



City of Racine

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

Meeting Minutes - Final City Plan Commission

*Alderman Dennis Wisner, Mayor John T. Dickert, Atty. Elaine
Sutton Ekes Vincent Esqueda, Tony Veranth, Alderman Molly
Hall, Pastor Melvin Hargrove*

Wednesday, September 26, 2012

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the meeting to order at 4:20 p.m.

PRESENT: 5 - Elaine Sutton Ekes, Vincent Esqueda, John Dickert, Dennis Wisner and
Melvin Hargrove

EXCUSED: 2 - Tony Veranth and Molly Hall

Others present:

*Matthew Sadowski, Principal Planner/Interim Assistant Director of City Development
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector/Zoning Administrator*

Review of Public Hearing Notes of the September 12, 2012 Meeting

Meeting notes of the September 12, 2012 Public Hearing were reviewed.

Approval of Minutes for the September 14, 2012 Meeting

A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wisner, to approve the minutes of the September 14, 2012 meeting. The motion PASSED by a Voice Vote.

12-8202

Subject: (Direct Referral) Conceptual review of an expansion of Wisconsin Lutheran School into buildings at 719 Washington - 718 Grand Avenue and associated enabling zoning changes. (PC-12)

Principal Planner Sadowski advised the school is searching for additional space. A review of the existing area, proposed expansion area, surrounding uses and zoning was provided. It was indicated that there is a conflict in the request as the site is not zoned properly for expansion. Options identified included rezoning the block to R-3 to accommodate the school or add a Flex Overlay to the site. Due to the fact non-conforming uses would be created should the property be re-zoned, Staff supports the Flex Overlay, and is requesting the Plan Commission's input on the two options.

Mayor Dickert indicated he favors the Flex Overlay option.

The principal of Wisconsin Lutheran School, Mr. Paul Patterson, advised they would like to rent half the building, known as 'Landmark Title', for additional classrooms.

Mayor Dickert advised the applicant to submit a formal proposal for review. Commissioner Sutton Ekes also voiced her preference for the Flex Overlay on the site.

A motion was made by Commissioner Esqueda, seconded by Commissioner Sutton Ekes, that the item be received and filed. The motion PASSED by a Voice Vote.

[12-8190](#)

Subject: (Direct Referral) Review of a 4-lot Certified survey Map for KHK Holdings, located at 2220 and 2224 Northwestern Avenue. (PC-12) (RES No. 12-3362)

Recommendation of the City Plan Commission on 9-26-12: That the item be approved subject to conditions.

Fiscal Note: N/A

Associate Planner Johanneck reviewed the request, providing background on the location, property and surrounding zoning, and indicated this was formerly the site of offices for Racine Unified School District.

The property has dual zoning of I-2 General Industrial and O-I Office Institutional. The two existing lots would be divided into four lots with an ingress/egress easement connecting to the streets (Northwestern Avenue to Summit Avenue and St. Patrick Street).

A review of the request lot configurations, their proposed sizes, and the existing structures on the lots were discussed.

Mayor Dickert asked about common utilities within the site. Ko Kryger, the applicant, advised the utilities are separate for each building. Access concerns were also discussed, as often people are cutting through the site as a shortcut, but the applicant will be addressing that as development proposals come through.

Commissioner Sutton Ekes clarified the requirement for the recorded CSM to be provided to staff, advising they have six months to record the document, then they will need to provide a copy to staff within 30 days.

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

4:30 P.M. PUBLIC HEARING

4:30 PUBLIC HEARING

[12-8191](#)

Subject: (Direct Referral) Request from DeAnna Ford of Vine Media Group and Vine Ministries seeking a conditional use permit for a graphic arts and design business and a church at 1500 Washington Avenue. (PC-12) (RES No. 12-3363)

Recommendation of the City Plan Commission on 9-26-12: That the item be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1500 Washington Avenue](#)

Principal Planner Sadowski advised the site is located in the Uptown area and provided an area view, surrounding use information, and property views. The interior layout was discussed. The front of the building would be office space and the rear would be the worship area. The graphic arts business would be open retail hours during the week and on Saturdays, and the church in evenings and on Sundays.

This classifies as a Class I non-commercial use, but the proposed regular office hours and product sales helps create a compatible use in the commercial district.

Public Hearing opened: 4:40 p.m.

1. DeAnna Ford & James Ford, applicants, 3027 Olive Street, Racine 53403. Both discussed the business aspect, that they've done graphic work in the past and wish to expand to this site. Mr. Ford provided detail on the types of products they produce from the graphic services business. The Vine church would operate on evenings and Sundays.

Mayor Dickert asked several questions of the applicants and reviewed concerns from a letter provided by the Uptown Improvement Organization. They advised they will be utilizing the building on a land contract; verified they are not a tax exempt business; have been in the graphics business for 15 years and the Vine paper has been since 2009; the hours for the media business will be Monday-Friday from 10:00 a.m.-5:00 p.m.; and the Vine ministry will be Sunday from 11:00 a.m. - 2:00 p.m., Tuesdays from 6:00 p.m. - 7:30 p.m., and may conduct activities on Fridays from 7:00 p.m.-9:00 p.m., Thursdays from 6:30 p.m.-7:30 p.m., and Sundays from 9:30 a.m.-11:00 a.m. Mayor Dickert also strongly encouraged the applicants to look into available funding from a façade grant to assist in the exterior improvements of the building.

Parking was discussed. The applicants have parking in the rear of their building, as well as on-street parking. The Mayor expressed concern about utilizing the street parking on Sundays, as the traffic flow in Uptown can be swift and children may be at risk. He encouraged the applicants to utilize the parking in the rear.

The applicants indicated they have not been in contact with the Uptown group, but did visit numerous neighboring businesses in the area to introduce themselves and their business, but had little success in engaging surrounding business owners.

Linea Anthony, owner of Racine Merchandise Mart and member of the Uptown group, spoke and advised the Uptown Group was requesting denial, indicating they support the graphics business but are concerned about the church. She noted this is a business district, and also expressed concern for increased traffic and safety. Mrs. Ford advised the church uses are generally in the evenings and on Sunday, which will not interfere with the businesses.

Mr. Sadowski reviewed the code and allowance for the church with a commercial component and how the code applies in this situation. Mayor Dickert requested the applicants work with Staff to address façade issues and also have the owner's talk to the applicants about the land contract status. Additionally, he suggested the applicants meet with the Uptown group. Occupancy will be based on the business being located in the front of the building and the church in the rear.

Public Hearing closed: 5:00 p.m.

A motion was made by Alderman Wiser, seconded by Commissioner Hargrove, to recommend approval of the request subject to Staff conditions. The motion **PASSED** by a Voice Vote.

Administrative Business

Update on a request by Marvin Letven, representing the Racine Urban Garden Network (RUGN), on the addition of signage and fencing at the 1112 Villa Street Community Garden.

An update on a request by Marvin Letven, representing Racine Urban Garden Network (RUGN) at 1112 Villa Street, was provided to the Commission. The community garden was approved in 2011, and recently received administrative approval to install a fence and a sign at the site. A Staff condition of the approval requires the applicant to conform to all building department standards and acquire all necessary permits prior to installation of either the sign or the fencing.

Adjournment

A motion was made by Commissioner Hargrove, seconded by Alderman Wiser, to adjourn the meeting at 5:00 p.m.