



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

Mayor John Dickert
Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez
Alderman Dennis Wisner
Christina Hefel

Wednesday, May 31, 2017

4:15 PM

City Hall, Room 205

Call To Order

Mayor John Dickert called the May 31, 2017 Plan Commission meeting to order at 4:25 p.m.

PRESENT: 7 - John Dickert, Tom Durkin, Tony Veranth, Ann Brodek, Mario Martinez, Dennis Wisner and Christina Hefel

Approval of Minutes for the March 29, 2017 Meeting

A motion was made by Alderman Wisner, seconded by Commissioner Durkin, to approve the minutes of the March 29, 2017 meeting. The motion **PASSED** by a Voice Vote.

Approval of Minutes for the May 10, 2017 Meeting

A motion was made by Alderman Wisner, seconded by Commissioner Durkin, to approve the minutes of the May 10, 2017 meeting. The motion **PASSED** by a Voice Vote.

[527-17](#)

Subject: (Ord.0009-17) An ordinance amending Sec. 114-1 - Rules of construction and definitions and Sec. 114-673 - Signs; and repealing, recreating, and amending various sections in Article X - Sign Regulations in Chapter 114 - Zoning of the City of Racine Municipal Code.

Recommendation of the City Plan Commission on 5-31-17: Hold the public hearing at the Common Council; however, refer the ordinance back to the City Plan Commission for further review.

Fiscal Note: N/A

Assistant Director Matthew Sadowski reviewed the changes that were discussed at the previous meeting and mentioned some additional comments were received from the realtors association and International Sign Association. Mr. Sadowski explained that this ordinance was on track to be discussed at the June 6, 2017 Common Council public hearing. Changes can be added and would be at Plan Commission again at the June 14, 2017 meeting.

Doug Wheaton was introduced from South Shore Realtors Association to talk about the Ordinance changes. Mr. Wheaton brought up concerns with the amount of signs allowed per lot in regards to open houses. The new provisions would only allow three signs so a corner lot with for sale signs on both frontages would be only allowed one sign to advertise open house on a single frontage. He suggested changing the new language to permit two sign per frontage on corner and through lots. Another concern Mr. Wheaton brought up was that the current draft allows for open house signs for only twice per year. He stated that open houses are useful tools in selling vacant homes and that for homes that spend lengthy times on the market this restriction would leave vacant homes vacant for longer periods of time. He also had concern for the changes to signs in business districts. Mr. Wheaton believed the new draft would shorten the possible sign height from 15 ft. to 6 ft. and that this would be too strict for signs in business and industrial districts.

A motion was made by Alderman Wiser, seconded by Commissioner Durkin, that the Council proceed with the hearing on June 6, 2017, but then refer the matter back to the Plan Commission for further review of additional public comment. The motion PASSED by a Voice Vote.

[571-17](#)

Subject: (Ord.0008-17) An Ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" (The Plan) to incorporate the document titled RootWorsk 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".

Mr. Sadowski reviewed discussion on the topic from the previous meeting. He went on to describe the past adoption of plans that are similar in nature to Back to the Root in 2008, changes adopted in 2009 and the RootWorks plan adopted in 2012 and mentioned the Area Wide Planning Grant received from the US-EPA in 2015. After interviewing stakeholders and holding community meetings, the Root Works Implementation Plan was created to refine a strategy. Mr. Sadowski explained the boundaries of the project and mentioned there was a public hearing notice published in the Journal times for the June 20, 2017 Common Council meeting. He explained the commissioners could act at this meeting or defer and act on it at the June 14, 2017 Plan Commission meeting. He then went on to explain the project in greater detail explaining areas of focus and the plans to connect the areas together. He showed some concept plans of developments that could go in these areas discussing that they could be mixed use developments that would incorporate many different uses beneficial to the area as a whole. Mr. Sadowski also explained that the last conceptual plan for Harbor Side and been modified due to concerns from the owners of Pugh Marina that it may conflict with their future plans of development. He stated that the new concept would allow them to develop and hopefully, alongside the improvements, that would connect the area together.

A motion was made by Commissioner Durkin, seconded by Commissioner Veranth, to recommend adoption of Ord.0008-17. The motion PASSED by a Voice Vote.

[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

Mr. Sadowski reviewed why there must be a resolution with the ordinance just discussed in that it must be provided with the County and State.

