



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez
Mayor Dennis Wiser
Christina Hefel

Wednesday, August 30, 2017

4:30 PM

City Hall, Room 205

Call To Order

Interim Mayor Dennis Wiser called the meeting to order at 4:37 p.m.

PRESENT: 4 - Tom Durkin, Ann Brodek, Mario Martinez and Dennis Wiser

EXCUSED: 2 - Tony Veranth and Christina Hefel

Approval of Minutes for the August 9, 2017 Meeting

A motion was made by Commissioner Durkin, seconded by Commissioner Brodek, to approve the minutes of the August 9, 2017 meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

[846-17](#)

Subject: (Direct Referral) A request from Christopher Mack of Lost Soul Studio seeking a conditional use permit to operate a tattoo studio at 611 Sixth Street. (PC-17) (Res. 0299-17)

Recommendation of the City Plan Commission on 8-30-17: That the request from Christopher Mack of Lost Soul Studio for a conditional use permit to operate a tattoo studio at 611 Sixth Street be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [\(846-17\) PH Notice - 611 Sixth St.](#)
[\(846-17\) 611 Sixth Street Staff Review](#)
[\(846-17\) 611 Sixth St. Submittal](#)

Intern Associate Planner Steven Madsen introduced the topic, talked about the area, briefly described the building and mentioned that the applicant has a studio currently and is looking to relocate.

Public Hearing was opened at 4:40 p.m.

Mercedes Densaleta of 609 7th Street Racine WI said she was originally curious about how the studio would do with another tattoo place already on the street, but said that after talking with the applicant before the meeting she felt good about it. She went on to state that she liked it even more when he claimed his plan was to eventually live in the building saying that more owner occupied building were a good thing for the neighborhood. Finally she mentioned that she had not had any problems with the tenants of the building so far.

Public Hearing was closed at 4:41 p.m.

A motion was made by Commissioner Durkin, seconded by Commissioner Brodek, to recommend approval subject to conditions a-i. The motion PASSED by a Voice Vote.

[847-17](#)

Subject: (Direct Referral) A request from Todd Weik of CBC Engineers, representing Racine Lutheran High School, seeking a rezoning from R-3 General Residence District with a Floodplain Overlay District to R-3 General Residence District for adjustment/correction to the 100-year floodplain boundary for a portion of the property at 251 Luedtke Avenue. (PC-17) (ZOrd. 0006-17)

Recommendation of the City Plan Commission on 8-30-17: That an ordinance be prepared and a public hearing before the Common Council scheduled.

Fiscal Note: N/A

Attachments: [\(847-17\) PH Notice - 251 Luedtke Ave.](#)
 [\(847-17\) 251 Luedtke Ave. Staff Review](#)
 [\(847-17\) 251 Luedtke Ave. Submittal](#)

Assistant Director Mathew Sadowski introduced the topic showing the property and identifying the area on the property that is currently zoned flood plain that would be changed. He explained that Racine Lutheran High School would like to add on an addition and that this is the route chosen to deal with the issue of the land for the proposed addition being in area with a flood plain overlay. He went on to mention that the DNR, Army CORPS of engineers and FEMA would all have to verify this as well.

Public Hearing was opened at 4:47 p.m.

Dave Burgess of Franklin WI, principal of Racine Lutheran High School, spoke of the need for expansion. He said that the student base had been expanding and they needed more room. He went on to say that the school has had a good relationship with the City of Racine and wants to continue that relationship as they move forward.

Public Hearing was closed at 4:49 p.m.

Commissioner Brodek stated that she was comfortable recommending approval knowing that other entities with more expertise had the final say in the flood plain designation. Commissioner Martinez then asked what the significance of the change to the zoning would be. Mr. Sadowski explained that there are multiple things that can

influence the building in the flood plain whether the builder would have to take extra precautions or could simply not build there at all. He went on to explain the various types of flood plain, the floodway and flood fringe, and what they would mean for the building process. He also explained that the engineering consultant had provided evidence that suggests that it is not in the floodplain which would have to be verified by the entities mentioned earlier. Finally he described that this is a first step towards removing the designation for the City of Racine.

A motion was made by Commissioner Durkin, seconded by Commissioner Martinez, to recommend that an ordinance be prepared and a public hearing scheduled. The motion PASSED by a Voice Vote.

