



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

Wednesday, December 11, 2019

4:30 PM

City Hall, Room 205

Call To Order

Alder Meekma called the meeting to order at 4:30 p.m.

Present: 6 - Cory Mason, Trevor Jung, Jason Meekma, Mario Martinez, and Samuel Peete

Excused: 1 - Marvin Austin

Mayor Mason arrived at 4:58 p.m. and assumed chair of the meeting.

Approval of Minutes for the November 13, 2019 Meeting

A motion was made by Alder Jung, seconded by Commissioner Peete, to approve the minutes of the November 13, 2019 meeting. The motion was PASSED by a Voice Vote.

Start of Public Hearings

[1356-19](#)

Subject: Request from Zignego Company seeking a conditional use permit for a contractor yard and shop, to operate a concrete and gravel recycling site with yard and concrete plant at 1917 S. Memorial Drive (PC-19).

Attachments: [Public Hearing Notice](#)
[Review and Recommendation](#)
[Applicant Submittal](#)
[Addendum to Submittal](#)

Associate Planner Jeff Hintz explained the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive land use designation for the site, and photos of the site and surrounding area. He stated there is residential to the east of the property; however, most of the property surrounding the area is industrial. He stated the comp plan calls for the property to remain industrial.

Hintz showed the fencing being proposed along Memorial Drive. He stated it is an eight foot privacy fence with some landscaping.

Hintz described the business and the equipment to be used. He stated that the proposed equipment uses dust suppression. He stated a previous applicant that held a

conditional use permit for the location did not use any dust suppression equipment which impeded existing surrounding businesses. He stated that the proposal is to have 1-4 employees at a time and to only use the site for road construction projects the company bids on. He stated it would be a seasonal and sporadic use.

Hintz described the possible actions of the Commission and reviewed the required findings of fact for approval of conditional use permits. Hintz stated that dust control will be the deciding factor for required findings 1,2,3 – 1. The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare; 2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Hintz stated the use is consistent with the land use plan and conforms to applicable regulations – in respect to required findings 4, 5, 6, and 7.

Hintz stated, based on the required findings of fact, staff is recommending approval of the request subject to conditions a. – l. Hintz reviewed the recommended conditions of approval.

Alder Meekma opened the public hearing at 4:42 p.m.

Dan Zignego, 2065 Erie Street, Grafton, WI, spoke in support of the request. He stated he is a member of the family company that is proposing to purchase the site in order to use it to build road projects in the city of Racine. He stated they currently have a project on Highway 11 which would be the first project the site would be used for. He stated they are trying to be a good partner in whichever community they are in and that they have locations in other areas throughout Southeastern Wisconsin. Zignego stated they try to treat neighbors with respect and they tried to address any concerns staff brought up and go above and beyond – e.g. the fencing. He explained that the machine that they use has a DNR (Department of Natural Resources) air quality permit which is required to be renewed every year. He stated the machine has water sprayers that spray all of the portions of the material as it goes through the system. Zignego explained they will have a water truck and sweeper on site so they can be reactive to anything that happens on the site.

Alder Jung asked about the location chosen for the request. He stated the site is relatively close to Hamilton Avenue, Arlington Avenue, and 21st Street and asked Zignego if he had experience running an operation close to a neighborhood.

Zignego stated where they excel is projects where there is an urban area such as Durand Avenue. He stated the hours of service is the biggest thing and he does not think there will be a concern regarding noise. He stated you would not hear anything that you would not hear at Pioneer Products. He stated the decibel levels are minimal and that they have a management of processes making sure everyone on site is on a schedule.

Alder Jung asked about Zignego's effort to make sure that their company is doing their part in being good stewards of the environment and what type of research has been done.

Zignego stated as far as air quality, they are regulated by the DNR so they have to be meet their standards. He stated he would be happy to submit the permit to the committee prior to their start. He stated they are not proposing to change the flow of the site; he thinks it will bring improvement to the neighborhood. He stated they have won national awards and are bringing that to the area.

Commissioner Martinez asked what percentage of trucks being used are quad axel or bigger.

Zignego stated they primarily use quad axel. He stated for Durand Avenue, five trucks per day may be used for the duration of the pavement removal.

