



City of Racine

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

Meeting Agenda - Final City Plan Commission

*Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez
Alderman Dennis Wiser
Christina Hefel*

Wednesday, May 31, 2017

4:15 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 March 29, 2017 Meeting

Approval of Minutes for the May 10, 2017 Meeting

[Ord.0009-17](#) Ordinance 09-17 Sign Ordinance Changes

An ordinance to amend Sec. 114-1. -Rules of construction and definitions and Sec. 114-673. -Signs; and to repeal, recreate and amend various sections in Article X. -Sign Regulations all in Chapter 114 - Zoning, of the Municipal Code of the City of Racine, Wisconsin,

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

Part 1: Amend and repeal various definitions in Sec. 114-1. -Rules of construction and definitions in Chapter 114 - Zoning of the Municipal Code of the City of Racine, Wisconsin.

Part 2: Amend Sec. 114-673. -Signs in Chapter 114 - Zoning of the Municipal Code of the City of Racine, Wisconsin.

Part 3: Repeal, recreate, and amend various sections in Article X. -Sign Regulations in Chapter 114 - Zoning of the Municipal Code of the City of Racine, Wisconsin.

Part 4: 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

PUBLIC PLEASE NOTE: A full length version of the proposed amendments described in Parts 1, 2 and 3 above are available for review Monday through Friday, 8:00 a.m. to 4:55 p.m. in the offices of the City of Racine Department of City Development, Room 102, 730 Washington Avenue, Racine , Wi 53403, or by email request to citydevelopment@cityofracine.org.

Attachments:

[Ordinance XX-17 - Signs \(redlined\).pdf](#)

[Additional changes sign ord](#)

[sign ordinance second draft to PLAN COMM may 26](#)

*Reviewer: Nhu Tran, Assistant City Attorney
Ken Plaski, Chief Building Inspector/Zoning Administrator
Matt Sadowski, Assistant Director/Principal Planner*

Recommendation: That the ordinance be adopted.

Ord.0008-17

Ordinance 08-17

Ordinance adopting an amendment to a document titled “A Comprehensive Plan for the City of Racine: 2035” (The Plan) to incorporate the document titled “RootWorks Area -Wide Plan and Implementation Strategy” (Area-Wide Plan), a refinement to the document “RootWorks-Revitalizing Racine’s Urban River Corridor: Root River Corridor Redevelopment Plan” (Adopted ZOrd.001-12). The Common Council of the City of Racine do ordain as follows:

Part 1: Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Racine is authorized to prepare and adopt certain amendments to The Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

Part 2: Following a 30 day notice period on May 10, 2017 the Plan Commission of the City of Racine received a review of the Area Wide Plan in order to educate Plan Commission members and the public on recommendations contained therein and needed amendment to The Plan; and

Part 3: On May 10, 2017 the Plan Commission forwarded a recommendation to the Common Council that the process to amend The Plan move forward based on the findings as enumerate in the staff report to the Plan Commissioners for the meeting on May 10, 2017 and recommendation in the commission report to the Common Council for

the May 16, 2017 meeting, and in said report that the associated requests to amend The Plan to incorporate the Area Wide Plan proceed; and

Part 4: On May 16, 2017 the Common Council referred all matters related to an amendment to The Plan associated with the Area Wide Plan back to the Plan Commission, and directed that ordinances be prepared and public hearings scheduled for an amendment to The Plan; and

Part 5: Ordinance _____ -17 was herein prepared for amendment to The Plan and transmitted to the Common Council, and a public hearing before the Common Council was scheduled for June 20, 2017; and

Part 6: The Plan Commission of the City of Racine, on _____, 2017 by a majority vote of the commission recorded in its official minutes, recommended to the Common Council the _____ of a resolution and an ordinance adopting "RootWorks Area -Wide Plan and Implementation Strategy" as an amendment to The Plan; and

Part 7: The Common Council has duly noticed and conducted a public hearing on the amendment to The Plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

Part 8: The Common Council of the City of Racine, Wisconsin, does, by the enactment of this ordinance, formally adopt the "RootWorks Area -Wide Plan and Implementation Strategy" as an amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035", pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes.

Part 9: 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

*Reviewer: Amy Connolly, Director of City Development
Matt Sadowski, Assistant Director/Principal Planner*

Recommendation: That the ordinance be adopted.

Agendas to: Jolena Presti (Principal Planner, Vandewalle & Associates), Jorian Giorno (Associate Planner, Vandewalle & Associates), Rachana Kothari (RCEDC), Alderman Jeff Coe, Alderman Tracey Larrin, and Alderman Q.A. Shakoor, II.

[516-17](#)

Subject: (Direct Referral) A Resolution adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" to incorporate the document titled "RootWorks Area-Wide Plan and Implementation Strategy", a refinement to the document "RootWorks - Revitalizing Racine's Urban River Corridor: Root River Corridor Redevelopment Plan" (adopted ZOrd.001-12). PC-17

*Reviewer: Amy Connolly, Director of City Development
Matt Sadowski, Assistant Director/Principal Planner*

Recommendation: That a resolution be adopted.

