



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

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

Wednesday, October 25, 2017

4:30 PM

City Hall, Room 205

Call To Order

Mayor Dennis Wisner called the meeting to order at 4:34 p.m.

PRESENT: 5 - Tom Durkin, Ann Brodek, Mario Martinez, Dennis Wisner and Christina Hefel

EXCUSED: 1 - Tony Veranth

Approval of Minutes for the October 11, 2017 Meeting

A motion was made by Commissioner Brodek, seconded by Commissioner Durkin, to approve the minutes of the October 11th meeting. The motion PASSED by a Voice Vote.

4:30 P.M. 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 St. Staff Review](#)
[\(1038-17\) 1535 High St. Submittal](#)

Matt Sadowski, Assistant Director/Principal Planner, explained that there has been construction activity on this property for some time. He showed the public hearing notice map, photos of the area and surrounding area which include the former Racine Steel Castings site, and the old Hamilton Beech facilities. He stated the property is zoned I-2 General Industrial with I-1 Restricted Industrial and R-3 Limited General Residence surrounding the property. Mr. Sadowski stated there are two other tenants in the building. He showed the trailer that would be used on the site along with the current storage area. He showed the Racine Steel Castings redevelopment boundary along with the Certified Survey Map for the former Racine Steel Castings site.

Mr. Sadowski showed the site plan for the site of the request and stated a west wall sign on the building and a screening wall along Memorial Drive is being proposed. He stated more detail on the sign, such as square footage and materials, would be needed prior to approval.

Mayor Wisner opened the Public Hearing at 4:46 p.m.

Sam Azarian, 5924 Leeward Lane, spoke regarding the request. He stated they were down by the Machinery Row area talked to Jim Bowman who said they could stay there as long as they maintained the property. Received a notice from the City that said they had to be out. He explained that it was not easy to find a place to have a wrecking company. He stated Mount Pleasant would not allow the zoning for it and other buildings in the city would not allow the business due to zoning. He described improvements made to the building and stated he found the trailer to house an office facility. He explained to the Commission that the business has been in town for 50 years and that they are trying to improve the facility. Mr. Azarian asked why it felt the city was fighting against small businesses and stated the trailer cannot be seen from Memorial Drive and can barely be seen from High Street. He stated he is willing to work with the city; however, he does not have the money to build an office building at this time.

Lori Azarian, 5924 Leeward Lane, commented on the 30 percent masonry and wondered why masonry cannot be added to the trailer instead of being denied.

Dave Braun, Franksville, stated he was involved the purchase of the property. He spoke about the redevelopment plan and stated he feels like the City is not helping.

Mayor Wisner closed the Public Hearing at 4:55 p.m.

Mr. Sadowski explained the concerns of staff. He explained if the applicant would have come to the City prior to moving the trailer on site, they would have been told that it was not permitted. He stated staff is recommending that the trailer stay for six months after final approval by the Common Council, and after which the trailer needs to be removed.

Commissioner Brodek asked if there were any way to get the trailer to comply with the 30 percent masonry construction requirement.

Mr. Sadowski stated staff does not want a mobile trailer to set the precedent for office construction for the city. He said there is a way to dress it up e.g. add brick wainscoting and add a foundation; however, trailers are not permitted. He spoke about the tax value and explained office trailers have been used in the past by Racine Unified School District, however, additions were built and trailers were removed. He stated the amount of space used by the trailer could be incorporated into the building.

Lori Azarian stated the purpose of the building is for their equipment and building an office space is not feasible financially at this time.

Sam Azarian stated that the 11 year plan and has not seen anything happened with the belle city redevelopment plan and it will take time to get the building up to.

Commissioner Martinez expressed appreciation to the Azarians as business owners, but questioned why the structure was moved to the site there without notifying the city.

Sam Azarian explained that he saw another business had a trailer on their property so they thought it was ok to do.

Mayor Wisner reminded the Commission that every decision sets a legal precedence.

Mr. Sadowski stated the recommendation of staff is a 6 month approval for the trailer. The other parts of the request will have permanent approval.

Commissioner Durkin asked if the trailer would be permanent. Sam Azarian stated eventually offices would be put inside.

Lori Azarian asked if the sides of the trailer could be bricked and a steel roof added.

Mr. Sadowski stated that is a question for the Building Inspector.

Commissioner Brodek asked if the trailer were approved for six months, could they apply again if a new façade and roofing were shown during that time. She asked if there were a way to interiorize the trailer.

Commissioner Durkin asked if the applicant could have time to come up with additional ideas.

Mayor Wiser stated the item could be deferred.

A motion was made by Commissioner Brodek, seconded by Commissioner Martinez, to defer action on the item for five months to allow the applicant to come with another solution for the trailer/office space. After the five month deferral, the trailer would only be allowed to be on the site for an additional month. The motion PASSED by a Voice Vote.

[1039-17](#)

Subject: (Direct Referral) A request from Joshua Jeffers of Jeffers & Co. seeking to rezone the property at 1701 Packard Avenue (including portions of 1700 Packard Avenue) to include a FD Flex Development Overlay District designation. (PC-17) (ZOrd. 007-17)

Recommendation of the City Plan Commission on 10-25-17: That an ordinance be created, a public hearing before the Common Council be scheduled, and that staff prepare a use supplement for consideration.

Fiscal Note: N/A

Attachments: [\(1039-17\) PH Notice - 1701 Packard Ave.](#)
[\(1039-17\) 1701 Packard Ave. Staff Review](#)
[\(1039-17\) 1701 Packard Ave. Submittal](#)

Mr. Sadowski introduced the request and showed the public hearing notice map, the aerial photo, and the zoning of the property. He stated the property is zoned I-2 General Industrial and R-3 Limited General Residence is to the north. Mr. Sadowski stated the subject of the request of the Flex Development is the building at 1701 Packard Avenue. He showed the site plan, parking concept, a general landscaping plan, and the proposed floor plans for the potential three floor apartment building for the site. He stated along Memorial Drive there is potential for a retail space. Mr. Sadowski explained what is being requested is to retain the industrial zoning and add a Flex Development Overlay to regulate uses that may be detrimental to the residential area. He stated staff is recommending that an ordinance be prepared and a public hearing scheduled.

Mayor Wisner opened the public hearing at 5:21 p.m.

Andy Wilson, J Jeffers & Co., clarified the intent for the sites. He stated there are two properties involved and they are looking at it as a phase buildout. He stated 1701 Packard is the first phase and will be a mixed income multifamily conversion will use Low-Income Housing Tax Credits (LIHTC) and Wisconsin Housing and Economic Development Authority (WHEDA) credits. He stated the properties will be purchased at the same time and that the tax credits and receiving HOME and Community Development Block Grant (CDBG) funds are an important part of the project.

Wisner closed the public hearing at 5:24 p.m.

Commissioner Durkin clarified that the recommendation is to move the process forward.

A motion was made by Commissioner Durkin, seconded by Commissioner Brodek, to recommend that an ordinance be created and a public hearing before the Common Council scheduled. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARINGS

Adjournment

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