Commissioner Martinez asked if they are open to DBE (Disadvantage Business Enterprise) certified contractors.

Zignego stated absolutely and explained they picked up a job in Milwaukee and exceeded the DBE goal by 20+ percent. He stated that his father is on the DOT (Department of Transportation) committee that promotes DBE.

Martinez explained that DBE is the Disadvantage Business Entity that will involve minority business owners who operate trucking businesses.

Alder Jung asked for clarification on the temporary use.

Hintz explained they are not proposing any permanent buildings.

Commissioner Peete asked how many gallons of water would be used daily and if it were recyclable.

Zignego stated with the nature of the site, it would be hard to recapture the water once it was used. He stated they will be using 10,000 gallon of waters per day between watering the site frequently and filling up the machine.

Zignego made a request regarding the 12 foot pile height restriction. He stated it is not in accordance with industry standards and 12 feet makes the site challenging. He stated 30 feet is the industry standard and staff mentioned 20 feet.

Hintz suggested keeping the piles towards the back.

Alder Jung asked if there are state or federal requirements to how the water is treated.

Zignego stated he does not believe so because the water would be the equivalent of rain water to keep the site in a damp condition. He stated the idea of the water is to keep things damp and not saturated to keep the dust down – e.g. he stated on a dewy day in August everything will be damp and not much water will be used.

Buck Sweeney, Attorney, represented DOT Builders Association and the Zignegos and spoke in support of the request. He stated the Zignegos are a great family and they have been working together for three generations. He stated they work with the community and the neighbors and are proud of their operations. He stated he will be happy to invite anyone for a tour of their other locations.

Atty. Sweeney spoke regarding dust suppression. He stated the equipment is state of the art. He stated 50 years ago the equipment used was a lot different than they are

today. He stated they are a good company and a benefit for Racine in trying to get roads built that are more cost effective. He stated the stated this is the perfect site and they want to work with the neighborhood.

Ralph Wagner, 2040 S. Memorial Dr., owner of A1 Auto Body, spoke in opposition of the request. He stated he owns the site right across the street and has been there since 1973 – 2nd generation. He stated this would be the third center that will be there. He stated Milan was first and Cornerstone was second. He explained nothing was done with the previous owners and dust is an enemy for him and his business. He stated he cannot paint with dust and he spent a lot of money in the spray booths to add high tech filters that are expensive to change and replace. He stated he normally gets 6 months out of the filters; however with Milan and Cornerstone, he had to replace the filters at the third month. He stated he invested a lot into the building and just repaved the parking lot. Thinks it is an eyesore. Customers refer to it to be a dump. He stated he thinks the applicant has good intentions and further explained his experience with Cornerstone. He stated in July, a water truck would be called and another could be called again in 30 minutes. He stated with Cornerstone they had 20 trucks and 50 feet of piles. He stated he is opposed to the request and asked the Commission to reconsider.

Mayor Mason asked Wagner if it what is being proposed is similar to what was heard before and is inadequate to address his business.

Wagner stated that is correct. He stated he heard excuses regarding the water truck and the pad was never put down. He expressed concern with the guidelines not being followed and asked from help from the City in the past; however, no one responded.

Mayor Mason asked if there were difference between the previous actors or if it were just the nature of the business.

Wagner stated it was just the nature of the business.

Alder Carrie Glenn, 3333 Drexel Avenue, spoke in opposition of the request. She stated she spoke to a lot of businesses in the area and that the request will affect her district. She stated that the paving and concrete businesses work well together and Gleason has an area to do this that works well. She stated the old concrete on Highway 11 is filled with a lot of chemicals and spoke regarding the testing of concrete once it is smashed. She stated a better solution would be to go down to a site by Gleason. Alder Glenn stated piles are over 12 feet tall and she has friends in construction and the biggest complaint is getting water to the site. She stated all of the water goes into the ground where we do not want it to be going. She stated Dan (Zignego) would be used to the decibel levels, we are not. Alder Glenn stated Ralph (Wagner) was completely concerned about the request.

Nicholas Verhaalen, 2732 Chicory Road, spoke in support of the request. He stated he represents Pioneer Products and is speaking in support of the project for dust control measures and the industrial nature of the site.

