



# 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*  
*Alderman Dennis Wiser*  
*Christina Hefel*  
*Mayor Cory Mason*

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Wednesday, December 13, 2017

4:30 PM

City Hall, Room 205

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#### Call To Order

**PRESENT:** 7 - Tom Durkin, Tony Veranth, Ann Brodek, Mario Martinez, Dennis Wiser, Christina Hefel and Cory Mason

#### Approval of Minutes for the November 29, 2017 Plan Commission Meeting

A motion was made by Alderman Wiser, seconded by Brodek, to approve the minutes of the November 29th meeting. The motion **PASSED** by a voice vote.

#### 4:30 PM PUBLIC HEARINGS

##### [1229-17](#)

**Subject:** (Direct Referral) A request by Damon Hassell of Miller Compressing seeking a major amendment to a conditional use permit at 1339 - 17th Street to allow the storage of vehicle awaiting recycling. (PC-17) (Res. 0437-17)

**Recommendation of the City Plan Commission on 12-13-17:** That the request be approved, subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [\(1229-17\) PH notice 1339 17th Street \(Major Amendment\)](#)  
[\(1229-17\) 1339 17th Street Staff Review](#)  
[\(1229-17\) 1339 17th Street Submittals](#)

*Assistant Director/Principal Planner Sadowski showed pictures of the site to visualize the staff recommendation of a conditional use permit to allow auto storage at 1339 - 17th Street. He stated the property is zone I-2 General Industrial District, and to the East is R-3 General Residential. He stated the city is taking the opportunity to improve the area through treatment of the fencing on Racine Street. He stated the city would like to fence to be solid metal or wood. The occupant suggested a felt covered fence, but the City stated it has not done well in the past. The occupant now wants a chain-link fence with slats. Sadowski stated the City would like to set back the fence ten feet to make room for trees, like upright Junipers or Arborvitae, but the existing berm would need to be moved. Therefore, the City and applicant agreed to compromise and create*

a five foot setback.

BEGIN PUBLIC HEARING at 4:45 p.m.

The applicant, Damon Hassell, stated solid fences are subject to graffiti and more easily damaged by wind. He stated that chain-link fences are less maintenance and more durable. He also stated the berms on the land were required by the DNR, over a year ago, to allow water from the facility to flow off of the property Northeast, to a catch basin, and Southwest, to a basin designed to catch oil-like substances.

Brodek wondered if the fencing recommended by the City is part of an ordinance.

Sadowski stated that the screening requirements for industrial uses across from residential areas are not very prescriptive. He stated they are trying to get away from chain-link fences with slats because staff feels solid fences provide a more finished look. Therefore, designs are on a case by case basis.

In response to Durkin, Sadowski confirmed that the applicant is proposing a chain link fence with pre-installed privacy slats, shown in slide show.

Wiser questioned Hassell if there was a price difference between the solid fence and the chain-link fence with slats. Hassell replied with the estimates and stated it wasn't a significant difference but the chain-link fence does cost more. In response to Wiser, Hassell stated that his preference is based on maintenance and not savings.

END PUBLIC HEARINGS at 4:53 p.m.

Durkin stated he sees no issue with the chain-link fence, and understands the issues with a wooden fence. Alderman Wiser agreed with Durkin as he sees the chain-link fence as an improvement to the current look of the location.

Discussion ensued about how to word the motion to allow the chain link fence with privacy slats.

**A motion was made by Alderman Wiser, seconded by Tom Durkin, that this file be Recommended For Adoption subject to condition E being amended to require a chain link fence with privacy slats, instead of a solid fence; combined with a five foot landscape strip, using upright junipers or arborvitae, along Racine Street and the East-West section of the fence. The motion PASSED by a voice vote.**

## END OF PUBLIC HEARINGS

### [1038-17](#)

**Subject:** (Direct Referral) A request from Sam and Lori Azarian seeking a major amendment to a conditional use permit for the construction yard component of a multi-tenant property at 1535 High Street. (PC-17)

**Attachments:** [\(1038-17\) PH Notice - 1535 High St.](#)  
[\(1038-17\) 1535 High Street Staff Review 2](#)  
[\(1038-17\) 1535 High St. Submittal](#)  
[\(1038-17\) 1535 High Street Revised Trailer Plans](#)

Mr. Sadowski briefly went over the summary of the major amendment from October

25th, where they had a public hearing notice. He stated the location is formally part of the Racine Steel Castings (RSC) area, the property is zoned I-2 General Industrial with R-3 Limited General Residential to the East and West of the property. He then explained the property and surrounding properties with aerial and street view pictures.