[528-17](#)

Subject: (Ord.0004-17) An Ordinance 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.

Recommendation of the City Plan Commission on 5-31-17: That the ordinance be adopted.

Fiscal Note: N/A

Mr. Sadowski reviewed the topic and showed a map of the area in question. He stated this could be a possible first step in redevelopment for the area and the question is does the commission want this. The woods that would be changed is currently zoned R-2 and would be replaced with the City's most restrictive industrial zoning I-1. He went on to discuss the different types of areas used to protect natural areas: one the Primary Natural Resource Corridor, two the Secondary Environmental Corridor and third Isolated Natural Resource Areas. Mr. Sadowski stated the park was an isolated natural resource area and described others that existed in the city. He then discussed how The Plan states the need to protect environmental assets, but also the need for expansion of industry and economic development. He then emphasized that it is set for a Public Hearing at the June 6, 2017 Common Council Meeting and that the Plan Commission would have to make a recommendation at this meeting. Mr. Sadowski stated that the staff recommends adoption of the ordinance and referenced to the reasons for the recommendation that were in the packets the commissioners received.

A motion was made by Alderman Wisner, seconded by Commissioner Brodek, to recommend adoption of Ordinance 04-17 based on the stipulations presented. The motion PASSED by a Voice Vote.

[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) (Res No. 0198-17)

Recommendation of the City Plan Commission on 5-31-17: That a resolution be adopted.

Fiscal Note: N/A

Attachments: [\(517-17\) Resolution Comp Plan 3600 Pierce Boulevard](#)

Mr. Sadowski again reviewed the need for the resolution with the ordinance and that the resolution will only pass if the Ordinance does. He also showed and explained an architectural rendering and mentioned that the staff recommends approval.

Recommended For Adoption

[529-17](#)

Subject: (ZOrd.0003-17) An ordinance rezoning a portion of 3600 Pierce Boulevard from R-2 Single Family Residence to I-1 Restricted

Industrial.

Recommendation of the City Plan Commission on 5-31-17: That the ordinance be adopted.

Fiscal Note: N/A

Mayor Dickert introduced the item.

A motion was made by Alderman Wiser, seconded by Commissioner Martinez, to recommend adoption of ZOrd.003-17. The motion PASSED by a Voice Vote.

[572-17](#)

Subject: (Ord.0007-17) An 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 Avenue and 2214 North Wisconsin Street, City of Racine Wisconsin to change their land use designations from High Density Residential to Office Park. (PC-17)

Mr. Sadowski stated this is set for public hearing at the June 20, 2017 Common Council meeting and reviewed the discussions from previous meetings. He explained that currently in The Plan, the properties in question match the surrounding properties and that the change would be to commercial in The Plan. The properties are zoned O-I currently, but The Plan has them as residential. He stated Plan Commission could defer to the June 14, 2017 Plan Commission meeting or act on it at this meeting and that staff recommends adoption.

A motion was made by Commissioner Durkin, seconded by Commissioner Brodek, to recommend adoption of Ordinance 07-17. The motion PASSED by a Voice Vote.

[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)

Mr. Sadowski explained the need for a resolution with the ordinance.

A motion was made by Alderman Wiser, seconded by Commissioner Durkin, to recommend adoption of the resolution. The motion PASSED by a Voice Vote.

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) (Res No. 0199-17)

Recommendation of the City Plan Commission on 5-31-17: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 303 Main Street](#)
[\(519-17\) CU 303 Main Street](#)

Mr. Sadowski explained the business and reviewed the area. Andy and Angie Molina both came up to speak and took turns explaining the business. That they would be attempting to receive a façade grant for outside improvements and that they have two bathrooms and that one would be ADA approved. Mayor Dickert asked about what would be inside. They explained the equipment and seating set up and that they would like to have an indoor beer garden. Mayor Dickert suggested they talk to staff about outside table. The Molinas then mentioned that was error in the conditions that on Sunday they would be open from noon to 6 p.m. not from noon to 1 p.m. Public Hearing was opened and closed at 5:16 p.m. due to there being no speakers. Commissioner Brodek commented that she was excited for this business to open.

A motion was made by Commissioner Brodek, seconded by Commissioner Veranth, to recommend approval of the request with the correction of condition c. that the hours for Sunday be noon to 6:00 p.m. not noon to 1:00 p.m. The motion PASSED by a Voice Vote.

