



City of Racine

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

Meeting Minutes - Final

City Plan Commission

Mayor Cory Mason
Mario Martinez
Christina Hefel
Marvin Austin
Alderman Jason Meekma
Trevor Jung
Sam Peete

Wednesday, January 9, 2019

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:30 p.m.

PRESENT: 7 - Cory Mason, Mario Martinez, Christina Hefel, Marvin Austin, Jason Meekma, Trevor Jung and Sam Peete

Approval of Minutes for the December 12, 2018 Meeting

A motion was made by Alderman Meekma, seconded by Commissioner Jung, to approve the minutes of the December 12th meeting. The motion **PASSED** by a Voice Vote.

4:30 P.M. Public Hearings

[0021-19](#)

Subject: (Direct referral) Consideration of a conditional use permit request by Racine Revitalization Partnership for a Mini-Planned Development to construct three townhomes at the properties of 1107 - 12th Street and 1204 Highland Avenue, (PC-19).

Recommendation of the City Plan Commission on 1-9-18: That based on the findings of fact, the request by Racine Revitalization Partnership for a Mini-Planned Development to construct three townhomes at the properties of 1107 - 12th Street and 1204 Highland Avenue be approved subject to the attached conditions.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
[Review and Recommendation](#)
[Applicant Submittals](#)
[\(0021-19\) CUP 1107 12th Street/1204 Highland Avenue](#)
[#0021-19 Resolution](#)

Associate Planner Jeff Hintz explained the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and business, the comprehensive land use designation for the property and the photos of the site and surrounding area. He explained that the lot is currently cleared and showed a historical map that showed the area traditionally had three structures. He stated the request is for a Planned Unit Development because there are three separate lots. Processing the request as a PUD authorizes smaller lot sizes with minimal setbacks.

Hintz described the building materials and colors to be used.

Based on the findings of fact, staff is recommending approval of the request subject to conditions. He stated an exception is being requested from the yard and lot size requirements.

The Public Hearing opened at 4:41 p.m.

Ed Miller, Racine Revitalization Partnership, spoke regarding his request. He explained the goal of RRP is to provide affordable housing and they are looking to charge \$105,000-\$115,000 per unit.

Public Hearing closed at 4:44 p.m.

A motion was made by Commissioner Martinez, seconded by Commissioner Peete, to recommend approval of the request subject to conditions a.-j. The motion PASSED by a Voice Vote.

[0022-19](#)

Subject: (Direct referral) Consideration of a request by Michael's Signs, representing All Saints Medical Center Inc., for a major amendment to a conditional use permit for a planned development by adding a monument sign near the intersection of Spring Street and Osborne Boulevard (3801 Spring Street), (PC-19)

Recommendation of the City Plan Commission on 1-9-18: That, based on the findings of fact, the request by Michael's Signs, representing All Saints Medical Center, Inc., for a major amendment to a conditional use permit for a planned development by adding a monument sign near the intersection of Spring Street and Osbourne Boulevard be approved subject to the attached conditions.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
[Review and Recommendation](#)
[Applicant Submittals](#)
[\(0022-19\) CUP Major Amend 3801 Spring Street](#)
[#0022-19 Resolution](#)

Hintz explained the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and business, the comprehensive land use designation for the property and the photos of the site and surrounding area. He stated the property is zoned OI Office Institutional and showed a rendering and the location of

the proposed sign. He stated the sign was accidentally excluded from their approval request a couple of months ago. Based on the findings of fact, staff is recommending approval of the request, subject to conditions. He stated the sign will not be illuminated which was important in adhering to the findings of fact for the request.

Public Hearing opened at 4:49 p.m.

Chris Henkes, Michaels Signs, spoke in support of the request and read a letter from Stephen Spratt, Ascension Vice President of Marketing and Communications, expressing their support.

Commissioner Hefel expressed that the sign placement was a good idea as it makes it easier to locate the hospital.

John Springsteen, 3900 Osborne Blvd., asked whether or not the sign would be illuminated. He stated he does not see a benefit of the sign being on the corner as there is no entrance at the proposed location. He feels that it will take away aesthetically from trees and the pond on the property.

