



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

Mayor Cory Mason
Mario Martinez
Christina Hefel
Marvin Austin
Alderman Jason Meekma
Trevor Jung
Sam Peete

Wednesday, June 13, 2018

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:30 p.m.

PRESENT: 5 - Cory Mason, Christina Hefel, Jason Meekma, Trevor Jung and Sam Peete

EXCUSED: 2 - Mario Martinez and Marvin Austin

Approval of Minutes for the May 30, 2018 Meeting

A motion was made by Commissioner Jung, seconded by Alderman Meekma, to approve the minutes of the May 30, 2018 meeting. The motion **PASSED** by a Voice Vote.

[0663-18](#)

Subject: (Ord.0007-18) An Ordinance to amend "A Comprehensive Plan for the City of Racine: 2035" to incorporate the document titled "A Park and Open Space Plan for the City of Racine: 2035".

Recommendation of the City Plan Commission on 6-13-18: That the ordinance be adopted.

Fiscal Note: If fully implemented, it is estimated that the recommendations contained in the Park Plan: 2035 could total \$7,751,000 for the years 2017 through 2021. Full implementation as recommended in the Park Plan: 2035 could total \$13,355,280.

Assistant Director Matt Sadowski reviewed the ordinance. He stated this will be the final chance to submit any changes and edits to the ordinance. He reviewed the suggested changes by staff and stated comments were received by the Village of Wind Point that will be added to the plan. Staff is recommending that the Park Plan be amended and adopted.

Commissioner Jung thanked staff for their work on the plan.

Sadowski recognized and thanked the Southeastern Wisconsin Regional Planning Commission (SEWRPC) for their work and writing the plan. He stated the Park Plan will help provide a connection for the RootWorks, Root River Pathway, and other plans

adopted by the city so that they can be better utilized.

A motion was made by Alderman Meekma, seconded by Commissioner Peete, to recommend that the ordinance be adopted. The motion PASSED by a Voice Vote.

[0561-18](#)

Subject: A Resolution adopting "A Park and Open Space Plan for the City of Racine: 2035", an amendment to "A Comprehensive Plan for the City of Racine: 2035". (PC-18)(Res. No. 0205-18)

Recommendation of the City Plan Commission on 6-13-18: That a resolution adopting "A Park and Open Space Plan for the City of Racine: 2035" an amendment to "A Comprehensive Plan for the City of Racine: 2035" be adopted.

Fiscal Note: If fully implemented, it is estimated that the recommendations contained in the Park Plan: 2035 could total \$7,751,000 for the years 2017 through 2021. Full implementation as recommended in the Park Plan: 2035 could total \$13,355,280.

Attachments: [ABM on Park Plan 2035](#)
[A Resolution Adopting A New Park and Open Space](#)
[Memo to Adjct Munis Park Plan](#)
[Summary_A Park and Open Space plan for the City of Racine_2035 Amendment](#)
[2018 Park Plan Update \(DRAFT\)](#)
[Park Plan Comments Memo](#)

A motion was made by Alderman Meekma, seconded by Commissioner Jung, to recommend that the Resolution be adopted. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

[0614-18](#)

Subject: (Direct Referral) A request by Frank James II of Changing Lives Ministries seeking a major amendment to a conditional use permit to expand daycare center operations at 2829 Durand Avenue. (PC-18) (Res. No. 0206-18)

Recommendation of the City Plan Commission on 6-13-18: That the request by approved subject to conditions.

Fiscal Note: N/A

Attachments: [2829 Durand Ave. Review & Recommendations](#)
[2829 Durand Ave. Submittal](#)
[2829 Durand Ave. Public Hearing Notice](#)

Mayor Mason opened the public hearing at 4:50 p.m.

Associate Planner Jeff Hintz introduced the request. He 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 plan land use designation for the property, and photos of the site and surrounding area. He stated the use was approved a few years ago and the request is to expand the current daycare. He stated the site has a variety of uses including a church, and a bookstore. The space to be used is a former thrift store; the church occupies the far eastern portion of the strip.

Hintz explained 93 parking spaces are required and 128 are provided. The applicant plans to be open from 5:00 a.m. – 12 midnight. There will be no weekend hours proposed at this time; however, they are requesting the ability to be open from 5:00 a.m. – 6:30 p.m., if necessary.

Hintz read a communication received from Alderwoman Carrie Glenn which stated her opposition to the request. She stated she has spoken with quite a few neighbors who are not happy with the proposal. She stated the building is not fit for a daycare center. Increased traffic and declining property values were some of the concerns from the neighbors surrounding the property. She also expressed concerns with increasing traffic ahead of the Highway 11 project and the vacant space on the property potentially being difficult to lease and remaining vacant.

Staff is recommending approval of the request subject to conditions. Hintz explained that one of the conditions requires the applicant to put in landscaping; however, staff is recommending that landscaping be completed within 12 months after the completion of the Highway 11 reconstruction project.

The applicant did not wish to speak regarding the project.

Mayor Mason closed the public hearing at 5:03 p.m.

