



City of Racine

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

Meeting Minutes - Final

City Plan Commission

Wednesday, November 13, 2019

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:30 p.m.

Present: 4 - Cory Mason, Trevor Jung, Marvin Austin, and Samuel Peete

Excused: 3 - Christina Hefel, Jason Meekma, and Mario Martinez

Approval of Minutes for the September 16, 2019 Meeting

A motion was made by Commissioner Peete, seconded by Alder Jung, to approve the minutes of the September 16th meeting. The motion PASSED by a Voice Vote.

Approval of Minutes for the October 9, 2019 Meeting

A motion was made by Alder Jung, seconded by Commissioner Peete, to approve the minutes of the October 9th meeting. The motion PASSED by a Voice Vote.

Start of Public Hearings

[1281-19](#)

Subject: (Direct Referral) Request from Michael's Signs, Agent for Lutheran High School, seeking a conditional use permit for an electronic message center sign at 251 Luedtke Avenue (PC-19).

Recommendation of the City Plan Commission on 11-13-19: That based on the findings of fact, the request from Michael's Signs, agent for Lutheran High School, seeking a conditional use permit for an electronic message center sign at 251 Luedtke Avenue be approved, subject to conditions a. - f.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
[Review and Recommendation](#)
[Applicant Submittal](#)
[#1281-19 Resolution](#)

Prior to the opening of the public hearing, Mayor Mason described procedurally how

public hearings are conducted.

Associate Planner Jeff Hintz described the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive land use designation for the site, and photos of the site and surrounding area. He stated there is an exception being requested regarding the spacing requirement from residential zoning. Hintz stated that electronic message signs are supposed to be placed 200 feet from residential zoning. He explained there is no residential use near the sign placement, however, due to neighboring properties being zoned residential, an exception is being requested. He stated there is not a dwelling unit within 200 feet of the sign's location.

Hintz explained that the sign conforms to all sign regulations of the city with the exception of the exception being requested. Hintz explained the possible actions of the commission and reviewed the required findings of fact for approval of conditional use permits. He stated, based on the findings of fact, staff is recommending approval, subject to conditions.

Mayor Mason opened the public hearing at 4:42 p.m.

Dave Hecht, 214 Luedtke Drive, spoke in support of the request. He stated Racine Lutheran High School are good neighbors and that he is in favor of the sign. He explained the goodwill of the school. He stated there was a flood in 2008 and the school and families brought a lot to the neighborhood so he is in favor of the sign.

Chris Henkes, 3914 S. Memorial Drive, Michael's Signs, spoke in support of the sign. He stated he is an agent for Michael's Signs and that he was also present to answer any questions.

David Burgess, 5720 W. Allwood Drive, Franklin, WI, spoke in support of the request. He stated he is the Executive Director of Racine Lutheran High School and explained that their previous sign was ran over a few months ago. He stated they would go out and manually change the letters of the previous sign when needed. He stated they appreciate the neighbors and they have done what they can to be good neighbors. He stated he was also present to answer questions.

Mayor Mason closed the public hearing at 4:44 p.m.

A motion was made by Alder Jung, seconded by Commissioner Peete, to recommend approval of the request subject to conditions a.-f. The motion PASSED by a Voice Vote.

[1282-19](#)

Subject: (Direct Referral) Request from Christopher Mack of Lost Souls Studio seeking a major amendment to a conditional use permit to allow expansion of an existing tattoo establishment into the second floor of the building at 611 Sixth Street (PC-19).

Recommendation of the City Plan Commission on 11-13-19: That based on the findings of fact, the request from Christopher Mack of Lost Souls Studio seeking a major amendment to a conditional use permit to allow expansion of an existing tattoo establishment into the second floor of the building at 611 Sixth Street be approved subject to conditions a. - f.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
 [Review and Recommendation](#)
 [Applicant Submittal](#)
 [#1282-19 Resolution](#)

Hintz described the request and reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive land use designation for the site, and photos of the site and surrounding area. He stated the request is for the expansion of an existing tattoo parlor from the ground floor to the upper floors.