In response to Springsteen, Hintz stated that the sign will not be lit.

Public Hearing closed at 4:53 p.m.

A motion was made by Commissioner Jung, seconded by Commissioner Austin, to recommend approval of the request subject to conditions a.-f. The motion PASSED by a Voice Vote.

[0023-19](#)

Subject: (Direct referral) Consideration of a request by Yudong Zheng seeking a conditional use permit for a first floor/street level dwelling unit at 612 - 6th Street, (PC-19)

Recommendation of the City Plan Commission on 1-9-18: That, based on the findings of fact, the request by Yudong Zheng seeking a conditional use permit for a first floor/street level dwelling unit at 612 - 6th Street be approved subject to the attached conditions.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
[Review and Recommendation](#)
[Applicant Submittals](#)
[\(0023-19\) CUP 612 - 6th Street](#)
[#0023-19 Resolution](#)

Hintz explained the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and business, the comprehensive land use designation for the property and the photos of the site and surrounding area. The property is zoned B4 Central Business and the Comprehensive Plan calls for it to be a mixed use. Hintz described the use of the building he stated the rear portion of the building is proposed to be used as residential and the front portion will remain commercial. The dwelling unit will occupy approximately 500 sq. ft. of the total 1860 sq. ft. ground floor. Hintz described the potential actions of the Commission as well as

the findings of fact and conditions of approval. Staff is recommending approval subject to conditions.

In response to Meekma, Hintz stated there is not currently a business operating out of the location nor will a dwelling unit affect the type of business that goes in the location.

Public Hearing opened at 5:00 p.m.

Public Hearing closed at 5:00 p.m.

Meekma asked how many properties like the request currently exist Downtown and if residential and commercial spaces were becoming more of a trend and whether or not the policy should be reviewed.

Matt Sadowski, Assistant Director/Principal Planner, stated that prior to 2009 a Conditional Use Permit was not required for ground floor residential units in commercial zonings, however, remodels were poorly done and storefronts were lost. He stated the hope was for more live/work units, however that is not a requirement. He stated two have been approved so far Downtown.

A motion was made by Alderman Meekma, seconded by Commissioner Peete, to recommend approval of the request subject to conditions a.-f. The motion PASSED by a Voice Vote.

End of Public Hearings

[0996-18](#)

Subject: (Direct Referral) A request from Kelli Aiello of Fury II LLC, seeking a conditional use permit for mixed uses in an existing building addressed as 1800 Clark Street and 1825 Holborn Street. (PC-18)

Recommendation of the City Plan Commission 1-9-18: That, based on the findings of fact, the request from Kelli Aiello of Fury II LLC for a conditional use permit for mixed uses in an existing building addressed as 1800 Clark Street and 1825 Holborn Street be approved subject to conditions.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
[Review and Recommendation](#)
[Applicant Submittals](#)
[\(0996-18\) CU 1800 Clark Street/1825 Holborn Street](#)
[#0996-18 Resolution](#)

Hintz stated that the request was deferred at the September 26th meeting. He stated staff met with the applicants on December 6th to work out the conditions in relation to changes and improvements that needed to be done to the site. Hintz explained that all outstanding building issues have been remedied and explained the prioritization of work – roof repairs, securing tenants, and aesthetics (once they become profitable. He stated the proposed conditions of approval defer the higher cost items until the site become profitable (e.g. the chain-link fence by DeKoven and Clark Street is to be removed and replaced with a privacy fence within 12 months of the buildings being

occupied. Based on the findings of fact, staff is recommending approval subject to the conditions presented.

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

[0029-19](#)

Subject: Ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (Comp Plan 2035) to incorporate the document titled "Racine Heritage Preservation Plan, Final Draft October, 23, 2018" (Heritage Plan).

Attachments: [Draft Heritage Preservation Plan](#)
[Ord. 0019-18](#)

Sadowski reviewed the timeline of events and outreach efforts for the Heritage Preservation Plan. He stated Common Council will hold its public hearing on February 5th. Comments were received and corrections were requested and staff is recommending that the item be deferred to its January 23rd meeting so that comments can continue to be received.

