



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, March 13, 2019

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:34 p.m.

PRESENT: 7 - Cory Mason, Mario Martinez, Christina Hefel, Marvin Austin, Jason Meekma, Trevor Jung and Sam Peete

Approval of Minutes for the February 27, 2019 Meeting

A motion was made by Commissioner Jung, seconded by Alder Meekma, to approve the minutes of the February 27th meeting. The motion **PASSED** by a Voice Vote.

Beginning of Public Hearings

[0098-19](#)

Subject: (Direct Referral) Request by Mildred Zamorano-Perry seeking a conditional use permit to operate a Spanish Immersion Montessori School in an existing building at 1407 S. Memorial Drive (PC-19).

Recommendation of the City Plan Commission on 3-13-19: That the request by Mildred Zamorano-Perry seeking a conditional use permit to operate a Spanish Immersion Montessori School at 1407 S. Memorial Drive be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
[Review and recommendation](#)
[Applicant Submittal](#)
[#0098-19 Resolution](#)

Associate Planner Jeff Hintz explained the request. He stated the item was deferred from the January 23rd meeting pending the receipt of additional information. Mr. Hintz explained the updates that were requested, reviewed the aerial view, land use map, and site photos. He explained the revised site plan based on the traffic study that was done

on the property and showed the revised fencing style which is more appropriate for the historic style of the building. He stated the upper level floor plan remains unchanged and the traffic study was confirmed and verified by the City Engineer. Mr. Hintz explained the possible actions of the Commission along with the required findings of fact for approval of conditional use permits. He stated based on the required findings of fact, staff is recommending approval subject to conditions.

Alder Meekma stated the traffic component is still a concern. He stated the flow to the lot itself will be easy, however, he is concerned about the off-ramp that is a blind curve and people exiting. He asked if that were addressed in the traffic study.

Mr. Hintz that it was factored in to the traffic study.

Commissioner Martinez asked if there were a potential for the city to assist with creating signage as an extra caution to people to slow down at the corner of Memorial Drive and Washington Avenue. He stated the request is an awesome idea and works well for the community, however, he feels that if there is an opportunity for the city to provide additional safety, he would feel better about the request.

City Development Director Amy Connolly stated that all of the signage that exists in the public right-of-way has to follow the Federal Manual of Traffic Control Devices. She stated the situation is such that the person exiting the private property has to the responsibility to yield to moving traffic. She stated that the Plan Commission is unable to regulate what those signs are in the public right-of-way.

In response to Commissioner Martinez, Ms. Connolly stated that it is up to the City Engineer and based on the Manual of Traffic Control Devices.

Commissioner Austin asked if we could ask the applicant to put up cautionary signage on the property since it is private property.

Ms. Connolly stated definitely they can put up a caution sign regarding the traffic on South Memorial.

Commissioner Austin proposed that question to the applicant.

Ms. Zamorano-Perry stated that she would agree to putting up signage.

In response to Mayor Mason, Ms. Connolly stated that the request would be to add some type of warning signage on the property to be worked with out with Staff and the City Engineering Department.

Commissioner Martinez stated he did not want to put an extra cost onto the applicant and questioned whether or not the City was able to assist in providing signage.

A motion was made by Alder Meekma, seconded by Commissioner Peete, to recommend approval of the request subject to conditions a. - i. with the addition of a condition regarding adding cautionary signage on the property. The motion PASSED by a Voice Vote.

[0269-19](#)

Subject: (Direct Referral) Request by Eihab Atout of Bravo Realty seeking a major amendment to a conditional use permit for the comprehensive reconstruction of a building associated with a daycare facility at 1816 Sixteenth Street. (PC-19)

Attachments: [Public Hearing Notice](#)
 [Review and recommendation](#)
 [Applicant Submittal](#)

Assistant Director Matt Sadowski explained the request. He stated the request relates to the construction of a daycare facility at 1816 Sixteenth Street. Mr. Sadowski showed the development pattern in the area and explained zoning of the property and surrounding area. He stated the property is zoned B2 Community Shopping with R3 Limited General Residence surrounding. Mr. Sadowski showed the approved plan that was permitted in May 2018. He stated the reason it is before the Plan Commission is because the project drastically changed from what was approved taking it from a residential feel to more of an industrial feel. He stated a portion of the building was maintained and the upper portion was taken down and reconstructed.

