



City of Racine

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

Meeting Agenda - Final City Plan Commission

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

Wednesday, November 14, 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 4:30 p.m. Following the public hearings, the Plan Commission will resume action on postponed items.

Call To Order

Approval of Minutes for the October 10, 2018 Meeting

PUBLIC HEARINGS

[1183-18](#)

Subject: (Direct Referral) A request from Engberg Anderson Architects, authorized agent for J. Jeffers and Co. seeking a conditional use permit to provide residential dwelling units in an existing building at 1701 Packard Avenue. (PC-18)

Attachments:

[1701 Packard Avenue review and recommendation](#)

[1701 Packard Avenue applicant submittals](#)

[1701 Packard Avenue public hearing notice](#)

Staff Summary: Subject to the conditions outlined in staff's report, the Plan Commission should consider recommending to the Common Council that the conditional use request be approved. Being zoned I-2/FD General Industrial/Flex Development District, dwelling units are permitted upon the issuance of a conditional use permit as specified in flex development Resolution 0408-17. The project calls for the historic restoration of the building and repurposing the inside to provide a mix of studio, 1, 2 and 3 bedroom dwellings, 77 units in total. Parking areas, landscaping and fencing are proposed for the exterior of the site.

[1184-18](#)

Subject: (Direct Referral) A request from J. Jeffers and Co. seeking a rezoning of the properties at 2100 and 2200 Northwestern Avenue from I-1 General Industrial District to R-5 General Residence District with a Flex Development Overlay. (PC-18)

Attachments: [2100-2200 Northwestern review and recommendation](#)
[2100-2200 Northwestern applicant submittals](#)
[2100-2200 Northwestern public hearing notice](#)

Staff Summary: The Plan Commission should consider recommending to the Common Council that an ordinance be prepared and public hearing scheduled to advance the rezoning request, and that staff prepare a use supplement for the Commission's consideration. The proposed rezoning will facilitate the preservation and redevelopment of two historically significant structures for residential use with some limited commercial activity to primarily serve the residents of the development. In particular, the utilization of the Flex Development Overlay is specifically designed for the repurposing of the City's historic building inventory, where appropriate and feasible (114-645). Through the adoption of a use supplement, the Flex Development also allows the City to fine tune permitted uses, conditional uses, and other uses and dimensional aspects of the zoning underlying zoning district to better facilitate the project's economic viability. The rezoning request is consistent with the goals expressed for this property in the document "A comprehensive Plan for the City of Racine: 2035" and the associated Map 5 titled "Land Use Plan for the City of Racine: 2035".

1182-18

Subject: (Direct Referral) A request from Butterfield, Rudie & Seitz, authorized agent for Deliverance Crusaders Church Inc. seeking a conditional use permit to continue and expand operations of a Religious Institution, classified as a Class 1 non-commercial type use on the ground floor of an existing building at 1010 Saint Patrick Street. (PC-18)

Attachments: [1010 St. Patrick Street review and recommendation](#)
[1010 St. Patrick Street applicant submittal](#)
[1010 St. Patrick Street public hearing notice](#)

Staff Summary: Consider recommending approval to the Common Council, subject to conditions. Being zoned B-2 Community Shopping District, religious institutions are permitted upon the granting of a conditional use permit (114-488(17)). This existing religious institution seeks to construct a 2,700 foot addition to the facility which will serve as a fellowship hall. Patron traffic levels are anticipated to be low enough so as not to adversely impact the residential surroundings within which this commercial node exists and where this use is proposed to be established.

1185-18

Subject: (Direct Referral) A request from Cardinal Capital Management Inc. seeking a zone change from I-2 General Industrial District with a Flex Development Overlay District, to R-5 General Residence District at the property addressed 1520 & 1536 Clark Street. (PC-18)

Attachments: [1520-1536 Clark review and recommendation](#)
[1520-1536 Clark applicant submittals](#)
[1520-1536 Clark public hearing notice](#)

Staff Summary: The Plan Commission should consider recommending to the Common Council that an ordinance be prepared and public hearing scheduled to advance the rezoning request. The proposed rezoning will facilitate the redevelopment of property to help revitalize the Uptown area. In particular, the rezoning request is consistent with the goals expressed for this property in the document "A comprehensive Plan for the City of Racine: 2035" and the associated Map 5 titled "Land Use Plan for the City of Racine: 2035". A proposal is to clear the site to allow for the construction of two multi-story

residential structures having a combined total of up to 137 residential units.

