, Wolff’s Third Addition: Lot 14, and the southern 30 feet of Lot 13, except the west 40 feet. Part of the NE ¼ and the SE ¼ of the NE ¼ of Section 5, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin.”

be rezoned from R-3 Limited General Residence to B-2 Community Shopping 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

Reviewer: Jill Johanneck, Associate Planner

Recommendation: That the resolution be adopted.

Agenda sent to: Vivian and Anthony Merlo and Alderwoman Melissa Kaprelian-Becker.

12-7944

Subject: (Direct Referral) Review of a Certified Survey Map for Republic Services in the 6100 block of Twenty-First Street. (PC-12)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approve, subject to conditions.

Agenda sent to: Donald C. Chaput and Alderman Ron Hart.

Ord.8-12

Ordinance 8-12 - Access Corridor and Downtown Area Design

Guidelines

An ordinance amending Access Corridor and Downtown Area Design Guidelines

The Common Council of the City of Racine, Wisconsin, do ordain as follows:

Part 1: Create 114-328(19), 114-428(20), 114-468(29), 114-488(19), 114-568(38) to read as follows: "Uses as described in Sec. 114-825(b)."

Part 2: In Sec. 114-637, Access Corridor Overlay District, Mapped Districts; delete the "State Street corridor district" and its description, in its entirety.

Part 3: Create 114-822(9) Downtown Area Design Guidelines, Purpose and Intent, to read as follows:

(9) Promote the use, development and maintenance of property adjacent to or proximate to the Root River in order to accomplish public safety, environmental protection, economic development, and public health and recreation objectives.

Part 4: In Sec. 114-823, Downtown Area Design Guidelines, Definitions repeal and recreate the definition of "downtown area" as follows:

Begin at a point being on the centerline of North Wisconsin Avenue approximately 190 feet north of the intersection of the centerlines of North Wisconsin Avenue and Hamilton Street; from said beginning point proceed east to the center line of Main Street, then north along said centerline to the centerline of Hubbard Street; then easterly along the Hubbard Street centerline to the—west line of Michigan Boulevard; then southerly along said west line 200 feet; the east to a line being the western shore of Lake Michigan (including those lands found south of the easterly extended centerline of the Root River and north, and west, of the harbor's south breakwater); then southerly along said line to a point on the extended centerline of Tenth Street; then west along said extended centerline to a point on the centerline of Wisconsin Avenue; then north along said centerline to a point on the centerline of Ninth

Street; then west along said centerline to a point on the centerline of College Avenue; then north along said centerline to a point on the centerline of Eight Street; then west along said centerline to a point on the centerline of Grand Avenue; then south along said centerline to a point on the centerline of Ninth Street; then west along said centerline to a point on the western line of the former Chicago, Milwaukee and St. Paul Railroad right-of-way; then southwest along said western line to a point on the centerline of Tenth Street; then west along said centerline to a point on the centerline of Racine Street; then north along said centerline to a point on the centerline of Ninth Street; then west-southwest along said centerline to a point on the center line of Harrbridge Avenue; then north along said centerline to a point on the centerline of the Root River; then east along said centerline to a point on the centerline of Memorial Drive; then north along said centerline to a point on the centerline of West Sixth Street; then east along said centerline to a point on the west line of the Union Pacific (a.k.a. Chicago and Northwestern) Railroad right-of-way; then northwesterly on said west line to a point on the centerline of Liberty Street; then west along said centerline to a point on the centerline of North Memorial Drive; then north-northwesterly along said centerline to a point on the centerline of West Street; then east along said centerline-extended to a point on the centerline of LaSalle Street; then north along said centerline to a point on the centerline of Prospect Street; then east along said centerline to a point on the centerline of Douglas Avenue; then north along said centerline to a point on the centerline of Hamilton Street; then east along said centerline to a point on the centerline of North Wisconsin Avenue; then north along said centerline to the point of beginning.

Part 5: In Sec. 114-824, Downtown Area Design Guidelines. Mapped district, delete 114-824 (c) in its entirety.

Part 6: In Sec. 114-825, Downtown Area Design Guidelines, Land uses, insert "(a)" before paragraph that starts with the words "All permitted uses..."

Part 7: Create Sec. 114-825 (b) as follows:

(b) The following uses may be allowed by conditional use permit in addition to those uses described in (a) above, excepting those lands zoned R-1, R-2 and R-3:

1. Boat launches, piers, pedestrian and bicycle facilities, private retaining walls and private storm water facilities.
2. East of the Marquette Street: outdoor storage of watercraft typically carried overland on trailers on parcels directly adjacent to the Root River.
3. Throughout the Downtown Area: outdoor storage of watercraft

typically carried manually, such as canoes and kayaks.

4. Outdoor storage of recreation equipment as an accessory use.

5. For lands in a I-2 District, land uses which are otherwise permitted uses but may create noise, heat, vibration, or radiation, which are detectable at the property line, or involve materials which pose a significant safety hazard.

6. For lands in a B-5 District, industrial land uses which are otherwise not permitted therein.

7. Uses which are otherwise not permitted unless under the control of a Flex Development overlay or a Planned Development conditional use permit.

Part 8: Section 114-826, Downtown Area Design Guidelines, Prohibitions and Exemptions, shall be repealed and recreated as follows:

(a) In the downtown area, the following prohibitions shall apply:

1. No person shall undertake any new exterior construction activity, any building expansion, or any exterior renovation/rehabilitation activity for projects whose impact will result in the alteration of the visual character or impact of the facade without first making application to the design review commission and receiving approval from the design review commission and/or common council as prescribed in this division, nor without receiving all applicable permits.