Agendas to: Jolena Presti (Principal Planner, Vandewalle & Associates), Jorian Giorno (Associate Planner, Vandewalle & Associates), Rachana Kothari (RCEDC), Alderman Jeff Coe, Alderman Tracey Larrin, and Alderman Q.A. Shakoor, II.

[Ord.0004-17](#)

Ordinance 04-17

Ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (The Plan) for a portion of the property located at 3600 Pierce Boulevard, City of Racine, Wisconsin.

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

Part 1: Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Racine is authorized to prepare and adopt certain amendments to The Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

Part 2: Following a 30 day notice period to adjacent municipalities of a proposed amendment for a development project, and direct notice to property owners within the direct vicinity announcing the conduct of a public hearing on May 10, 2017 before the Plan Commission of the City of Racine, whose purpose is to solicit opinion and educate the public on a proposed rezoning effectuating a development project, said project needing an amendment to The Plan, as preceded by a change in the land use classification of a portion of the property at 3600 Pierce Boulevard; and

Part 3: On May 10, 2017 the Plan Commission is scheduled to forward a recommendation to the Common Council that the process to amend The Plan move forward based on the findings as enumerate in the staff report to the Plan Commissioners, and as reported to the Common Council for a June 6, 2017 meeting, and in said report that associated requests to rezone that same portion of the property at 3600 Pierce Boulevard move forward; and

Part 4: On April 17, 2017 the Common Council referred the amendment to The Plan to the Plan Commission, seeking a recommendation on the herein created Ordinance 04-17 and scheduled a June 6 , 2017 public hearing before the Common Council for consideration of an amendment to The Plan; and

Part 5: The Plan Commission of the City of Racine, on _____, 2017 by a majority vote of the commission recorded in its official minutes,

recommended to the Common Council the _____ of a resolution and Ordinance 04-17 regarding a change to the land use designation of a portion of the property at 3600 Pierce Boulevard from Isolated Natural Resource Area to Industrial; and

Part 6: The Common Council has duly noticed and conducted a public hearing on the amendment to The Plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes

Part 7: The Common Council of the City of Racine, Wisconsin, does, by the enactment of this ordinance, formally adopt the amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035" to change the land use designation of a portion of the property 3600 Pierce Boulevard from Isolated Natural Resource Area to Industrial, pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes.

Part 8: 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.

Passed by the Common Council:

Fiscal Note: N/A

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Pending.

Agendas to: Ryan Brath (Fischer USA), Laura Million (RCEDC), and Alderman Mary Land.

[517-17](#)

Subject: (Direct Referral) A Resolution adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" for a portion of the property located at 3600 Pierce Boulevard. (PC-17)

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Pending.

Agendas to: Ryan Brath (Fischer USA), Laura Million (RCEDC), and Alderman Mary Land.

[ZOrd.0003-17](#)

ZOrd. 003-17

An Ordinance Rezoning a portion of 3600 Pierce Boulevard.

To amend the map of the Zoning Ordinance of the City of Racine.

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

Part 1: That a portion of the property located at 3600 Pierce Boulevard, more particularly described as follows: Being that part of Boulevard Addition, a recorded plat in the City of Racine, County of Racine and State of Wisconsin bounded and described as follows: The westerly 9.82 feet of Lots 1 through 7, the Westerly 9.82 feet of the Northerly 16.92 feet of Lot 8, all of Block 6 of said Boulevard Addition; also the part of vacated West Lawn Avenue adjacent to said Lots 1 through 7 and adjacent to the Northerly 16.92 feet of said Lot 8, all of said Block 6 of said Boulevard Addition. Together with 2: That part of the Southeast $\frac{1}{4}$ of Section 19, Township 3 North, Range 23 East of the North Principal meridian bounded and described as follows: Beginning at a point on the south right-of-way line of Blue River Avenue that is located N88 11'37"E, 581.27 feet from the East right-of-way line of Lathrop Avenue; continue thence N88 11'37" E, 23.18 feet along the South right-of-way line of said Blue River Avenue to point on the West right-of-way line of vacated West Lawn Avenue and being the West Line of Boulevard Addition, a recorded plan in the City of Racine, County of Racine and State of Wisconsin; thence S01 50'53" E, 289.92 feet along the West right-of-way line of said vacated West Lawn Avenue and West line of said Boulevard Addition thence S88 11'37" W, 23.18 feet parallel with the South right-of-way line of said Blue River Avenue; thence N01 50'53"W, 289.92 parallel with the west right-of-way line of said vacated West Lawn Avenue and the West line of said Boulevard Addition to the South right-of-way line of Blue River Avenue and the point of beginning. Said lands being in the City of Racine, County of Racine and State of Wisconsin. Containing 32,760.95 square feet of 0.752 acre. be rezoned from R-2 Single Family Residence to I-1 Restricted Industrial District, and

Part 2: 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

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Pending.

Agendas to: Ryan Brath (Fischer USA), Laura Million (RCEDC), and Alderman Mary Land.