Hintz showed the proposed floor plans for the request and described the possible actions of the commission. He stated this is an already established business at the location and the proposal does not change any of the operational components of the business. He stated, based on the findings of fact, staff is recommending approval, subject to conditions.

Mayor Mason opened the public hearing at 4:49 p.m.

Mercedes Dzindzeleta, 609 Seventh Street, spoke regarding the request. She stated the applicant is a very good neighbor and she has no problems and she is very supportive of the request. She did express concern about the possibility of the smoking.

Mayor Mason closed the public hearing at 4:50 p.m.

A motion was made by Commissioner Peete, seconded Commissioner Austin, to recommend approval of the request subject to conditions a.-f. The motion PASSED by a Voice Vote.

[1283-19](#)

Subject: (Direct Referral) Request from Pastor Tony Visor of New Covenant Church seeking a rezoning of the property at 1400 - Thirteenth Street from I-1 Restricted Industrial District to B-2 Community Shopping District (PC-19).

Recommendation of the City Plan Commission on 11-13-19: That the request from Pastor Tony Visor of New Covenant Church seeking a rezoning of the property at 1400 Thirteenth Street from I-1 Restricted Industrial District to B-2 Community Shopping District be denied.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
 [Review and Recommendation](#)
 [Applicant Submittal](#)
 [BID Comments](#)

Planning Manager Matt Sadowski stated that items 1283-19 and 1284-19 are related

and will be discussed together.

Sadowski showed the images of the property and reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive land use designation for the site, and photos of the site and surrounding area. He stated the comprehensive plan calls for the property to retain its industrial use. He stated the property is proposed to be rezoned as mixed-use commercial.

Sadowski showed the proposed site plan which calls for the existing building to be utilized and the parking lot to be patched up. He stated the interior would be remodeled to create a storage area, a sanctuary space, an office area, and other areas as depicted on the applicant's floor plan.

Sadowski reviewed the proposed operational plan which would include a bookstore, counseling, meetings, outreach programs, worship services, and mobile showering facility to be stored at the location when not in use.

Sadowski explained the controlling documents and licensing regulations to include the Comp Plan, BID Plan, Uptown Strategic Development, and State Statutes.

Sadowski explained the possible actions of the commission and reviewed the findings of fact for both the rezoning request and the conditional use permit request.

Regarding the required findings for the conditional use permit Sadowski explained while the proposed use would not be detrimental to the health safety, welfare, morals of comfort, etc. it could be detrimental to additional business development of dining, entertainment, and arts. He stated the proposed use may affect and be injurious by suppressing influence on the ability of prospective business to obtain alcohol licenses and runs contrary to the intentions of the adopted plans. He stated the proposed use is contrary to Comp Plan 2035, the Uptown Plan, and the BID Plan. He stated staff is recommending denial of the conditional use permit.

Alder Jung asked about the comprehensive plan, uptown strategic plan, and the BID plan and what it states as the goal of development.

Sadowski stated the comp plan calls for mixed-use with a commercial emphasis. He stated mixed-use can take different forms, however for this property the comp plan is advocating for more of a commercial use for the site. He stated the Uptown plan for the area talks about arts, dining, and entertainment. He stated the BID (Business Improvement District) plan sets out priorities that the BID has to achieve for the area and one is to attract business development and commercial development that will help support area businesses. He stated the proposal is being seen as contradictory to the plan if a use impedes a restaurant that potentially wants to come in from going in.

In further response to Alder Jung, Sadowski stated the bookstore is considered a subordinate use in its description and the amount of space devoted to the bookstore.

Commissioner Austin asked about the rezoning of the property; what would be the proper zoning for a sanctuary or a church.