2. No person shall install new or replacement signs, regardless of value, without first making application to the design review commission and receiving approval from the design review commission and/or common council as prescribed in this division, nor without receiving all applicable permits.

3. Outdoor storage of products, equipment, and other materials (as a primary or accessory use) unless otherwise noted in Sec. 114-825.

(b) In the downtown area, the following exemptions shall apply:

1. Signs advertising occasional sales, services or events are exempt from the requirements of subsection 114-826(2) of this division.

2. Maintenance and repair activities that do not alter the property's exterior design features are exempt from the requirements of this division.

3. Public recreation facilities which involve no pavement or buildings.

4. Essential services as defined by Section 114-238.

Part 9: Sec. 114-828 (a), Downtown Area Design Guidelines, Administration, is amended by deleting the words "...an at large member..." and inserting the words "...a member of the Root River Council or a similar successor organization..."

Part 10: Sec. 114-829, Downtown Area Design Guidelines, Evaluation Criteria, through existing Sec. 114-829(3), is repealed and recreated as follows:

The following design guidelines evaluation criteria shall be used to

determine if a proposed activity fulfills the objectives of this division:

(1) Traffic circulation. All vehicular and pedestrian circulation systems shall provide adequate and reasonably safe access through the downtown, and should promote a pedestrian friendly environment.

(2) Environmental Design. All projects shall incorporate sustainable environmental design, processes and practices when possible or practical.

(3) Site layout and building arrangement.

a. The layout, mass, orientation and height of the structures on the site, including areas for use by motorized vehicles for circulation, parking and storage, should allow for appropriate use of the proposed development in light of surrounding uses, traffic patterns, pedestrian facilities, neighboring and opposite structures, and topography. The arrangement of structures on the site shall also be evaluated for their potential impact on the provision of city services, such as access for emergency vehicles.

b. The setback of structures shall conform to those of the underlying zoning district unless the following criteria provide a greater distance:

1. From surface water (OHWM), floodway, or 100 year floodplain: 60 feet from the mapped or surveyed limits.

2. From open drainage channels: 25 feet from the OHWM if documentable, or from the centerline of the channel if not documented.

3. From slopes exceeding 12%: 25 feet from the top of the slope, and from the bottom of the slope.

4. From a designated habitat area: 25 feet.

5. From a Primary Environmental Corridor, Secondary Environmental Corridor, Isolated Natural Feature, as identified by the Southeastern Wisconsin Regional Planning Commission, as recognized or modified by the City of Racine: 25 feet.

6. Reductions of the setbacks listed in 1-5 above may be approved through the conditional use process, if environmental protection objectives are accomplished to the same or greater degree.

(4) Project design. All projects shall be designed with attention and sensitivity to the historical, architectural, and physical context in which they are, or are to be located. Special attention should be paid to the sidewalk level of buildings through the creation of pedestrian orientated details. Project design considerations are as follows:

a. General requirements are that all buildings should have a unified design treatment and ; finished construction on all sides; facades facing the river shall be considered in design and function as if a street facade; any roof treatments or parapets shall extend completely around the building; and all rooftop equipment shall be screened from view.

Part 11: Sec. 114-829(4) through (8) is renumbered to be 114-829(5) through (9).

Part 12: Sec 114-829(10) is created as follows:

(10) Modifications to criteria. The above criteria may be modified by provisions of the Flex Development overlay, a Planned Development conditional use permit, or by administrative discretion as may be afforded by this Chapter.

Part 13: 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

Reviewer: Matt Sadowski, Principal Planner

Recommendation: That the ordinance be adopted.

Agenda sent to: Root River Council, Monte Osterman, Cory Mason, Helen Sarakinos, Ben Lehner, Jolena Presti, Mike Slavney, Alderman Jim Kaplan, Alderman O. Keith Fair, and Alderman Q.A. Shakoor, II.

11-7013

Subject: (ZOrd.6-11) An ordinance rezoning 1525 Howe Street from I-2 General Industrial to I-2 with a H-Historic Overlay.

Recommendation of the City Plan Commission on 10-12-11: That the ordinance be adopted.

Fiscal Note: N/A

Reviewer: Matt Sadowski, Principal Planner

Recommendation: At the request of the applicant, that ZOrd.6-11 be received and filed.

Agenda sent to: Matthew Wagner, Alderwoman Krystyna Sarrazin, and Jeannie Creekmore.

4:30 p.m. PUBLIC HEARINGS

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12-7945

Subject: (Direct Referral) Request by Vivian & Anthony Merlo for a conditional use amendment for the addition of a parking lot at 2504 Douglas Avenue.

Attachments: [PH Notice - 2504 Douglas Avenue](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approve, subject to conditions.

Agenda sent to: Vivian and Anthony Merlo and Alderwoman Melissa Kaprelian-Becker.

12-7946

Subject: (Direct Referral) Request from James Janssen, representing Marcus Theaters of Wisconsin, LLC for conditional use approval to re-cover and store theater seating at 5101 Washington Avenue. (PC-12)

Attachments: [PH Notice - 5101 Washington Avenue](#)

Reviewer: Jill Johanneck, Associate Planner

Recommendation: Approve, subject to conditions.

Agenda sent to: James Janssen, Marcus Theaters of Wisconsin, and Alderwoman Molly Hall.

12-7947

Subject: (Direct Referral) Request from Harry Koffman seeking to amend a conditional use permit at 1717 Washington Avenue to allow the added use of general auto repair.

Attachments: [PH Notice - 1717 Washington Avenue](#)

Reviewer: Matt Sadowski, Principal Planner

Recommendation: Recommend approval subject to conditions.

Agenda sent to: Harry Koffman, Mark Dederich, and Alderman Michael Shields.

Administrative Business

Adjournment

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.