[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) (ZOrd. 004-17)

Recommendation of the City Plan Commission on 5-31-17: That an ordinance and use supplement be prepared and a public hearing before the Common Council scheduled.

Fiscal Note: N/A

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

Mr. Sadowski introduced the subject and that it would go with Comprehensive Plan amendment for the property. He went on to explain that it will be the same zoning with an Flex Development overlay that would allow for the grocery store, but also protects it from becoming other more intense uses if it were to be rezoned B-2 and allows to use conditions to make it the least intrusive into the residential district it can be. The applicant Rose Nelson then spoke about the business. Ms. Nelson explained that wild root is a community owned grocery that wants to bring good food back to the neighborhood.

PHO 5:21 p.m.

1. Robert Powaser of 2316 Erie St. spoke about the history of vacancy of the property in question. Mr. Powaser stated that the property has been vacant for a very long time that the building will need improvement, but the people of the neighborhood need somewhere to shop. He went on to say that after Piggly Wiggly moved locations the area was left with only one place nearby to shop; a gas station at Main and Goold. He stated that he believes that this grocery store would give the property new life, that it will draw people from a wide area and fills a food gap in the neighborhood. He added that he has talked with a lot of neighbors and they all were in approval and excited to see the store eventually open. Lastly he said one thing to consider is the possible need for an additional stop sign at the intersection of Erie and Walton.

2. *Connie Molbech of 4612 Erie St. then spoke. She is a Caledonia resident, but once this store opens she will be coming to Racine to shop. Ms. Molbech talked about how Racine was a food desert, that she knows many people that will drive long distances to buy organic food since there is really nowhere in Racine to get organic food. She stated that it is important to have local food that some grocery stores have food imported from Mexico instead of buying from local farmers that it ecologically does not make sense. Lastly she commented saying that this will keep money in Racine.*

3. *Sharon Locke of 1923 Mars Ave. briefly spoke saying that the 920 members of Will Root are anxiously waiting to offer nutritional foods to the area.*

4. *Alderman Henry Perez then spoke. Alderman Perez started with stating he was very excited for another business to open up in town that there will be approximately 40 new jobs in great proximity to the zoo. He went on to say that anytime a new store opens in an area is great, but even better that this is a food store to be opened in a food desert. He explained that he knew there possible issues with delivery trucks, but that he thinks these can be resolved and that he is very excited for this new business.*

5. *County Supervisor Monte Osterman then spoke. He opened by discussing that the building had little life, that this will be best use of the property and that it is symbolically great for the area. He went on to say that in the past neighborhood grocery stores were prevalent and that it will be great to have that again and that his constituents want this kind of development. He referenced the comments on how great this would be from Alderman Perez that even though he is the Alderman of different district he still excited about this as are others, because they like this idea.*

6. *Susan Matchie of 2323 Erie St. then spoke. She stated that people of all ages will be walking to this new store. She commented that if you go to the Piggly Wiggly on Erie St. that you would not want to go back due to the undesirables and drug meetings going on in the parking lot.*

PHC 5:36

Discussion on the motion: Commissioner Martinez stated that nobody would be against this store. Mayor Dickert mentioned that recently a neighborhood grocery was opened on Dr. Martin Luther Kind Dr. Commissioner Brodek also commented that she was excited for it, but expressed concern that people will have to cross the street from the parking lot. Mayor stated that that was the reason they asked to have a traffic study done. Recently they made the intersection at N. Wisconsin Ave. and Walton St. and that was a good addition and that they will keep an eye on the traffic.

A motion was made by Commissioner Durkin, seconded by Commissioner Veranth, that an ordinance and use supplement be prepared and a public hearing before the Common Council scheduled. The motion PASSED by a Voice Vote.

[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](#)

Mr. Sadowski explained the need for a Conditional Use Permit and showed the plans that were submitted. He discussed the ongoing discussion about the site plan and that with the rezoning have time to discuss and work out any and all issues for the

June 14, 2017 Plan Commission meeting. Public Hearing was opened and closed at 5:45 there were no speakers.

A motion was made by Alderman Wisner, seconded by Commissioner Veranth, to defer. The motion PASSED by a Voice Vote.

Adjournment

Mayor Dickert adjourned the meeting at 5:45 p.m.