[1175-18](#)

Subject: (Direct Referral) Consideration of a proposed amendment of the Project Plan for Tax Incremental District No. 9. (PC-18)

Attachments:

[TIDS EXPLAINED- A Memo to the Plan Commission](#)

[TID No. 9 Project Plan Amendment_3rd Draft_2018-10-31](#)

[TID 9 PC Resolution](#)

Staff Summary: Administered by the Wisconsin Department of Revenue, Tax Incremental Finance (TIF) is a financing option that allows a municipality (city, village or town) to fund infrastructure and other improvements, through property tax revenue of newly developed property (State Statutes 66.1105). A municipality identifies an area as appropriate for a certain type of development and adopts a Tax Increment District (TID) project plan which identifies projects to encourage and facilitate the desired development. Then as property values within the TID project area rise, the municipality uses the property tax paid on that development to pay for the projects. After the project costs are paid, the municipality closes the TID. TID No.9 was created by the City in 2000 and the City now seeks to amend its project plan. Refer to the attached document "TIDS EXPLAINED – A Memo to the Plan Commission" for an explanation of tax increment financing (TIF) and the tax increment district (TID). Also refer to the attached document "TID No. 9 Project Plan Amendment_3rd Draft", for the detailed description of TID No. 9 and the proposed amendment.

[1176-18](#)

Subject: (Direct Referral) Consideration of a proposed amendment of the Project Plan for Tax Incremental District No. 12. (PC-18)

Attachments:

[TIDS EXPLAINED- A Memo to the Plan Commission](#)

[TID No. 12 Project Plan Amendment_3rd Draft_2018-10-31](#)

[TID 12 PC Resolution](#)

Staff Summary: Administered by the Wisconsin Department of Revenue, Tax Incremental Finance (TIF) is a financing option that allows a municipality (city, village or town) to fund infrastructure and other improvements, through property tax revenue of newly developed property (State Statutes 66.1105). A municipality identifies an area as appropriate for a certain type of development and adopts a Tax Increment District (TID) project plan which identifies projects to encourage and facilitate the desired development. Then as property values within the TID project area rise, the municipality uses the property tax paid on that development to pay for the projects. After the project costs are paid, the municipality closes the TID. TID No.9 was created by the City in 2005 and the City now seeks to amend its project plan. Refer to the attached document "TIDS EXPLAINED – A Memo to the Plan Commission" for an explanation of tax increment financing (TIF) and the tax increment district (TID). Also refer to the attached document "TID No.12 Project Plan Amendment_3rd Draft" for the detailed description of TID No. 12 and the proposed amendment.

[1177-18](#)

Subject: (Direct Referral) Consideration of a proposed amendment of the Project Plan for Tax Incremental District No. 14. (PC-18)

Attachments:

[TIDS EXPLAINED- A Memo to the Plan Commission](#)

[TID No. 14 Project Plan Amendment_3rd Draft_2018-10-31](#)

[TID 14 PC Resolution](#)

Staff Summary: Administered by the Wisconsin Department of Revenue, Tax Incremental Finance (TIF) is a financing option that allows a municipality (city, village or

town) to fund infrastructure and other improvements, through property tax revenue of newly developed property (State Statutes 66.1105). A municipality identifies an area as appropriate for a certain type of development and adopts a Tax Increment District (TID) project plan which identifies projects to encourage and facilitate the desired development. Then as property values within the TID project area rise, the municipality uses the property tax paid on that development to pay for the projects. After the project costs are paid, the municipality closes the TID. TID No.9 was created by the City in 2006, amended in 2010, and the City now seeks to again amend its project plan. Refer to the attached document "TIDS EXPLAINED – A Memo to the Plan Commission" for an explanation of tax increment financing (TIF) and the tax increment district (TID). Also refer to the attached document "TID No. 14 Project Plan Amendment_3rd Draft", for the detailed description of TID No. 14 and the proposed amendment.