Mr. Sadowski briefly explained the timeline of events from the initial approval to the current meeting. He stated staff has concerns with how the building will be protected and would, at least, like to see compliance with City codes with the use of masonry from grade to eight to protect the building. He stated, according to the installation guidelines, the hardieplank, which is a cementitious material, should be installed at a minimum of two inches from grade to protect it from dampness. He stated on one area of the building it is installed properly, however in some areas the spacing decreases to zero. He stated the concern is that the area is susceptible to damage and decay and staff is recommending that the applicant install a brick material to protect the area from shoveling, salt materials, etc. Mr. Sadowski explained the required findings of fact and stated staff is most concerned with the first finding which states that the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. He stated all other findings were found to be met in 2017. He stated the material used has been used on other buildings in the city, however, there is landscaping or a six inch curb that prevents damage. He stated staff is concerned about the longevity of the material.

Staff is recommending approval of the building, as constructed, with conditions and with brick material being used from grade to at least eight feet. Mr. Sadowski explained that, currently, there is a stop work order on the building and if the design were brought to staff prior to being built, it would not have been approved.

In response to Commissioner Martinez, Mr. Sadowski stated a brick material from grade to at least eight feet is the requirement per the City's ordinances.

Mayor Mason stated that applicant came with a plan and built something else that is not up to code and is not aesthetically appealing.

Mr. Sadowski stated the material used has been allowed at less than eight feet from grade in certain situations, however, not in conditions where it would be susceptible to damage.

In response to Commissioner Martinez, Mr. Sadowski stated brick veneer, whether it is thin, is the requirement. He showed the front of the building that has the original brick wall still intact.

Alder Meekma asked at what point was it discovered that the building was not built according to the plans that were approved.

Mr. Sadowski stated the permit was issued in May and in June staff realized what was being built did not match what the plans that were submitted. He stated staff continued to ask for a revised set of plans to review and a complete set of plans were not received until January 2nd.

In response to Alder Meekma, Mr. Sadowski stated the project continued and staff attempted to receive plans from the applicant. He stated a stop order was produced in January.

Alder Meekma asked about receptiveness of the applicant. He asked if they were compliant or resistant in getting staff what they needed.

Mr. Sadowski stated there has been a lot of meetings and it took some time, not for a lack of dialogue, to receive the needed information. He stated the applicants were compliant with providing plans, however, they did not agree with the masonry request.

Commissioner Austin asked if having a two inch base opening for the installation of the hardieplank were an option in terms of correcting the issue.

Mr. Sadowski stated it is an option, however, not one that Staff would support.

In response to Commissioner Martinez, Mr. Sadowski stated it is not aesthetically appealing, however it is also not installed properly. He stated the design needed to be presented and if it were presented as it is, it would have been rejected.

Mayor Mason stated it is more than a matter of materials, it is about enforcing the standards. He stated that what staff is proposing is reasonable.

Commissioner Hefel thanked staff for trying to come up with a solution.

The public hearing opened at 5:19 p.m.

Eihab Atout, the applicant, spoke regarding the request. He stated that originally the project was a remodel, however, they discovered the building was brick in the front and the rest was cinderblock. He stated they were going to replace the roof and remodel the entire building, however, they found that the blocks were hollow and before they knew it, a new building had to be constructed. He stated they tried to work with staff for the past year. He explained research was done regarding the brick product and the product that they currently have on their building is used all over, has a 30 year warranty, and is easy to maintain. He spoke regarding the moisture and stated there is a one inch gap between the plywood and the front. He stated they would like to keep the building the way it is and that the product is much better than brick or stone.

Commissioner Hefel asked if this material were on the original plan.

Mr. Atout stated the side of the building was cinderblock and hollow.

In response to Commissioner Hefel's question about obtaining an inspection when the building was purchased, Mr. Atout stated that that was the hard thing about remodeling the building. He stated that it was not part of the original plan.

