



City of Racine

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

Meeting Minutes - Final

City Plan Commission

Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez
Mayor Dennis Wisner
Christina Hefel

Wednesday, September 13, 2017

4:30 PM

City Hall, Room 205

Call To Order

Mayor Dennis Wisner called the meeting to order at 4:35 p.m.

PRESENT: 4 - Tom Durkin, Ann Brodek, Dennis Wisner and Christina Hefel

EXCUSED: 2 - Tony Veranth and Mario Martinez

Approval of Minutes for the August 30, 2017 Meeting

A motion was made by Commissioner Brodek, seconded by Commissioner Durkin, to approve the minutes of the August 30th meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING

[901-17](#)

Subject: (Direct Referral) A request from Nina Yates, representing Greenspan Home Health Care LLC, seeking a conditional use permit to operate a personnel office at 2124 Sixteenth Street. (PC-17) (Res No. 0324-17)

Recommendation of the City Plan Commission on 9-13-17: That the request from Nina Yates, representing Greenspan Home Health Care LLC, for a conditional use permit to operate a personnel office at 2124 Sixteenth Street be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [\(901-17\) PH Notice - 2124 Sixteenth St.](#)
[\(901-17\) 2124 Sixteenth St. Staff Review](#)
[\(901-17\) 2124 Sixteenth St. Submittal](#)

Assistant Director/Principal Planner Matt Sadowski introduced the item. He stated this is a site that the city has been working on selling. He showed the map appearing on the public hearing notice and explained the surrounding zoning of the area. R-3 Limited General Residence is the zoning of the property with R-3 and B-2 Community

Shopping surrounding. He showed the density of development in the area and views of the property and surrounding area which includes businesses and residential properties. He described the floor plan and stated the first floor will be used as an office with cubicles and have a basic design. He stated the applicant is looking to redo the interior; there are bathrooms in the basement with apartments on the second floor.

Mr. Sadowski explained the conditions of approval and stated conditions g. and h. were added regarding the renovation and the securing of such by a financial surety. He explained condition e. and stated that the applicant will address the parking concerns. He explained that the site will have lower traffic generation than the convenience store that was there. The ordinance does not require that they provide additional parking; staff is recommending approval.

Public Hearing opened at 4:41 p.m.

Annabelle Rholeder, 1528 Taylor Avenue, Feels that it is a good use for the building. She was concerned about the five cars that would be parked at the site and reached out to the owners of the former Savior Lutheran Church and asked if the new owners of the building could park there and the owner of the property agreed to allow the employees to park there.

Maxine Northington, 1544 Taylor Avenue, asked if the upstairs was included in the proposal. She expressed concern over the use of living facilities on the second floor. Mr. Sadowski explained what is being considered now is the use of the first floor. He stated that the residences on the second level are a permitted use.

Nina Yates, the applicant, explained they own another facility in Milwaukee that has been open for three years. She explained that they were hoping to contract with the owner of the building next door so that the employees can park there as to not to cause a nuisance to the property. She stated she wants the neighborhood to know that they will put good tenants in the residences upstairs. She stated she used to be a landlord and understands the concerns of the neighborhood as well as the history of the property.

Public Hearing closed at 4:47 p.m.

Commissioner Brodek asked regarding the updated conditions.

Mr. Sadowski read through the updated conditions g. and h.

Commissioner Brodek expressed that she is impressed with the cooperation Ms. Yates is displaying to the community.

Mayor Wisner agreed.

Commissioner Durkin stated that the request is a reasonable and appropriate use for the property.

A motion was made by Commissioner Durkin, seconded by Commissioner Hefel, to recommend approval of the request subject to conditions. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARING

[ZOrd.0006-17](#)

ZOrd. 06-17

An Ordinance rezoning a portion of the property located at 251 Luedtke 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 a portion of the property located at 251 Luedtke Avenue, and more particularly described as follows: Block 1 of the Liebenow Subdivision and the adjacent parcel described in Volume 931, Page 672, and the adjacent vacated Robert Avenue, and the adjacent vacated Mary Avenue, all being part of the Southwest ¼ of the Northwest ¼ of the Southeast ¼ of Section 4, Township 3 North, Range 23 East, in the City of Racine, County of Racine and State of Wisconsin, with excepted lands to be rezoned being described as follow: Begin at the point of intersection of the north right-of-way line of the Glen Street and the East right-of-way line of Luedtke Avenue, proceed northerly along the East right-of-way line of Luedtke Avenue (N 01-55-19 W) for a distance of 503 feet to the point of beginning of the area to be rezoned, then continue north along the East right-of-way line of Luedtke Avenue (N 01-55-19 W) for a distance of 94 feet to a point, then proceed easterly (N 89-5-41 E) for a distance of 175 feet, then southerly (S 1-55-19 E) 381 feet to a point, then West (S 89-5-41 W) 16 feet to a point, then Northwesterly 193 feet +/- to the point of beginning of the area to be rezoned (26,850 +/- square feet), and that the described excepted lands be rezoned from R-3 Limited General Residence District with a FP Flood Plain Overlay District to R-3 Limited General Residence 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.

Fiscal Note: N/A

Attachments: [\(ZOrd.0006-17\) PH Notice - 251 Luedtke Ave.](#)
[\(ZOrd.0006-17\) 251 Luedtke Ave. Staff Review](#)
[\(ZOrd.0006-17\) 251 Luedtke Ave. Submittal](#)

Scheduled for Public Hearing to Common Council

[926-17](#)

Subject: (ZOrd.0006-17) An ordinance rezoning a portion of the property located at 251 Luedtke Avenue from R-3 Limited General Residence District with a FP Flood Plain Overlay to R-3 Limited General Residence District.

Recommendation for the City Plan Commission on 9-13-17: That the ordinance be adopted.