[848-17](#)

Subject: (Direct Referral) A request from James Wasley and Pamela Schermer seeking a Conditional Use Permit for a ground floor residence and artist's work space at 613 Sixth Street. (PC-17) (Res. 0300-17)

Recommendation of the City Plan Commission on 8-30-17: That the request from James Wasley and Pamela Schermer for a Conditional Use Permit for ground floor residence and artist's work space at 613 Sixth Street be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [\(848-17\) PH Notice - 613 Sixth St.](#)
[\(848-17\) 613 Sixth St. Staff Review](#)
[\(848-17\) 613 Sixth St. Submittal](#)

Intern Associate Planner Steven Madsen introduced the topic described the property and the building. He went into detail about the plans for the building including: the changes to the doors off of 7th Street, the first floor being a workspace originally then a work space/ living space later and the second floor originally being a work/living space and eventually being two residential spaces again. Lastly he explained that what was being considered for conditional use were an artist's workspace for the first floor and residence on the first floor while stating it would also be used as an architecture office which is a permitted use.

Public Hearing was opened at 5:00 p.m.

Mercedes Densaleta of 609 7th Street spoke saying overall she saw this as a positive addition to the neighborhood. One question was why they would remove the double doors from the 7th Street side entrance as she would like the building to maintain its appearance, but noted that would be up to the new owners. Lastly she again spoke to the benefit of having owner occupied buildings and that it is needed over owners who are rarely around.

The applicant Jim Wasley of 2946 N. Stowell Milwaukee, WI introduced himself stating he was an architect and a professor at the University of Wisconsin Milwaukee. He explained it was going to be a space for him and his wife that his wife has rheumatoid arthritis which is why they want the conditional uses granted for the first floor residence. He also stated that if there is a problem with changing the double doors that he would find a solution that that would not be a problem. Assistant Director Matthew Sadowski explained that any exterior changes would be reviewed by Downtown Design Review Commission to determine if it fits the historic nature of the building and

neighborhood.

Public Hearing was Closed at 5:04 p.m.

Mayor Dennis Wiser stated that if the commission was wondering if there was precedence for first floor residences being granted that there indeed was.

A motion was made by Commissioner Brodek, seconded by Commissioner Martinez, to recommend approval subject to conditions a-g. The motion PASSED by a Voice Vote.

END OF PUBLIC HEARINGS

[849-17](#)

Subject: (Direct Referral) A request from Tina Fedele of Crown Castle, representing Sigfox, seeking a minor amendment to a conditional use permit to allow the installation of antennae for an additional carrier at 1828 DeKoven Avenue. (PC-17)

Attachments: [\(849-17\) 1828 DeKoven Ave. Submittal](#)
[\(849-17\) 1828 DeKoven Ave. Staff Review](#)

Intern Associate Planner Steven Madsen described the new installation explained why it was necessary and the relatively small impact it has on the tower. He went on to explain that usually new carriers are considered major amendments to Conditional Use Permits, but since it had small impact both on the ground and on the pole that it was considered a minor amendment. Assistant Director Mathew Sadowski then explained that the property is owned by the Redevelopment Authority and that the lease they have allows for colocations. By that lease, it was determined by the City Attorney's office that no RDA approval was necessary. He also stated that the Attorney's office had no problem with processing the request as a minor amendment. Commissioner Brodek remarked that she like that they were doing colocation rather than a new installation.

A motion was made by Commissioner Durkin, seconded by Commissioner Brodek, to approve subject to conditions a-n. The motion PASSED by a Voice Vote.

[850-17](#)

Subject: (Direct Referral) A request from Marshall McDougal seeking to have transferred to him a conditional use permit for a candy and ice cream store at 1132 S. Memorial Drive. (PC-17)

Attachments: [\(850-17\) 1132 S. Memorial Dr. Staff Review](#)
[\(850-17\) 1132 S. Memorial Dr. Submittal](#)

Intern Associate Planner Steven Madsen introduced the topic and described the property. He explained that normally Conditional Use Permits are transferable, but this property is zoned R-3 General Residential so it is non-transferable requiring a minor amendment to do so. He explained that the new operator will be increasing the products that he sells and that as the clerk office currently had no licenses on file for the address would have to obtain permits to sell soda and tobacco products. The commissioners inquired if the tobacco products were a licensing issue to which they were informed by Sadowski and Mayor Wiser that it was.

A motion was made by Commissioner Durkin, seconded by Commissioner

Brodek, to approve subject to conditions a-n. The motion PASSED by a Voice Vote.

Adjournment

Mayor Wisner adjourned the meeting at 5:13 p.m.