



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, November 28, 2018

4:30 PM

City Hall, Room 205

Call To Order

PRESENT: 5 - Cory Mason, Mario Martinez, Jason Meekma, Trevor Jung and Sam Peete

EXCUSED: 2 - Christina Hefel and Marvin Austin

Approval of Minutes for the November 14, 2018 Meeting

A motion was made by Commissioner Jung, seconded by Alderman Meekma, to approve the minutes of the November 14th meeting. The motion **PASSED** by a Voice Vote.

[1181-18](#)

Subject: (Direct Referral) A request from Seth Raymond, representing the Episcopal Diocese of Milwaukee, seeking a major amendment to an existing conditional use permit which allows for a hospitality center at 614 Main Street to add additional days and hours of operation, full meals, and serve as a homeless day shelter. (PC-18)

Recommendation of the City Plan Commission on 11-28-18: That, based on the required findings of fact, the request from Seth Raymond, representing the Episcopal Diocese of Milwaukee, seeking a major amendment to an existing conditional use permit which allows for a hospitality center at 614 Main Street to add additional days and hours of operation, full meals, and serve as a homeless day shelter be approved, subject to the attached conditions.

Fiscal Note: N/A

Attachments: [614 Main Street CPC Approved Conditions 11.28.2018](#)
[614 Main St. Conditions of Approval 11.28.2018](#)
[614 Main St. Review and Recommendations](#)
[614 Main St. Submittal](#)
[614 Main St. Public Hearing Notice](#)
[#1181-18 Resolution](#)

Assistant Director/Principal Planner Matt Sadowski explained the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and business, the comprehensive land use designation for the property and the photos of the site and surrounding area. He stated the presented conditions incorporate what was discussed at the last Plan Commission meeting and with Pastor Seth Raymond. He stated staff is recommending approval based on the findings of fact. Sadowski reviewed the required findings for approval of conditional use permits and conditions and stated compliance with Resolution 12-2987 would have to be maintained. He stated the Hospitality Center were asking for additional activities however staff would like compliance with the current and proposed conditions of approval before the request is considered. Sadowski explained that Pastor Raymond was unable to attend the meeting however he sent in a letter to affirm his concurrence with the conditions of approval.

Recommended For Approval

[1266-18](#)

Subject: (ZOrd.0002-18) An ordinance rezoning the property at 2100 and 2200 Northwestern Avenue from I-2 General Industrial District to R-5 General Residence District with a Flex Development Overlay.

Recommendation of the City Plan Commission on 11-28-18: That the ordinance be adopted.

Fiscal Note: N/A

Associate Planner Jeff Hintz explained the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and business, the comprehensive land use designation for the property and the photos of the site and surrounding area. He stated there are no changes to the site being indicated and explained the possible actions of the commission. He stated staff is recommending that the ordinance be adopted.

A motion was made by Commissioner Jung, seconded by Commissioner Martinez, to recommend adoption of the ordinance. The motion PASSED by a Voice Vote.

[1230-18](#)

Subject: (Direct Referral) Consideration of a Use Supplement with a Flex Development Overlay District at 2100 and 2200 Northwestern Avenue. (PC-18)

Recommendation of the City Plan Commission on 11-28-18: That a Use Supplement in association with a Flex Development Overlay District at 2100-2200 Northwestern Avenue be approved, subject to the attached

conditions.

Fiscal Note: N/A

Attachments: [Draft Use Supplement 2100-2200 Northwestern Ave #1230-18 Resolution](#)

Hintz review the proposed use supplement. He stated that supplement removes the yard requirements, allows commercial uses consistent with development of multiunit buildings, specifies conditional uses consistent with development of multiunit buildings, and customizes parking and signage requirements for development. Staff is recommending that the use supplement be adopted.

A motion as made by Alderman Meekma, seconded by Commissioner Peete, to recommend adoption of the use supplement subject to conditions a. – m. The motion PASSED by a Voice Vote.

[1267-18](#)

Subject: (ZOrd.0003-18) An ordinance rezoning 1520 and 1536 Clark Street from I-2 General Industrial with a Flex Development Overlay District to R-5 General Residence District.

Recommendation of the City Plan Commission on 11-28-18: That the ordinance rezoning 1520 and 1536 Clark Street from I-2 General Industrial with a Flex Development Overlay District to R-5 General Residence District be adopted.

Fiscal Note: N/A

Hintz explained the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and business, the comprehensive land use designation for the property and the photos of the site and surrounding area. He stated the zone change is consistent with the land use and comp plan. He showed the current and proposed site plan and reviewed the required findings of fact for zone change. He stated staff is recommending that the ordinance be adopted.

A motion was made by Commissioner Martinez, seconded by Commissioner Jung, to recommend adoption of the ordinance. The motion PASSED by a Voice Vote.

[1232-18](#)

Subject: (Direct Referral) Consideration of a two lot Certified Survey Map for the reconfiguration of two lots at 1520 and 1536 Clark Street. (PC-18)

Recommendation of the City Plan Commission on 11-28-18: That the two lot Certified Survey Map for the reconfiguration of two lots at 1520 and 1536 Clark Street be approved, subject to the attached conditions.

Fiscal Note: N/A

Attachments: [CSM 1520-1536 Clark St. CPC Approved Conditions 11.28.2018](#)
[CSM 1520-1536 Clark St.](#)
[#1232-18 Resolution](#)

Sadowski reviewed the request. He stated there are two parcels involved, 1520 and 1536 Clark Street, and they will remain as two parcels, they are just being reconfigured. Sadowski explained the proposed conditions of approval and showed the proposed split. He stated the request will need to accommodate utilities to the north and provide an access restriction along 16th Street; all will have to be noted on the CSM.

Commissioner Martinez asked about the advantage of having two parcels instead of one.

Sadowski stated that decision was up to the developer and it would help them phase out the project.

A motion was made by Commissioner Jung, seconded by Commissioner Peete, to recommend approval of the CSM subject to conditions a. – g. The motion PASSED by a Voice Vote.

[1268-18](#)

Subject: (ZOrd.0004-18) An ordinance rezoning 821, 930, and part of 931 Carroll Street from R-3 Limited General Residence District, and 1130, 1132, 1134, and 1140 Center Street from I-2 General Industrial District to R-5 General Residence District.

Recommendation of the City Plan Commission on 11-28-18: That the ordinance rezoning 821, 930, and part of 931 Carroll Street from R-3 Limited General Residence District, and 1130, 1132, 1134, and 1140 Center Street from I-2 General Industrial District to R-5 General Residence District be adopted.

Fiscal Note: N/A

Sadowski reviewed the boundaries being considered for rezoning. He stated the current zoning is a mix of R5, Industrial, and R3. He stated the comp plan supports the zone change request.

Sadowski explained the required findings of fact for a zone change as well as the possible actions of the commission. He spoke regarding the trend of the neighborhood and stated staff is recommending that the ordinance be adopted.

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

Adjournment

There being no further business, the meeting adjourned at 5:05 p.m.