



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

Mayor John Dickert
Alderman Dennis Wiser
Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez

Wednesday, April 12, 2017

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the meeting to order at 4:27 p.m.

PRESENT: 4 - John Dickert, Dennis Wiser, Tony Veranth and Ann Brodek

EXCUSED: 2 - Tom Durkin and Mario Martinez

Others present:

Matt Sadowski, Assistant Director/Principal Planner
Ken Plaski, Chief Building Inspector
Michelle Cook, Secretary of City Development

Approval of Minutes for the March 29, 2017 Meeting

Minutes were not available.

[320-17](#)

Subject: (Direct Referral) Request by Robert Bokowski representing WE Energies, seeking an extension for a conditional use approval to replace an existing 200-foot tall communication tower with a 230-foot tower at 2200 Oakes Road (Resolution 15-0397). (PC-17) (Res. No. 0139-17)

Recommendation of the City Plan Commission on 4-12-17: That a 12 month extension be granted for Resolution 15-0397, a Conditional Use Permit to replace an existing 200-foot tall communication tower with a 230-foot tower at 2200 Oakes Road.

Fiscal Note: N/A

Attachments: [RacineP.C.4-12-2017WeRequestLetter](#)

Assistant Director/Principal Planner Matt Sadowski introduced the item. He stated this was before the Commission in 2015 for the replacement of the cell tower that is currently at the site. He explained the tower's current location; the area is quite isolated in relation to other properties. Mr. Sadowski stated that approval to build a new tower was received in November 2015. The applicant thought they would be

able to begin work on the tower before the expiration of the conditional use permit (CUP), however, they were not able to. They were notified there would be additional delays and they are seeking an additional 12 month extension. The applicant is requesting a renewal of his conditional use permit as the CUP has expired.

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

[332-17](#)

Subject: (ZOrd.0002-17) An ordinance rezoning 2124 Sixteenth Street from B-2 Community Shopping District to R-3 General Residence.

Recommendation of the City Plan Commission on 4-12-17: That the ordinance be adopted.

Fiscal Note: N/A

Mr. Sadowski explained that the ordinance is now being brought back to the Commission. The R3 zoning allows for a conditional use permit to be placed on the property to better control businesses that would go into the property. Mr. Sadowski reviewed the property location along with the current zoning of the property. He stated the Comp Plan supports the change of zoning to residential. The current zoning is B2 and staff would like to rezone to R3 with the expectancy that the other properties that are zoned B2 in the area will be changed to R3.

A motion was made by Commissioner Brodek, seconded by Commissioner Veranth, that the ordinance be adopted. The motion PASSED by a Voice Vote.

[315-17](#)

Subject: (Direct Referral) Consideration of an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" for a 0.73 acre portion of the property at 3600 Pierce Boulevard (Pierce Woods park) change from Isolated Natural Resource Area to Industrial. (PC-17) (Ord No. 0004-17)

Recommendation of the City Plan Commission on 4-12-17: That an ordinance be created and a public hearing scheduled.

Fiscal Note: N/A

Mr. Sadowski explained that this is the start of the process by sending notice to adjacent municipalities. He stated the request is to change the City's land use plan for a portion of Pierce Woods from Isolated Natural Resource Area to Industrial. Mr. Sadowski explained the location of the site and the surrounding area. The current zoning is residential with Industrial directly to the west of the property. He explained the rezoning is to accommodate the expansion of Fischer USA and I-1 is the least intensive Industrial classification. Explained the approximate boundaries of the expansion.

Mr. Sadowski stated it is the desire of the Comprehensive Plan to maintain natural areas, he stated the request is not a great encroachment to the park; however, it is an encroachment to the natural area. The Comp Plan realizes the need for economic expansion and job creation. The Commission is being asked to allow the process to move forward, not to approve or deny the request at this time. A public hearing will be held regarding the request on May 10th.

A motion was made by Alderman Wisner, seconded by Commissioner Brodek,

that an ordinance be prepared and a public hearing be scheduled before the Common Council.

4:30 P.M. PUBLIC HEARING**4:30 P.M. PUBLIC HEARING**[316-17](#)

Subject: (Direct Referral) Consideration of a request by Bradley Carr seeking a conditional use permit to operate an automotive sales and repair business at 1824 Charles Street. (PC-17) (Res. No. 0140-17)

Recommendation of the City Plan Commission on 4-12-17: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1824 Charles Street](#)
[\(316-17\) CU 1824 Charles Street](#)

Mr. Sadowski explained the location of the request. Improvements were made to the property (such as façade improvements and the parking lot being sealed) as requirements of a Conditional Use Permit granted for a mixed-use development.

Mr. Sadowski stated there was split zoning on the property; the property is zoned B3 on the western portion and B2 on the eastern portion. He stated the zoning was done to accommodate a construction company in the past and there is currently a construction company in the property. There is an issue with storage inoperable vehicles at the site.

The proposal before the Commission is for auto repair and sales. Low key items, not heavy repair, mainly electrical and computer reprogramming. Mr. Sadowski explained that the Douglas Avenue Association has a concern with signage. He stated no pennants and banners and streamers are usually a part of the CUP for auto repairs, which will need to be added to the conditions of approval.

4:43 p.m. PH Opened

The applicant, Bradley Carr stated he has another shop at 1135 Chatham Street. He explained that from October – April he wants to sell cars while keeping the other shop for larger vehicle repair. He stated no oil changes, transmission work would be done at the Charles Street location.

4:50 p.m. PH Closed

A motion was made by Commissioner Brodek, seconded by Commissioner Veranth, to recommend approval of the item with the addition of a condition stating no banners, pennants or streamers be allowed at the location. The motion PASSED by a Voice Vote.

Adjournment