A motion was made by Commissioner Jung, seconded by Alderman Meekma, to recommend approval of the request subject to conditions a.-k. The motion PASSED by a Voice Vote.

[0615-18](#)

Subject: (Direct Referral) A request by Justin James of Belle City Church for a conditional use permit to operate a religious institution (Class 1 non-commercial type use) on the ground floor of the building at 1700 N. Main Street (PC-18). (Res. No. 0207-18)

Recommendation of the City Plan Commission on 6-13-18: That the request be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [1700 N. Main St. Review & Recommendations](#)
[1700 N. Main St. Submittal](#)
[1700 N. Main St. Public Hearing Notice](#)

Hintz introduced 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 plan land use designation for the property, and photos of the site and surrounding area. Hintz stated this is a vacant space that was previously used as a music store years ago. He stated a trash storage plan would need to be provided and staff is recommending the dumpster be moved out of the public view. Hintz showed the site and floor plans for the site and described the possible actions of the Commission. Staff is recommending approval subject to conditions.

Justin James, the applicant, spoke regarding the request. He stated not having a permanent location makes it difficult to accomplish their goal of ministering to the community.

Juanita Campbell, 1718 N. Main Street, spoke regarding her concerns with the request (not in opposition or support). She questioned the possibility of other businesses being proposed in the area as bars and churches are the only types of businesses in the area. She expressed concern with the placement of the dumpster being close to residential properties, the maximum occupancy of the building, and the lack of investment in that area.

Ken Plaski, Chief Building Inspector, explained that maximum occupancy would be based on exit width, toilets, square footage of the building, etc.

Discussion ensued.

Mayor Mason thanked Campbell for her comments and concerns and closed the public hearing at 5:32 p.m.

Discussion after the motion:

Commissioner Hefel asked if the issue of the dumpster placement could be addressed.

Hintz stated the trash is required to be enclosed. He stated the location was decided on as it is the furthest from the public right-of-way and structures.

Commissioner Hefel offered an amendment to the original motion suggesting that the dumpster be moved to the northwest side of the building. Seconded by Commissioner Peete.

After discussion regarding the location of the dumpster, its screening, and the required fencing for the property, it was decided that the suggested location of the dumpster by staff would be best to shield the dumpster from view of neighbors and passersby. Commissioner Hefel withdrew her amendment, seconded by Commissioner Peete.

A motion was made by Commissioner Jung, seconded by Commissioner Hefel, to recommend approval of the request subject to conditions a.-g. The motion PASSED by a Voice Vote.

[0616-18](#)

Subject: (Direct Referral) A request by Rob Johnson and Bill Mooney, agents for Racine Mall, LLC seeking a major amendment to the Regency Mall planned development at 5502 Durand Avenue for an update to the mall's building entrances (PC-18).(Res. No. 0208-18)

Recommendation of the City Plan Commission on 6-13-18: That the

request be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [5502 Durand Ave. Review & Recommendations](#)
[5502 Durand Ave. Submittal](#)
[5502 Durand Ave. Public Hearing Notice](#)

Mayor Mason opened the public hearing at 5:41 p.m.

Hintz described 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 plan land use designation for the property, photos of the site and surrounding area, and renderings of the property. He stated the request is part of the Regency Mall Planned Development and the applicants are looking to upgrade the north and south entrances of the mall. An exception is being sought to allow the use of EIFS panels which is why this is coming before the Commission as a major amendment; staff is recommending approval of the request.

John Mulherin, Hull Property Group, explained their request and the transformations that have taken place at the mall since they purchased the property in November 2016. He explained that the masonry will be taken to the parapet and the use of EIFS panels is being requested under the soffit. He stated the EIFS will be recessed and not exposed to weather.

Mayor Mason closed the public hearing at 5:54 p.m.

A motion was made by Commissioner Jung, seconded by Alderman Meekma, to recommend approval of the request subject to conditions a.-l.

END OF PUBLIC HEARINGS

[0664-18](#)

Subject: (Ord.0009-18) An Ordinance to amend Chapter 114 - Zoning of the Municipal Code of the City of Racine, Wisconsin to repeal certain conditional uses in sections of Chapter 114 Subdivision VII - B4 Central Business District.

Recommendation of the City Plan Commission on 6-13-18: That the ordinance, as amended, be adopted.

Fiscal Note: N/A

Sadowski explained that the request was at the previous Plan Commission meeting and reviewed the ordinance to the Commission. He stated the purpose of the ordinance is to allow uses such as hotels, breweries, fitness centers, etc... in the B4 zoning district without having to obtain a conditional use permit. He stated additional uses were added since the last Plan Commission meeting including projecting signs, distilleries, coffee bean roasteries, and wineries. Staff is recommending that Ord.0009-18 be adopted as amended.

A motion was made by Alderman Meekma, seconded by Commissioner Jung, to recommend that the ordinance be adopted. The motion PASSED by a Voice

Vote.

Adjournment

There being no further business, the meeting adjourned at 6:09 p.m. on a motion by Alderman Meekma, seconded by Commissioner Peete.