[Ord.0007-17](#) Ordinance 07-17

Ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (The Plan) for the properties located at 500 Walton Street and 2214 North Wisconsin Avenue, City of Racine, Wisconsin to change their land use designations from High Density residential to Office Park.

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

Part 1: Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Racine is authorized to prepare and adopt certain amendments to The Plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

Part 2: Following a 30 day notice period, on May 10, 2017 the Plan Commission of the City of Racine received a review of the proposed amendment to The Plan for the properties located at 500 Walton Street and 2214 North Wisconsin Avenue, and upon direct notice to property owners within the vicinity, on May 31, 2017 conducted a public hearing to solicit opinion and educate the public on a proposed rezoning and conditional use permit effectuating a related redevelopment project at 500 Walton Street and 2214 North Wisconsin Avenue; and

Part 3: On May 10, 2017 the Plan Commission forwarded a recommendation to the Common Council that the process to amend The Plan move forward based on the findings as enumerated in the staff report to the Plan Commissioners for the meeting on May 10, 2017, and recommendation in the Commission report to the Common Council for the May 16, 2017 meeting, and the Commission report to the Common Council for the June 6, 2017 meeting that the associated rezoning request for 500 Walton Street and 2214 North Wisconsin Avenue proceed; and

Part 4: On May 16, 2017 and June 6, 2017 the Common Council referred all matters related to an amendment to The Plan and the rezoning, associated with the redevelopment of the properties located at 500 Walton Street and 2214 North Wisconsin Avenue, back to the Plan Commission seeking final recommendations; and

Part 5: Ordinance _____ -17 was herein prepared for amendment to The Plan and transmitted to the Common Council, and a public hearing before the Common Council was scheduled for June 20, 2017, and that the same vehicles for the rezoning were subsequently acted on separately; and

Part 6: The Plan Commission of the City of Racine, on _____, 2017 by a majority vote of the Commission recorded in its official minutes, recommended to the Common Council the _____ of a resolution and an ordinance adopting a change to the land use designation of the properties at 500 Walton Street and 2214 North Wisconsin Avenue from High Density Residential to Office Park as an amendment to The Plan; and

Part 7: The Common Council has duly noticed and conducted a public hearing on the amendment to The Plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

Part 8: The Common Council of the City of Racine, Wisconsin, does, by the enactment of this ordinance, formally adopt the amendment to the document titled "A Comprehensive Plan for the City of Racine: 2035" to change the land use designation of the properties at 500 Walton Street and 2214 North Wisconsin Avenue from High Density Residential to Office Park, pursuant to Section 62.23 and Section 66.1001(4)(c) of the Wisconsin Statutes.

Part 9: 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

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Pending.

Agendas to: Rose Nelson (President, Wild Root Market), Margie Michichich (Vice-President, Wild Root Market), Alderman Steve Smetana.

[518-17](#)

Subject: (Direct Referral) A Resolution adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" for the properties located at 500 Walton Street and 2214 North Wisconsin Street. (PC-17)

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Pending.

Agendas to: Rose Nelson (President, Wild Root Market), Margie Michichich (Vice-President, Wild Root Market), Alderman Steve Smetana.

4:30 P.M. PUBLIC HEARINGS

4:30 P.M. PUBLIC HEARINGS

[519-17](#)

Subject: (Direct Referral) A request from Andrew and Angie Molina, representing Racine Brewing Company, seeking a conditional use permit to locate a brewery, to include homemade sodas and a tasting room. at 303 Main Street. (PC-17)

Attachments:

[PH Notice - 303 Main Street](#)

Reviewer: Steven Madsen, Planning Intern

Recommendation: Approve, subject to conditions.

Agendas to: Andrew & Angie Milona, Devin Sutherland, and Alderman Jeff Coe.

[520-17](#)

Subject: (Direct Referral) A request from Rose Nelson, representing Wild Root Market, seeking to rezone the property at 500 Walton Avenue and 2214 N. Wisconsin Street from O/I Office Institutional District to O/I with a FD Flex Development Overlay. (PC-17)

Attachments: [PH Notice - 500 Walton 2214 N WI St](#)

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: That an ordinance be prepared and a public hearing scheduled.

Agendas to: Rose Nelson (President, Wild Root Market), Margie Michichich (Vice-President, Wild Root Market), Marvin C. Bynum II (Godfrey Kahn S.C.), Ryan Rudie (Butterfield, Rudie & Seitz, Inc.), and Alderman Steve Smetana.

[521-17](#)

Subject: (Direct Referral) A request from Rose Nelson, representing Wild Root Market, seeking a conditional use permit to accommodate a grocery store at 500 Walton Avenue and associated vehicle parking at 2214 N. Wisconsin Street. (PC-17)

Attachments: [PH Notice 500 Walton 2214 N WI St](#)

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: Defer pending consideration of rezoning ordinance by Common Council, and resolution of site, building and operational details.

Agendas to: Rose Nelson (President, Wild Root Market), Margie Michichich (Vice-President, Wild Root Market), Marvin C. Bynum II (Godfrey Kahn S.C.), Ryan Rudie (Butterfield, Rudie & Seitz, Inc.), and Alderman Steve Smetana.

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.