



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

Tom Durkin
Tony Veranth
Mario Martinez
Alderman Dennis Wiser
Christina Hefel
Mayor Cory Mason

Wednesday, January 10, 2018

4:30 PM

City Hall, Room 205

PROCEDURAL NOTE: While action on items typically proceeds in the order in which they appear on the agenda, certain items may be postponed to allow the start of public hearings at the published time of 5:00 p.m. Following the public hearings, the Plan Commission will resume action on postponed items.

Call To Order

PRESENT: 5 - Tom Durkin, Mario Martinez, Dennis Wiser, Christina Hefel and Cory Mason
EXCUSED: 1 - Tony Veranth

Approval of Minutes for the December 13, 2017 Meeting

A motion was made by Alderman Wiser, seconded by Tom Durkin, to approve the minutes of the December 13th, 2017 meeting. The motion PASSED by a voice vote.

4:30 P.M. - 5:00 P.M. HERITAGE PRESERVATION PLAN INPUT SESSION

The specific focus of the City Plan Commission's Preservation Plan forum is to gather input from City Plan Commission members; however, the community at large is welcome to attend and participate. Please note that while there may be a quorum of members from various City of Racine councils, committees, commissions, and boards; no formal action will be taken by the members of said bodies, other than City Plan Commission.

[0017-18](#)

Subject: (Direct Referral) Heritage Preservation Plan, Plan Commission briefing, presentations, and input session to be conducted by the Lakota Group. (LPC-18)

Staff Summary: The fabric of our community has changed considerably since the first preservation plan was completed in 1979. In response, the Landmarks Preservation Commission (LPC) is developing a new heritage preservation plan for the City of Racine. This new plan will

provide a roadmap for a comprehensive inventory of Racine's historically significant cultural, architectural, municipal, industrial, and natural heritage sites and events.

The LPC selected the preservation and planning firm The Lakota Group to prepare the plan. The Lakota Group will conduct a brief stakeholder input session during a regularly scheduled City Plan Commission meeting on January 10, 2018 (4:30 - 5:00 p.m.) in City Hall Room 205. This session will help ensure that the new preservation plan reflects the present day priorities of commissioners and the community at-large. The Lakota Group has created a web page where interested persons can be kept up to date on the plan's preparation at the link <http://www.thelakotagroup.com/projects/racine-heritage-preservation/>.

Attachments: [Lakota Scope - Phase 1](#)
 [Lakota Scope - Phase 2](#)

Nick Kalogeresis presented The Lakota Group's plan and timeline to produce the Heritage Preservation Plan. Mayor Mason asked Mr. Kalogeresis to go into detail about them focusing on other aspects of preservation in addition to landmarks. Mr. Kalogeresis stated that historic preservation can be a tool to help foster economic development, sustainability, and tell neighborhood narratives. He stated that the plan can be a means to help achieve these things.

A motion was made by Alderman Wisner, seconded by Tom Durkin, to receive and file the item. The motion PASSED by a voice vote.

5:00 P.M. PUBLIC HEARINGS

[0018-18](#)

Subject: (Direct Referral) A request from Emily Marquis and Charles Kirchner of Body 360 seeking a Conditional Use Permit to operate a body piercing facility at 4003 Durand Avenue, Suite 8. (LPC-18) (Res. 0007-18)

Recommendation of the City Plan Commission on 01-10-18: That the request be approved, subject to conditions with an amendment to condition A. to read January 10, 2018.

Fiscal Note: N/A

Attachments: [\(0018-18\) 4003 Durand Avenue Recommendations](#)
 [\(0018-18\) 4003 Durand Avenue Submittals](#)
 [\(0018-18\) PH notice 4003 Durand Avenue](#)

Assistant Director/Principal Planner Sadowski showed pictures of the site to visualize the property and recommendations of the staff for a Conditional Use Permit to allow a piercing facility at 4003 Durand Avenue. He stated they are relocating from Regency Mall where they did body piercing, sold body jewelry, and e-cig items. He stated Body 360 is currently operating at the new location with a Memorandum of Understanding that allows temporary occupancy, subject to the completion of the Conditional Use

process, and compliance with all conditions of approval. He stated the property is zoned B-2 Community Shopping District.

Commissioner Durkin asked if there were any signage issues.

Applicant, Charles Kirchner, stated they would be following the Badger Plaza signage rules.

A motion was made by Commissioner Durkin, seconded by Commissioner Martinez, to recommend the approval of the item subject to conditions A.-K. with an amendment to condition A. to read January 10, 2018. The motion PASSED by a voice vote.

0019-18

Subject: (Direct Referral) A request from Justin and Angela Martin seeking a conditional use permit for a carry out restaurant at 3841-3843 Douglas Avenue. (LPC-18) (Res. 0008-18)

Recommendation of the City Plan Commission on 01-10-18: That the request be approved, subject to conditions with an amendment to condition A. to read January 10, 2018.

