



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

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

Wednesday, June 28, 2017

4:30 PM

City Hall, Room 205

Call To Order

Mayor John Dickert called the June 28, 2017 Plan Commission meeting to order at 4:31 p.m.

PRESENT: 6 - John Dickert, Tom Durkin, Tony Veranth, Ann Brodek, Dennis Wisner and Christina Hefel

EXCUSED: 1 - Mario Martinez

Approval of Minutes for the June 14, 2017 Meeting

A motion was made by Alderman Wisner, seconded by Commissioner Brodek, to approve the minutes of the June 14, 2017 meeting. The motion **PASSED** by a Voice Vote.

4:30 P.M. PUBLIC HEARING

[624-17](#)

Subject: (Direct Referral) A request by Alexander Ersing of Mt. Sinai Gym seeking a conditional use permit for a fitness center at 2045 Lathrop Avenue. (PC-17)

Recommendation of the City Plan Commission on 6-28-17: That the request by Alexander Ersing of Mt. Sinai Gym for a conditional use permit for a fitness center at 2045 Lathrop Avenue be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 2045 Lathrop Ave.](#)

[624-17 Submittal](#)

[624-17 Staff Review](#)

Intern Associate Planner Steven Madsen introduced the topic and described the area and the details of the business. Opened up for comment at 4:37 p.m. Alderman James Morgenroth of the 13th district spoke in favor of the item and had a list of surrounding business owners that all were in favor of the business being in this

location. Then the applicant Alexander Ersing spoke describing himself and some of his accomplishments and then going on to discuss his business and plans. He mentioned training all sorts of different athletes including training for the Special Olympics that they were doing for free. He then stated that he liked the location and that they have plenty of space to grow. Public comments ended at 4:40 p.m.. Commissioner Brodek questioned the applicant about how there was only one full time employee and no part time employees that that seems like not enough for the business. Mr. Ersing responded that right now with the members they have, they do not have the need for and cannot afford more employees.

A motion was made by Commissioner Brodek, seconded by Commissioner Veranth, to recommend to the Common Council approval subject to conditions a.-h. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARING

[ZOrd.0005-17](#) ZOrd. 005-17

An Ordinance Rezoning 3449 Douglas Avenue and 3457 Douglas 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 3449 Douglas Avenue and more particularly described as follows: Lots 10 and 11, and the West ½ of the vacated alley (Document #2424187) in Block 1 of the North Racine (Caledonia) subdivision, being part of the Northwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 32, Township 4 North, Range 23 East, in the City of Racine, County of Racine and State of Wisconsin (7,600 +/- square feet or 0.17 acres), and

Part 2: That the property located at 3457 Douglas Avenue and more particularly described as follows: Lots 8 and 9, and the West ½ of the vacated alley (Document #2424187), excepting those lands for street purposes (Document 2307525), Block 1 of the North Racine (Caledonia) subdivision, being part of the Northwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 32, Township 4 North, Range 23 East, in the City of Racine, County of Racine and State of Wisconsin (7,100 +/- square feet or 0.16 acres),

be rezoned from B-1 Neighborhood Convenience District to B-1 Neighborhood Convenience District with a FD Flex Development Overlay District, and

Part 3: 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

Attachments: [PH Notice - 3457 Douglas Ave.](#)
 [ZOrd. 0005-17 Submittal](#)
 [ZOrd. 0005-17 Staff Review](#)

Recommended for Public Hearing

639-17

Subject: (ZOrd.0005-17) An Ordinance rezoning 3449 Douglas Avenue and 3457 Douglas Avenue from B-1 Neighborhood Convenience District to B-1 Neighborhood Convenience District with a FD Flex Development Overlay District.

Recommendation of the City Plan Commission on 6-28-17: That the ordinance rezoning 3449 Douglas Avenue and 3457 Douglas Avenue from B-1 Neighborhood Convenience District to B-1 with a FD Flex Development Overlay be adopted.

Fiscal Note: N/A

Assistant Director Matthew Sadowski introduced the item and briefly talked about the rezoning process and the purpose of the flex development. Then Mr. Madsen went over the properties and what was being rezoned and what was not, explaining that only the properties fronting Douglas Avenue would be rezoned.

A motion was made by Alderman Wisner, seconded by Commissioner Veranth, to recommend to the Common Council adoption of the ordinance. The motion PASSED by a Voice Vote.

[625-17](#)

Subject: (Direct Referral) A use supplement to accompany a FD Flex Development Overlay District at 3449 and 3457 Douglas Avenue. (PC-17)

Recommendation of the City Plan Commission on 6-28-17: That the use supplement for 3449 and 3457 Douglas Avenue be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3457 Douglas Ave.](#)
[625-17 Staff Review](#)

Mr. Madsen described the flex stating there would be no new permitted uses, that additional Conditional Uses would only be Contractor Facilities that include Offices and Showroom, and that boarding houses, lodgingshouses and roominghouses be prohibited uses.

A motion was made by Commissioner Veranth, seconded by Commissioner Durkin, to recommend to the Common Council approval of the request. The motion PASSED by a Voice Vote.

[569-17](#)

Subject: (Direct Referral) A request from John Conner of John Conner Co. seeking a conditional use permit to operate a plumbing office/showroom at 3457 Douglas Avenue. (PC-17)

Recommendation of the City Plan Commission on 6-28-17: That the request by John Conner of John Conner Co. for a conditional use permit to operate a plumbing office/showroom at 3457 Douglas Avenue be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3457 Douglas Avenue](#)
[569-17 Submittal](#)
[569-17 Staff Review](#)

Mr. Madsen described the business, site plan and floor plan. He mentioned that there would be additional pavement created to manage access and parking. He then stated that a screening plan, landscaping plan and signage plan were still needed and would be submitted as the applicant moved forward. Commissioner Veranth asked about what had been discussed about storm water drainage for the new pavement. Mr. Sadowski responded that dealing with storm water was built into the process of getting permits to construct the new pavement. Mr. Sadowski also added that the conditions would require the applicant to close the access on Douglas that is closest to the intersection and stated this is something the city often requires where these older facilities are being brought up to current standards. He also mentioned that a façade plan would have to be provided and approved for the new face of the building.

A motion was made by Commissioner Durkin, seconded by Alderman Wiser, to recommend to the Common Council approval subject to conditions a.-p. The motion PASSED by a Voice Vote.

Adjournment

Mayor Dickert adjourned the meeting at 4:52 p.m.