1178-18

Subject: (Direct Referral) Consideration of a proposed amendment of project plan for Tax Incremental District No. 17. (PC-18)

Attachments:

[TIDS EXPLAINED- A Memo to the Plan Commission](#)

[TID No. 17 Project Plan Amendment_3rd Draft_2018-10-31](#)

[TID 17 PC Resolution](#)

Staff Summary: Administered by the Wisconsin Department of Revenue, Tax Incremental Finance (TIF) is a financing option that allows a municipality (city, village or town) to fund infrastructure and other improvements, through property tax revenue of newly developed property (State Statutes 66.1105). A municipality identifies an area as appropriate for a certain type of development and adopts a Tax Increment District (TID) project plan which identifies projects to encourage and facilitate the desired development. Then as property values within the TID project area rise, the municipality uses the property tax paid on that development to pay for the projects. After the project costs are paid, the municipality closes the TID. TID No.9 was created by the City in 2012 and the City now seeks to amend its project plan. Refer to the attached document "TIDS EXPLAINED – A Memo to the Plan Commission" for an explanation of tax increment financing (TIF) and the tax increment district (TID). Also refer to the attached document "TID No. 17 Project Plan Amendment_3rd Draft", for the detailed description of TID No. 17 and the proposed amendment.

1179-18

Subject: (Direct Referral) Consideration of a proposed amendment of the boundaries and Project Plan for Tax Incremental District No. 18. (PC-18)

Attachments:

[TIDS EXPLAINED- A Memo to the Plan Commission](#)

[TID No. 18 Project Plan Amendment_2nd Draft_2018-10-31](#)

[TID 18 PC Resolution - Combined](#)

Staff Summary: Administered by the Wisconsin Department of Revenue, Tax Incremental Finance (TIF) is a financing option that allows a municipality (city, village or town) to fund infrastructure and other improvements, through property tax revenue of newly developed property (State Statutes 66.1105). A municipality identifies an area as appropriate for a certain type of development and adopts a Tax Increment District (TID) project plan which identifies projects to encourage and facilitate the desired development. Then as property values within the TID project area rise, the municipality uses the property tax paid on that development to pay for the projects. After the project costs are paid, the municipality closes the TID. TID No.9 was created by the City in 2014 and the City now seeks to amend its project plan. Refer to the attached document "TIDS EXPLAINED – A Memo to the Plan Commission" for an explanation of tax increment financing (TIF) and the tax increment district (TID). Also refer to the attached document "TID No. 18 Project Plan Amendment_2nd Draft", for the detailed description of TID No.

18 and the proposed amendment.

[1180-18](#)

Subject: (Direct Referral) Consideration of a proposed Project Plan, boundaries and creation of Tax Incremental District No. 21. (Hovde, 233 Lake Ave). (PC-18)

Attachments:

[TIDS EXPLAINED- A Memo to the Plan Commission](#)

[TID No. 21 Project Plan_2nd Draft_2018-10-31](#)

[TID 21 PC Resolution](#)

Staff Summary: Administered by the Wisconsin Department of Revenue, Tax Incremental Finance (TIF) is a financing option that allows a municipality (city, village or town) to fund infrastructure and other improvements, through property tax revenue of newly developed property (State Statutes 66.1105). A municipality identifies an area as appropriate for a certain type of development and adopts a Tax Increment District (TID) project plan which identifies projects to encourage and facilitate the desired development. Then as property values within the TID project area rise, the municipality uses the property tax paid on that development to pay for the projects. After the project costs are paid, the municipality closes the TID. The City now seeks to create TID No. 21. Refer to the attached document "TIDS EXPLAINED – A Memo to the Plan Commission" for an explanation of tax increment financing (TIF) and the tax increment district (TID). Also refer to the attached document "TID No. 21 Project Plan_2nd Draft", for the detailed description of the proposed TID No. 21.

[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)

Attachments:

[614 Main Street review and recommendations](#)

[614 Main Street applicant submittals](#)

[614 Main Street public hearing notice](#)

Staff Summary: In the B-4 Central Business District non-commercial type uses at the street level require a conditional use permit in order to operate (114-448(17)). Charitable meal establishments also require a conditional use permit 114-(468(24)). In 2012, St. Luke's Episcopal Church received an after-the-fact conditional use permit to operate the Hospitality Center and provide certain charitable activities and service to the general public subject to specific conditions addressing hours and days of operation, types of services, and operational standards. St. Luke's now seeks approval to expand hours and days of operation, add additional service, and seek after-the fact receive approval for a charitable meal establishment. Staff has concerns with the center's continuing difficulties in sustaining compliance to the originally established conditions of approval and the center's ability to successfully administer the increased level of activity associated with expanded operations. Staff's recommendation is pending the consideration of input received during the hearing from the public and Commission members, and the center's proposal to maintain compliance with established conditions of approval, and any new conditions that may be deemed necessary and appropriate by the Plan Commission in response to public and Commission member input.