A motion was made by Commissioner Jung, seconded by Commissioner Peete, to defer the request until the January 23rd meeting. The motion PASSED by a Voice Vote.

[1225-18](#)

Subject: (Direct Referral) Communication from the Assistant Commissioner of Public Works/City Engineer, on behalf of J. Jeffers & Co., requesting a vacation of the southerly part of Packard Avenue between 17th Street and Southside Industrial Park.

Recommendation of the Public Works and Services Committee on 11-27-18: Defer

Recommendation of the Public Works and Services Committee on 12-11-18: Defer

Recommendation of the Public Works and Services Committee on 01-08-19: Since public interest requires it, that the street dedicated pursuant to Resolution 3284 on May 16, 1989, commonly known as the 60 foot by 49.5 foot portion of Packard Avenue, between Seventeenth Street and the Southside Industrial Park, and more particularly described as:

The Northerly 1/2 of the "ABANDONED" Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way; bounded on the west by the west line of Packard Avenue extended and bounded on the east by the east line of Packard Avenue extended; said parcel located in the Northeast 1/4 of Section 20, Township 3 North, Range 23 East, City of Racine, Racine County, Wisconsin.

and as shown on the attached Street Dedication Plat, be vacated.

Further recommends that a hearing on the passage of a Resolution vacating the 60 foot by 49.5 foot portion of Packard Avenue, between Seventeenth Street and the Southside Industrial Park, shall be held not be less than 40 days after this date, with notice of the hearing to be given, and the procedures followed, as provided in with notice be given pursuant to Wisconsin Statutes section 66.1003 and otherwise as required by law.

Recommendation of the City Plan Commission on 01-09-19: That the proposed street vacation is consistent with City plans and programs and recommends that a resolution be prepared and a public hearing scheduled.

Further recommends that execution of the vacation be consistent with any conditions of approval recommended by the Public Works and Services Committee.

Fiscal Note: N/A

Attachments: [#1225-18 Resolution with attachment2](#)
[1225-18 1989 Dedication Plat.pdf](#)

Hintz showed the location of the requested vacation. He stated the strip of land is to be used as a parking lot. Staff is recommending that the street vacation is consistent with City plans and programs and recommends that a resolution be prepared and a public hearing scheduled. Further that execution of the vacation be consistent with any conditions of approval recommended by the Public Works and Services Committee.

Scott Letteney, City Attorney, stated the Common Council approved the initiation of the vacation. He stated it was designated as a street in 1989 but was never paved or used as such. He stated the action would allow the development to move forward.

A motion was made by Alderman Meekma, seconded by Commissioner Hefel, to recommend that a public hearing be scheduled and a resolution be prepared. The motion PASSED by a Voice Vote.

[0024-19](#)

Subject: (Direct referral) Consideration of a request by James and Sarah Anspaugh of Meyers Racine Monument Works, seeking to expand a nonconforming use to construct an accessory garage at 3120 Kinzie Avenue (PC-19) (ZBA 0031-19)

Attachments: [Applicant Submittals](#)
[Review and Recommendation](#)

Hintz described the request and stated that the Zoning Board of Appeals will meet after the Plan Commission to discuss. The Plan Commission will make a recommendation to the ZBA. Hintz explained the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and business, the

comprehensive land use designation for the property and the photos of the site and surrounding area. He stated the business predates the zoning and the property is split zoned R2 Single Family Residence and B1 Neighborhood Convenience. He stated the request is to build a 24 x 30 ft. garage and explained the proposed materials as vinyl siding and asphalt shingles. He stated the structure is consistent with other buildings in the neighborhood. Hintz explained the required findings of fact and stated that the findings of fact for Zoning Board of Appeals approvals also need to be considered. Staff is recommending approval subject to conditions.

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

Adjournment

There being no further business, the meeting adjourned on a motion by Alderman Meekma, seconded by Commissioner Peete, at 5:43 p.m.