Commissioner Jung stated not just the building should be considered, but the neighborhood. He asked if the product were being used in the same type of

neighborhood.

Mr. Atout stated they are using the product on residential projects, such as apartment buildings.

Alder Meekma asked if there were an effort made to communicate to the City about the design change when the permit was originally received.

Mr. Atout stated he did not realize the building was cement block, however, he did not communicate with the City.

Mayor Mason asked whether the proper installation of the material was being disputed and if they were asking to approve the building as is.

Mr. Atout stated that the material was installed properly based on the inspection.

Mayor Mason stated the building is unattractive and does not do a service to the neighborhood. He stated that staff has provided a compromise by only requiring a masonry product to be added beginning from grade to eight feet.

Mr. Atout asked about the potential of installing brick like material beginning from grade to four feet.

Mayor Mason stated the code requires eight feet.

Mayor Mason explained the potential options of the Commission and explained that the Commission makes the authority.

William Morris, the architect, spoke regarding the project. He stated that over the years, hardieplank has had installation problems and guides and product quality were deficient. He stated the recommendation of staff is reasonable and that there was a lack of communication that they take responsibility for. He stated, regarding the product itself, not necessarily the installation, that it is a cementitious product and has seen it last for 10 years at the level of grade.

Alder Meekma expressed concern that staff has done a lot of work to make the building work. He stated it was not a lack of communication, but disregard of the permit that was issued in order to build something different.

Mr. Morris disagreed and stated once they got into the building they found the deterioration of the existing building that was concrete block and suffering from long term water exposure.

Alder Meekma stated the original design and the final product were dramatically different. He stated it appears as more than a lack of communication and is concerned about the standard that will be set if the item were approved. He explained that applicants have been disapproved because they have not met the standards and they came before the Commission prior to starting their project.

Commissioner Austin asked staff if the design of the building, as it stands now, were brought with 8 foot wainscoting if it would have been approved.

Mr. Sadowski stated no, the originally approved building had more of a neighborhood feel. The building as it was built now would not have been approved had plans been

submitted initially.

Commissioner Austin expressed concern for the neighborhood. He stated we need to rebuild communities that have been neglected.

Mr. Atout stated they will agree with the staff recommendations based on Mr. Morris' testimony.

The public hearing closed at 5:40 p.m.

Mayor Mason offered a potential motion to continue the public hearing until plans were received that show the masonry above grade to eight feet.

Discussion after the motion:

Commissioner Jung stated precedent is a big thing to be set. He asked how are we going to appropriate the situation that is in the best interest of the community in the long run.

Commissioner Peete stated he supports the recommendation and that the zoning requirements are important. He stated exceptions should not be made on a case by case basis.

Alder Meekma stated he will be voting against the motion. He stated he does not support or believe the integrity of the project and feels that it should be completely redone.

A motion was made by Commissioner Jung, seconded by Commissioner Peete, to continue the hearing until the next Plan Commission meeting until the proper plans are received that show masonry eight feet above grade.

The motion PASSED by the Following Vote:

AYES: 4 - Cory Mason, Mario Martinez, Trevor Jung and Sam Peete

NOES: 3 - Christina Hefel, Marvin Austin and Jason Meekma

[0270-19](#)

Subject: (Direct Referral) Request by Samantha Kupper of Hope Safe House Animal Shelter seeking a conditional use permit to operate an enclosed animal kennel in tenant space 1234 Lathrop Avenue of the strip center at 1220 Lathrop Avenue (PC-19)

Recommendation of the City Plan Commission on 3-13-19: That the request by Samantha Kupper of Hope Safe House Animal Shelter seeking a conditional use to operate an enclosed animal kennel in tenant space 1234 Lathrop Avenue of the strip center at 1220 Lathrop Avenue be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
[Review and recommendation](#)
[Applicant Submittal](#)
[#0270-19 Resolution](#)

Mr. Hintz explained the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the comprehensive land use designation for the property and photos of the site and surrounding area. He showed the floor plan provided and stated the request is to house five cats. Mr. Hintz described the possible actions of the Commission and stated that, based on the required findings of fact, staff is recommending approval. Mr. Hintz reviewed the conditions of approval.