Fiscal Note: N/A

Attachments: [\(0019-18\) 3841-3843 Douglas Avenue Recommendations](#)
[\(0019-18\) 3841-3843 Douglas Avenue Submittals](#)
[\(0019-18\) PH notice 3843 Douglas Avenue](#)

Assistant Director/Principal Planner Sadowski explained this would be the second Topper;s Pizza in Racine owned by Justin and Angela Martin. He stated the property is zoned B-2 Community Shopping District. He stated the two carry out criteria are 50% of customer traffic must be carry out, or 50% or more of the building must contain kitchen equipment, or non-dining area. He stated the plans submitted indicate the kitchen area threshold is what placed this use in the carryout restaurant classification. He stated the review indicates there is ample parking and the landscaping appears to be in good shape.

Angela Martin stated that she and her husband are the owners/operators of Toppers Pizza and that this will be their fourth location. Mrs. Martin added that 70% of their business is conducted via delivery.

Alderman Wiser asked if there will be any dine-in seating. Mrs. Martin stated there will be seating for 10 people. In response to Commissioner Durkin, Mrs. Martin confirmed the hours of operation.

A motion was made by Alderman Wiser, seconded by Commissioner Durkin, to recommend approval of the item subject to conditions A.-F. with an amendment to condition A. to read January 10, 2018. The motion PASSED by a voice vote.

0020-18

Subject: (Direct Referral) A request from Kristen Peterson of Innovative Signs, representing Victory Lane Car Wash, seeking a conditional use permit for an electronic message center at 5310 Washington Avenue. (LPC-18) (Res. 0009-18)

Recommendation of the City Plan Commission on 01-10-18: That the request be approved, subject to conditions with an amendment to condition A. to read January 10, 2018 and condition C. to include a pavement plan be submitted with the landscaping plan.

Fiscal Note: N/A

Attachments: [\(0020-18\) 5310 Washington Avenue Recommendations](#)
 [\(0020-18\) 5310 Washington Avenue Submittals](#)
 [\(0020-18\) PH notice 5310 Washington Ave.](#)

Assistant Director/Principal Planner Sadowski explained Victory Lane Car Wash is seeking a conditional use permit for an electronic message center. He stated the property is zoned B-2 Community Shopping District, with R-1 Residential to the North, and borders Mount Pleasant to the West. He stated the applicant proposed to add an electronic message center to their sign but the new sign ordinance stated signs cannot be above 15 ft. He stated the applicant agreed to the new sign height and decreased square footage of signage. He stated they also submitted a landscaping plan for the current raised bed. He stated staff will be working with the applicant on landscaping and paving standard compliance.

Alderman Perez asked for clarification on how the landscaping changes and decreased sign height relate to the request of the conditional use permit.

Sadowski stated the original sign is labelled as existing and non-conforming due to its excessive height. He stated that in conducting a review of an application, staff always evaluates overall site conditions for compliance with current ordinances. If there are opportunities to achieve greater compliance on a site, staff will work with the applicant and/or provide recommendations to the Plan Commission to these ends.

A motion was made by Commissioner Martinez, seconded by Alderman Wisner, to recommend approval of the item subject to conditions A.-H. with an amendment to condition A. to read January 10, 2018 and condition C to include a pavement plan be submitted with the landscaping plan. The motion PASSED by a voice vote.

END OF PUBLIC HEARINGS at 5:30 PM

0021-18

Subject: (Direct Referral) A request from Town Bank, seeking minor amendments to a conditional use permit for changes to the signage plan at 5101 Washington Avenue. (LPC-18)

Staff Summary: Consider approval of a minor amendment to a conditional use permit for changes to the approved signage plan. The zoning ordinance empowers the Commission to approve minor amendments for signage. Minor changes are those which "do not change the concept or intent of the development" (114-155(b)). The revised signage plan adds one East facing wall sign, enlarges the North and West facing wall signs, incorporates the non-illuminated, individual letter,

tag line "A Wintrust Community Bank" to all wall signs, and adds a foot to the height and width of the monument sign. The wall sign illumination method changes from "halo-lit" (aka "backlit") signs to white, internally illuminated channel letters with translucent push-through lettering. Total square footage is within ordinance allowances for the site (300 sq. ft. maximum, 200 sq. ft. proposed). Staff finds that the signs are within zoning ordinance allowance.

Attachments: [\(0021-18\) 5101 Washington Avenue Recommendation](#)
 [\(0021-18\) 5101 Washington Avenue Submittals](#)

Assistant Director/Principal Planner Sadowski stated Town Bank is seeking an approval of changes to their signage. He showed pictures of their old signs and their new signs that now include their tag line to all of their existing signs. He stated they are adding an East facing sign. He stated they are changing the "Town Bank" part of their signs from halo channel letterings to front illuminated channel letters. He stated that despite their increase in signage they are still in compliance with ordinance allowance for total signage allowed on the site.

A motion was made by Tom Durkin, seconded by Hefel, to approve the item subject to conditions A.-E. with an amendment to condition A. to read January 10, 2018. The motion PASSED by a voice vote.

Administrative Business

Sadowski stated that Plan Commission training was discussed back in December. He stated Teska Associates, Inc., based out of Chicago, will be guiding the Plan Commission through policies and procedures for the conduct of their work and review meeting protocol. He stated the training will be during the commission meetings on January 31st and February 14th, both sessions will last an hour and a half to two hours.

Adjournment

A motion was made by Alderman Wiser, seconded by Martinez, to adjourn the meeting at 4:50 p.m. The motion PASSED by a voice vote.