Daniel Oakes, AW Oakes and Son 2000 Oakes Road, spoke in support of the request. He stated they are a wonderful contractor and a partner to other jobs. He stated they are very reputable company and he has no doubt they will do what they say they will do. Oakes stated dust is a concern and that you cannot crush concrete and suppress all of the dust. He stated the equipment used is better than what was used 5 years ago; however, there will be dust and noise. He expressed concerns on where

they are doing it and stated a Phase I environmental study should be done. He stated there be things on the site that we do not want to see further contaminated. Oakes stated he would like to see an actual site plan and site improvement. He stated that it is a state requirement that all concrete that is crushed and reused is tested and they will do that.

Mayor Mason closed the public hearing at 5:21 p.m.

Discussion after the motion:

Alder Jung spoke regarding his motion. He stated the Zignego Company is an excellent company; however, we have to do our due diligence regarding protecting the neighborhood.

Hintz stated on page 2 of the report there is a general site plan and asked the Commission what they would like elaborated.

Alder Jung suggested items that would point out what would mitigate environmental concerns e.g. water truck location.

Commissioner Martinez stated he is surprised there are not more people speaking against the request. He stated he is concerned about the reputation of the site.

Alder Meekma stated that is why the direction and motion by Alder Jung is the proper way to go. He stated the Commission wants to consider the concerns of the residents. He stated Alder Glenn did some great outreach regarding the request.

Mayor Mason reminded the Commission that the charge is to enforce the zoning ordinance of the City of Racine.

A motion was made by Alder Jung, seconded by Alder Meekma, to continue the public hearing to a later date to allow the applicant time to do a Phase I, a more detailed site plan, and to conduct neighborhood outreach. The motion PASSED by a Voice Vote.

End of Public Hearings

[1357-19](#)

Subject: Request from Michael Bannon and Nicholas Verhaalen, seeking approval of a two lot certified survey map for the property at 1917 S. Memorial Drive (PC-19).

Recommendation of the City Plan Commission on 12-11-19: That the request from Michael Bannon and Nicholas Verhaalen, seeking approval of a two lot certified survey map for the property at 1917 S. Memorial Drive be approved subject to conditions a.-d.

Fiscal Note: N/A

Attachments: [Recommendation](#)
[Applicant Submittal](#)
[#1357-19 Resolution](#)

In response to Hintz, the applicant, Nicholas Verhaalen, stated that the sale of land and the Certified Survey Map (CSM) go hand and hand he does not see a reason to defer the request.

Hintz reviewed the request and showed the proposed division of the lot. He stated staff is recommending approval of the request subject to conditions a. - d. Hintz reviewed the conditions of approval.

Alder Meekma asked about the two lots shown on the proposed CSM. He stated the building extends out of lot 1 and asked if there were a third lot that is not shown.

Hintz stated yes, there is, however, it was not included in the proposed CSM.

A motion was made by Alder Meekma, seconded by Commissioner Martinez, to recommend approval of the Certified Survey Map subject to conditions a.-d. The motion PASSED by a Voice Vote.

[1371-19](#)

Subject: (Direct Referral) Consideration of an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035", to incorporate the document titled "Downtown Racine Pedestrians, Plaza and Parking Plan" (PC-19).

Attachments: [Downtown Public Realm and Parking Plan](#)

Hintz reviewed the request and stated that the action being requested from the Commission is to recommend staff prepare for a comp plan amendment to include the document titled "Downtown Racine Pedestrians, Plaza and Parking Plan". Hintz reviewed the timeline for the request and described the planning process for the Parking Plan and the content of the plan which includes an existing conditions analysis of the public realm, configuration, and location of state routes and one/two way streets, distribution of traffic signals and needs analysis, and bicycle facilities and connections. Hintz stated that staff is recommending that the process to incorporate the plan in the Comprehensive Plan for the City of Racine be initiated.

A motion was made by Alder Meekma, seconded by Commissioner Hefel, to direct staff to begin the process to amend the Comprehensive Plan for the City of Racine to include the "Downtown Racine Pedestrians, Plaza, and Parking Plan". The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 5:44 p.m.