The public hearing opened at 5:52 p.m.

Alder Meekma asked if this were associated with a larger entity.

The applicant, Samantha Kupper, stated dogs are foster homed and only the cats are on site. She stated the organization has been around for 30 years.

The public hearing closed at 5:52 p.m.

A motion was made by Commissioner Martinez, seconded by Alder Meekma, to recommend approval of the request subject to conditions a. – g. The motion PASSED by a Voice Vote.

[0271-19](#)

Subject: (Direct Referral) Request by Kevin Newell of Racine Harborside, LLC and Royal Capital Group seeking a conditional use permit for a multi-phased mixed use development at 1129 Michigan Boulevard (PC-19)

Recommendation of the City Plan Commission on 3-13-19: That the request by Kevin Newell of Racine Harborside, LLC and Royal Capital Group seeking a conditional use permit for a multi-phased mixed use development at 1129 Michigan Boulevard be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
[Review and recommendation](#)
[Applicant Submittal](#)
[#0271-19 Resolution](#)

Mayor asked that the presentation include item 0272-19.

Mr. Hintz explained the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the comprehensive land use designation for the property and the photos of the site and surrounding area. Mr. Hintz stated the following item for the Certified Survey Map is not a public hearing.

Mr. Hintz explained the site plan and the elevations for the buildings. He stated an exception is being sought to use a different material other than the required masonry on the ground floor, however, the masonry for the entire development is more than what would be required if they used eight feet around the entire project. The Downtown Area Design Review Commission (DADRC) reviewed and approved the design. Mr. Hintz showed building perspectives from Hamilton Street along with the floor plans and elevations for each of the buildings. He stated trash will be contained inside.

Mr. Hintz explained the parking requirements. He stated an exception is being requested for one space per unit instead of the 1.5 space requirement. He stated all of the proposed commercial uses have the required parking and based on the exception, they would be required to have 324 spaces. He stated the development will have 374.

Mr. Hintz explained the possible actions of the Commission and the required findings of fact for conditional use permit approvals. He stated staff is recommending approval subject to conditions to include approval of the exceptions because it is an urban setting.

Mr. Hintz reviewed the CSM request along with the staff recommendations. He stated the lot will be divided into four lots.

The public hearing opened at 6:10 p.m.

Terrell Walter, Development Manager of Royal Capital, spoke regarding the request. He stated his team is very excited to be here in Racine. Mr. Walter introduced Felipe Ornelas from Engberg Anderson Architects.

Mr. Ornelas showed the Commission a slideshow that addressed the exceptions requested. Mr. Ornelas stated one of the exceptions is in regards to the loading zone. He stated the plans are to stripe the areas on Hamilton Street right along retail areas so there will be no double parking. Mr. Ornelas showed the parking totals as they appear on the site plan and stated while there will be street parking available, less cars and shared travel is the anticipation of the future. He stated the development will address Leadership in Energy and Environmental Design (LEED) and Smart City ideas. He spoke regarding the proposed materials and stated there will be masonry at the base and a lot more than the eight foot average will be used in the development. They are seeking an exception of the from grade to eight feet requirement to get away from the dipped in brick aesthetic.

Mr. Ornelas showed the elevation of Building B and the walk up units. He explained the darker hash marks are the masonry and that where there is a lack of masonry, there are storefronts coming to the ground. He stated the walk up units hide the parking to give the development a sense of place, parking is concealed especially on the main facades. He showed renderings for both Buildings A and B and stated that the buildings are set back to allow for plaza activities and pocketed areas were created as spaces for the public to enjoy.

In response to Alder Meekma, Mark Ernst, Engberg Anderson Architects, stated they are pursuing LEED certification and working with the city regarding the Smart City Initiative. He stated they have done a number of LEED buildings over the years.

Mr. Walter stated there will be a vehicle charging station for electric cars as well as smart apartments with the ability to connect to thermostats and appliances.

