



# 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*

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Wednesday, June 14, 2017

4:30 PM

City Hall, Room 205

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#### Call To Order

*Alderman Dennis Wisner called the meeting to order at 4:33 p.m.*

**PRESENT:** 5 - Tom Durkin, Tony Veranth, Ann Brodek, Dennis Wisner and Christina Hefel

**EXCUSED:** 2 - John Dickert and Mario Martinez

#### Misc. Notes/Arrivals

*Commissioner Tony Veranth arrived at 5:05 p.m.*

#### Approval of Minutes for the May 31, 2017 Meeting

A motion was made by Commissioner Brodek, seconded by Commissioner Durkin, to approve the minutes of the May 31, 2017 meeting. The motion PASSED by a Voice Vote.

#### 4:30 P.M. PUBLIC HEARINGS

##### [568-17](#)

**Subject:** (Direct Referral) A request from John Conner of John Conner Co. seeking to rezone the property at 3457 Douglas Avenue and 3449 Douglas Avenue from B-1 Neighborhood Convenience District to B-1 with a FD Flex Development Overlay. (PC-17) (ZOrd. 005-17)

**Recommendation of the City Plan Commission on 6-14-17:** That an ordinance and use supplement be prepared and a public hearing before the Common Council be scheduled.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 3457 Douglas Avenue](#)

*Intern Associate Planner Steven Madsen described the request. Stating that the plan for Douglas Avenue was that uses get less intense to the East and that is why the properties in question are being re-zoned to B-1 with Flex Development instead of to*

*B-2 Community Shopping District. He explained this would allow a use into the building on the property that best fits B-1 while still controlling the kind of use that moves into the space. Public Hearing opened and closed at 4:36 since there were no speakers.*

**A motion was made by Commissioner Durkin, seconded by Commissioner Brodek, that an ordinance and use supplement be prepared and a public hearing before the Common Council scheduled. 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)

**Attachments:** [PH Notice - 3457 Douglas Avenue](#)

[569-17 Submittal](#)

[569-17 Staff Review](#)

*Mr. Madsen described the business for the conditional use, its floor plan and its site plan. Public Hearing opened and closed at 4:40 since there were no speakers.*

**A motion was made by Commissioner Brodek, seconded by Commissioner Durkin, to defer until an ordinance is prepared and a use supplement and the conditions of approval provided. The motion PASSED by a Voice Vote.**

## END OF PUBLIC HEARINGS

[527-17](#)

**Subject:** (Ord.0009-17) An ordinance amending Sec. 114-1 - Rules of construction and definitions and Sec. 114-673 - Signs; and repealing, recreating, and amending various sections in Article X - Sign Regulations in Chapter 114 - Zoning of the City of Racine Municipal Code.

**Recommendation of the City Plan Commission on 5-31-17:** Hold the public hearing at the Common Council; however, refer the ordinance back to the City Plan Commission for further review.

**Recommendation of the City Plan Commission on 6-14-17:** That the ordinance be adopted as detailed in the attached document titled "Sign Ordinance Draft to PLAN COMM June 13".

**Fiscal Note:** N/A

**Attachments:** [Sign Ordinance Draft to PLAN COMM june 13](#)

*Assistant Director Matthew Sadowski discussed all the major changes to the ordinance that were made since the May 31, 2017 Planning Commission meeting, some of which were the number of days that are allowed to remove non-conforming signs from 30 days to 60 days, eliminating the definition of High Resolution Message Signs since they are no covered by the definition of Electronic Message Signs, awning signs no longer require a Conditional Use Permit because design standards and design districts are now in place that control for the undesirable installations that had been seen prior to standards, and that window signage in Downtown is set at*

50% to be consistent with Citywide standards.

*During discussion Commissioner Brodek stated there was an error on page nine 114-1033 paragraph b. sub-paragraph 7 that read "no such sign shall not" that this be amended to remove the word "not" so it would read "no such sign shall".*

**A motion was made by Commissioner Durkin, seconded by Commissioner Durkin, to recommend adoption of Ordinance 09-17, as amended to include Commissioner Brodek's correction. The motion PASSED by a Voice Vote.**

[588-17](#)

**Subject:** (ZOrd.0004-17) An Ordinance rezoning 500 Walton Avenue and 2214 North Street from O/I Office Institutional District to O/I Office Institutional District with a FD Flex Development Overlay District.

**Recommendation of the City Plan Commission on 6-14-17:** That the ordinance be adopted.

**Fiscal Note:** N/A

*Mr. Sadowski briefly described the previous discussion of the item from past meetings and that the Comprehensive Plan Amendment passed on to the Common Council.*

**A motion was made by Commissioner Brodek, seconded by Commissioner Durkin, to recommend adoption of ZOrd.004-17. The motion PASSED by a Voice Vote.**

[566-17](#)

**Subject:** (Direct Referral) A use supplement to accompany a FD Flex Development Overlay District at 500 Walton Avenue and 2214 N. Wisconsin Street. (PC-17) (Res. No. 0219-17)

**Recommendation of the City Plan Commission on 6-14-17:** That the request for a use supplement to accompany a FD Flex Development Overlay District at 500 Walton Avenue and 2214 N. Wisconsin Street be approved subject to the attached conditions.

**Fiscal Note:** N/A

*Mr. Sadowski described the use supplement showing the added conditional uses would be grocery stores that are less than 14,000 square feet and would prohibit apartment, hotels and community living arrangements.*

**A motion was made by Commissioner Durkin, seconded by Commissioner Hefel, to recommend approval of the use supplement for 500 Walton Avenue and 2214 N. Wisconsin Street. The motion PASSED by a Voice Vote.**

[567-17](#)

**Subject:** (Direct Referral) A request from Rose Nelson, representing Wild Root market, seeking a conditional use permit to accommodate a grocery store at 500 Walton Avenue and associated vehicle parking at 2214 N. Wisconsin Street (also related to item 521-17). (PC-17) (Res. No. 0220-17)

**Recommendation of the City Plan Commission on 6-14-17:** That

the request from Rose Nelson, representing Wild Root market, for a conditional use permit to accommodate a grocery store at 500 Walton Avenue and parking at 2214 N. Wisconsin Street be approved subject to the attached conditions.

**Fiscal Note:** N/A

*Mr. Sadowski described the business. He discussed the outdoor patio being a part of the conditional use and the light fixtures that we be used around both properties.*

*Alderman Wisner left at 5:05 p.m. leaving Commissioner Durkin to chair the meeting going forward.*

*Mr. Sadowski continued by discussing changes that were worked out with the applicant over parking changes at N. Wisconsin to allow flow without using the City owned parking lot to the South. Also discussed were that no changes are being made to the parking lot at Walton, that most trucks should be able to navigate the parking lot as is, and if interstate/open road trucks that tend to be larger need to deliver they can do so on the street on Walton. Landscaping was also reviewed. The areas that would be used and the types of plants were shown. Lastly discussed screening for roof top mechanics and showed/reviewed architectural treatments. He stated staff was recommending approval based on conditions and with exceptions.*

*Commissioner Brodek re-iterated the concerns with the pedestrian traffic crossing across Walton Ave. despite the traffic study suggesting there would not be a problem and asked if this permit could be revisited. Mr. Sadowski stated that it could be revisited.*

**A motion wa made by Commissioner Brodek, seconded by Commissioner Veranth, to recommend approval of the request, subject to conditions. The motion PASSED by a Voice Vote.**

**Adjournment**

*Commissioner Durkin adjourned the meeting at 5:17 p.m.*