[1186-18](#)

Subject: (Direct Referral) A request from Michael Roane, authorized agent for Brinshore Development LLC, seeking a zone change from a combination of R-3 Limited General Residence District, I-1 Restricted

Industrial District, and I-2 General Industrial District, to R-5 General Residence District at the properties of 821 Carroll Street, 930 Carroll Street, northern portion of 931 Carroll Street, 1130 Center Street, 1132 Center Street, 1134 Center Street, and 1140 Center Street. (PC-18)

Attachments: [Brinshore review and recommendations](#)
[Brinshore applicant submittal](#)
[Brinshore public hearing notice](#)

Staff Summary: The Plan Commission should consider recommending to the Common Council that an ordinance be prepared and public hearing scheduled to advance the rezoning requests. The proposed rezonings will facilitate the redevelopment of currently vacant and/or underused properties to help the reinvigoration of a section of the City's urban residential foundation. In particular, the rezoning requests are consistent with the goals expressed for this property in the document "A comprehensive Plan for the City of Racine: 2035" and the associated Map 5 titled "Land Use Plan for the City of Racine: 2035". A proposal is to construction of three multi-story residential structures having a combined total of up to 63 residential units.

[1187-18](#)

Subject: (Direct Referral) A request from Adams Outdoor Advertising seeking a major amendment to an existing conditional use permit to convert an existing billboard to an electronic message sign at 5200 Durand Avenue. (PC-18)

Attachments: [5200 Durand review and recommendations](#)
[5200 Durand applicant submittal](#)
[5200 Durand public hearing notice](#)

Staff Summary: Subject to the establishment of appropriate conditions, the Plan Commission should consider recommending approval to the Common Council of the request to amend the existing conditional use permit. Through a resolution of a suit in Circuit Court, in 2015 Adams Outdoor was granted a conditional use permit to erect a two sided billboard structure at 5200 Durand Avenue in exchange for the removal of three billboards and a dilapidated building at 1601 Racine Street (intersection of Racine and 16th Streets), and the option to apply for a conditional use permit after a five year period to convert the Durand Avenue installation into an electronic message center. In 2018, Adams Outdoor entered into an agreement with the City of Racine to eliminate three additional billboards at 1143 Douglas Ave. (Intersection of Douglas Avenue and High St.) in exchange for the ability to exercise their option, early, to install a two sided electronic message center at 5200 Durand Avenue.

END OF PUBLIC HEARINGS

[Ord.0017-18](#) Ordinance 17-18 - Flood Panels

To amend Chapter 114 - Zoning of the Municipal Code of the City of Racine, Wisconsin.

The Common Council of the City of Racine, Wisconsin, do ordain as follows:

Part 1: Amend section of Chapter 114, Article VIII Flood Regulations,

Division 1, Section 114-845(2)(a) Flood insurance rate map (FIRM), as follows:

Delete the citation of panel number 55101C0113D and replace with the citation of panel number 55101C0113E, and void FIRM 55101C0113D and replace with FIRM 55101C0113E.

Part 2: Amend section of Chapter 114, Article VIII Flood Regulations, Division 1, Section 114-845(2)(a) Flood insurance rate map (FIRM), as follows:

Delete the citation of panel number 55101C0226D and replace with the citation of panel number 55101C0226E, and void FIRM 55101C0226D and replace with FIRM 55101C0226E.

Part 3: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Fiscal Note: N/A

Attachments: [Agenda Briefing Memo](#)

Staff Summary: In compliance with the Federal Emergency Management Administration, (FEMA) and the Wisconsin Department of Natural Resources, the City of Racine maintains flood regulations under Section 114- 841 through 114-1002. Revisions to floodplain boundaries have been adopted by FEMA for areas within the Pike River and Root River watersheds which impact floodplain delineations on certain maps panels. While impacted map panels contain lands within the City of Racine there are no impacts on lands within the City of Racine. However, the Plan Commission should recommend to the Common Council that the ordinance be adopted.

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at (262) 636-9151 at least 48 hours prior to this meeting.