Fiscal Note: N/A

Mr. Sadowski stated ordinance was prepared in response to a request by the Plan Commission regarding Lutheran High School's request for a change in zoning regarding their flood plain designation. He stated the Department of Natural Resources (DNR) is reviewing the information and that the rezoning will not take effect until the DNR and FEMA grant approval. He stated the Common Council can still take action. Mr. Sadowski explained the area in question and the zoning. He stated that staff is recommending adoption of the ordinance.

A motion was made by Commissioner Brodek, seconded by Commissioner Hefel, to recommend adoption of the ordinance. The motion PASSED by a Voice Vote.

[902-17](#)

Subject: (Direct Referral) A request from Julie Braun of TLC Signs, seeking a minor amendment to a conditional use permit for the re-brand of the Ayra's gas station to BP British Petroleum at 5302 Washington Avenue. (PC-17)

Attachments: [\(902-17\) 5302 Washington Ave. Staff Review](#)
[\(902-17\) 5302 Washington Ave. Submittal](#)

Mr. Sadowski gave the background on the property. He stated the request is just a rebranding to a BP and adding signage and lighting to the property. B-2 Community Shopping zoning surrounds the property. He explained the canopy redesign and rebranding. He stated some of the lighting was scaled back on the canopy area to the north and will not have the lighting due to the residential properties. He stated the pylon sign will also be redone to a smaller size. All are consistent with the signage allocations for the site and staff is recommending approval.

A motion was made by Commissioner Durkin, seconded by Commissioner Brodek, to approve the request subject to conditions. The motion PASSED by a Voice Vote.

[903-17](#)

Subject: (Direct Referral) A request from Racine County Parks Department, Blake Theisen of Ayres Associates, as agent, seeking site and architectural plan approval for a new multi-vessel pool complex with supporting buildings and parking facilities at 2800 Ohio Street. (PC-17)

Attachments: [\(903-17\) 2800 Ohio St. Staff Review Memo](#)
[\(903-17\) 2800 Ohio St. Submittal](#)

Mr. Sadowski introduced the item for the SCJ aquatic center at Pritchard Park and informed the Commission that this was an aesthetics review. He showed the property and surrounding area. The property is zoned R-2 Single Family Residence and the two streets, Pierce Boulevard and Blue River Avenue, would be affected by the park. He stated parks and parks facilities are a permitted use in the R-2 zoning. He stated the surrounding zoning of the area is B-2, mostly R-2, I-2 General Industrial and Mt. Pleasant. He stated there is an existing parking lot to the north of the proposed site. He stated across from Blue River Avenue would be the main building and Pierce

Boulevard is the entrance to the park.

Julie Anderson, Racine County Public Works and Development Services Director, represented the County. She expressed regrets from the County Executive that he was not able to attend the meeting due to a previous engagement.

Ms. Anderson explained that the proposed is a 70,000 square foot facility with a partnership with the YMCA for operations and programming. She stated they would like to break ground in October 2017 with an opening date of summer 2018. She stated there are plans to redo the ballfield and put in a turf field along Roosevelt Avenue. She stated the County has also been talking with the new owners of Regency Mall and others to make it more of a community development. She thanked the various departments of the City.

Blake Theisen of Ayres Associates explained the location and design of the park. He stated more than 9.5 acres will be used for the planned project area. The existing parking lot will be used and as much as the open park space will be maintained as possible. He stated the design consists of a multi vessel pool with the goal of targeting multiple age groups. He stated two buildings will be located on the site and a year-round multi-purpose room. He stated there will 170 parking stalls in the complex, 14,000 sq. ft. of water surface area. He described the pool area site plan and stated they are trying to minimize the amount of impact on the site.

Mr. Theisen explained to the Commission that there will be a small artificially created wetland that is a drainage dish and they are working with the DNR to get it permitted; part of it might be used for storm water management. He further explained the drainage of the site as well as the landscaping of the area. He stated the northern area will be mostly untouched and most of the trees will remain. Along Ohio Street all will be preserved except for two trees. The Eastern fence line will be new landscaping to help screen visual impact to Ohio Street residences and the remainder of open space would hopefully be put back to grassland and natural aesthetics. He stated shrubs will be planted along parking lot to screen residential area and they will try to use as many native plants as possible. The lighting has been reduced from 25 to 13 fixtures. Mr. Theisen showed light spill and stated the minimum amount of lighting in parking lot was used to keep it safe without spilling past the property line. He stated shade structures will be red, LED lighting in black, dark blue bike racks, explained trash receptacles, etc.

Bob Feller, architect for the project, explained the building layout and materials. He stated the facility will have warm rich colors and masonry, a prairie style design, and an abundance of glass that will provide natural daylight along with privacy. He stated rust color and cream color concrete brick and will be used. Mr. Feller described the floor plan of the facility and explained the proposed elevations.

Commissioner Brodek asked the costs to the taxpayers.

Ms. Andersen stated some of that is still being calculated. She stated that efforts were being made to keep project in the \$6.5 million budget. She stated there is \$2.25 million in the County budget for the ballfields; however, they do not want to use those funds if they do not have to. She stated fees will be collected by the YMCA any extra money generated will stay within the park.

Commissioner Brodek asked about the drainage from the pool deck, if it would be aimed to catch basin as to not affect the ground water.

Mr. Theisen stated yes there will be a small retention area, one will go north and everything in parking lot will run south.

Commissioner Durkin asked where the facilities will be located in relation to the entrance.

Mr. Thiesen explained the location of the facilities.

Commissioner Durkin asked if the baseball fields would remain the same.

Mr. Thiesen answered yes.

A motion was made by Commissioner Brodek, seconded by Commissioner Durkin, to approve the request. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 5:26 p.m.