Alder Meekma asked about the pet and cycle friendliness of the development.

Mr. Walter stated there will be space inside the buildings for bicycle storage.

Mr. Ornelas stated there is an existing bike route that they would like to connect to and bring to Michigan Blvd. He stated it does not take a lot of room to incorporate the amenities needed for bicycles.

Mayor Mason stated Royal Capital and their architects have been accommodating to his comments about the design. He stated they are excited to work with the Racine Works program for local hiring and construction partners.

In response to Mayor Mason's question about the landscaping of Building A, Mr. Ornelas explained there will be green screens and vegetation grown. He stated there will be plantings where the transformer is on the building as they would like to have that screened with landscaping.

Commissioner Jung expressed his excitement about the development. He stated it is a "Racineaissance" and asked about the potential of a public art piece regarding the image looking east on Hamilton Street. He stated it could be a centerpiece for Racine to Lake Michigan.

Mr. Walter stated earlier renderings included a monument sign that was a focal point that incorporated the yacht club and the lake. He stated they wanted to make sure that any art piece included was pedestrian friendly.

The public hearing closed at 6:32 p.m.

A motion was made by Commissioner Jung, seconded by Commissioner Austin, to recommend approval of the request subject to conditions a. – h. The motion PASSED by a Voice Vote.

End of Public Hearings

[0272-19](#)

Subject: (Direct Referral) Request by Kevin Newell of Racine Harborside, LLC and Royal Capital Group seeking approval of a four lot certified survey map at 1129 Michigan Boulevard (PC-19)

Recommendation of the City Plan Commission on 3-13-19: That the request by Kevin Newell of Racine Harborside, LLC and Royal Capital Group seeking approval for a four lot certified survey map at 1129 Michigan Boulevard be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [Proposed CSM](#)
[Resolution - CSM North Beach](#)
[#0272-19 Resolution](#)

A motion was made by Alder Meekma, seconded by Commissioner Hefel to recommend approval of the Certified Survey Map subject to conditions a. – h. The motion PASSED by a Voice Vote.

[0273-19](#)

Subject: (Direct Referral) Request by Matthew Mano of SPS Architects seeking approval for a minor amendment to a conditional use permit for a gymnasium addition to Hope School at 3502 Douglas Avenue (PC-19)

Attachments: [Review and recommendation](#)
[Applicant Submittal](#)
[Revised plans](#)

Mr. Hintz explained the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the comprehensive land use designation for the property and the photos of the site and surrounding area. He stated only the gym is being built on the property and that the addition was reviewed by the City's Joint Plan Review Team. Mr. Hintz reviewed the potential actions of the Commission and the staff recommendations. He stated, based on the required findings of fact, staff is recommending approval of the request subject to conditions. Mr. Hintz explained the corrections to their plans and reminded the Commission that minor amendment requests do not go through the Common Council.

A motion was made by Alder Meekma, seconded by Commissioner Hefel, to approve the request subject to conditions a. – f. The motion PASSED with Mayor Mason voting no.

[0274-19](#)

Subject: (Direct Referral) Request by Adam McWilliams of Axis Infrastructure seeking approval for a minor amendment to a conditional use permit for façade changes to the McDonald's restaurant at 1520 State Street (PC-19)

Attachments: [Review and recommendation](#)
[Applicant Submittal](#)

Mr. Hintz explained the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the comprehensive land use designation for the property, photos of the site, and surrounding area and the current façade of the McDonald's Restaurant. He stated the shopping center was built around 2001/2002. Mr. Hintz showed the renderings of the building and the proposed trellises. He stated that, based on the required findings of fact, staff is recommending approval subject to conditions.

Alder Meekma asked about the uniformity component for shopping centers and if this breaks that uniformity.

Mr. Hintz stated that McDonald's is an anchor tenant so they are able to do something slightly different. Staff is hoping that it encourages updates from the other tenants; the design was approved by the DADRC.

A motion was made Alder Meekma, seconded by Commissioner Martinez, to approve the request subject to conditions a. – f. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 6:46 p.m. on a motion by Commissioner Jung, seconded by Commissioner Hefel.