Sadowski stated there are three parts to the application, requesting approval of: an office trailer, expansion of the yard area, and installation of a wall sign on the building. He stated the October 25th meeting ended with discussion of approval of the trailer for six months, approval of the yard area expansion with some conditions, and approval of the additional sign on the building. He stated the entire matter was deferred, pending the Azarian's investigation of design alternatives for the office trailer.

Sadowski stated the current standards do not allow a permanent trailer, but real estate and/or construction site is allowed for up to two years. He stated it's possible to get approval for a trailer for up to 12 months from the Zoning Board of Appeals, but only for construction site purposes. He stated there was one trailer installed back in the 80's, before RSC redevelopment plan and the City's design standards were adopted.

Sadowski stated the applicant has tried to meet half way by improving the appearance of the trailer. He showed pictures of the proposed design of the trailer. He stated the applicant is concerned with the staff recommended decorative wall being placed on Memorial Drive that needs an 8 ft. offset from the sidewalk. The applicants concern comes from the other buildings in the area having a zero foot offset; Sadowski mentioned the remaining wall of RSC to the South of the applicants building, the building just West of the applicants, and other fences in the area off of Memorial Drive.

Sadowski stated staffs 8 ft. recommendation is an average of the surrounding building's offsets of 25, 10, and 0 feet; which brought them to the 8 ft. average. He stated they want to reserve the 8 ft. offset for landscaping, and the landscaping currently there was paid for with a facade grant from the City years ago. He stated that staff's recommendation is consistent with the RSC Redevelopment Plan standards as referenced by the Olsen industrial park standards. He stated the main issues are keeping the trailer and the placement of the screening wall on Memorial Drive.

Alderman Wiser stated while he appreciates the applicant's efforts, he knows from experience that trailers don't last a significant amount of time. He stated with RSC being cleaned up for redevelopment, if trailers are allowed now they have to be allowed later too and that may not be in the best interest of the City.

In response to Brodek, Sadowski verifies the trailer is considered a primary building due to its permanent nature as an office trailer, which requires 8 ft. of brick and/or masonry. He also verified that the 8 ft. setback of the proposed screening wall will not preserve the present trees along Memorial Drive.

In response to Mayor Mason, Sadowski stated that this trailer may impact developers in two ways: one, developers will see the trailers and want to use trailers; or two, they see the trailers and don't want to be there because of the poor image it projects -- both being undesirable scenarios. He stated a trailer sets a tone, and with the limited amount of land the city has available to develop; its value needs to be maximized. He stated trailers do not add significant value to land, value which is necessary for the city to be able to provide services, like police and fire.

Discussion ensued about the age and proposed design of the trailer.

*Alderman Wisner motioned to recommend approval of the item subject to conditions A-N, including requiring the trailer be removed within six months. Motion died for lack of second.*

*Mayor Mason suggested deferring the item as many questions remain it may be unfair to dialogue with the public without public notice.*

*Sadowski asked the commissioners to advise him with what they need from staff.*

*Durkin and Hefel agree that they need better pictures and renderings to work with the applicant.*

*Alderman Wisner stated he needs more details on accessory vs. permanent building standards.*

**A motion was made by Veranth, seconded by Durkin, to defer the item to the next meeting. The motion PASSED by a voice vote.**

## **Adjournment**

**A motion was made by Brodek, seconded by Martinez, to adjourn the meeting at 5:39 p.m. The motion PASSED by a voice vote.**