Sadowski stated for a permitted use, a residential or office institutional zoning. He stated sanctuaries are can go into a business district if they are on the second floor of the building. Sadowski stated in a business district, we rely on a foot traffic on a daily

basis to enhance the district.

Mayor Mason stated that we will take testimony for items 1283-19 and 1284-19 at the same time.

Mayor Mason opened the public hearing at 5:08 p.m.

Tony Visor, the applicant, 2512 Ashland Avenue, spoke regarding the request. He stated he is bothered by number of times he met with staff and then to receive a phone call saying that the plan was denied. He stated he is trying to add an element to the city through ministry and that they will have something going on six out of the seven days and that does not include the possibility of additional services. He stated they are trying to bring an element to the area and that they are there to serve the community. He stated a restaurant that serves alcohol will bring about a whole different type of traffic than a church. He stated he received a call the day before the meeting informing him of staff recommending denial. He stated he is here for the community, not the city.

Sonya Visor, 2512 Ashland Avenue, stated she agrees with her husband. She explained the meetings with staff and trying to meet the September 30th deadline. She stated they should have heard the discontent at the initial contact and wondered about the real reason. She stated the property has been for sale for more than a year and that their schedule goes above and beyond of what the shops are open now.

T. Visor stated their focus is on enriching people's lives, not entertainment. He stated there are a lot of entertainment spots and that he would like to help the city by being the church in the city.

Coretta Bester, 2417 Spring Street, spoke regarding the request. She stated she is a member of the church and the church is about showing love to everyone, showing the work of God, and helping others. She stated they want to be a greater blessing to the people of the community. They are asking for help to be the helping hand by approving the rezoning request.

Cory Gray, 5328 Athens Avenue, spoke regarding the request. He stated he stands behind the pastor strongly. He stated they are here for a positive reason to bring God's energy to that area and the community – need to bring God's work forth. He stated they have the fire to do so and want the opportunity to occupy the space and do what they need to do.

Mercedes Dzindzeleta, 609 Seventh Street, spoke regarding the request. She stated she would prefer this establishment than others that have shown up. She stated if they will be there 6 days a week providing services to the public that would be great. She stated there is a church across the street from her that used to have a daycare, but is no longer active. She wonders about the city changing their mind and spoke about the bowling alley that was previously at the location. She stated she does not see a reason to deny and does not see where they will be of harm where they are located.

Nancy Jedd, 6737 Ranger Drive, spoke regarding the request. She asked why not rezone the property for the use. She stated it is something positive that the neighborhood needs. She stated uptown looks like a desert and if a strip club were to be opened, it would be hands all on deck.

Mary Perry, 12004 HWY G, spoke regarding the request. She stated she wanted to

she spoke about the economic development plan that the city has for the uptown area. She stated it was interesting to find that the crime stats were higher by .5 than the national average. She spoke about the feed on the street and the shower programs. Perry stated the limited hours do not bring people to the area and described the possible activities of the church. She asked why does the city not want an establishment such as this instead of another bar or restaurant.

Linea Anthony, 1341 Washington Avenue, spoke regarding the request. She stated she represented the uptown business community. She explained that the face of uptown is changing with developments such as the Ajax housing project, etc. She stated she has lived in the uptown area for 20 years and crime is steadily going down. She stated there are 720 non-taxed properties in Racine and would be happy to help the group find another establishment. She stated at this time, we will need all of the retail and commercial spaces to accommodate all of the residential developments in the area.

Mayor Mason stated a few letters were received (from the Uptown BID Board and Dr. Savin & Associates) about not changing the zoning of the property.

Mayor Mason closed the public hearing at 5:29 p.m.

Mayor Mason stated that the review has nothing to do with personal feelings. He stated it is regarding what use is allowed per the zoning ordinance. He stated that it is worth noting that if it is not this site that works, staff would like to find a location for the applicants that does work.

Sadowski clarified that in staff reviewing the plans, staff counsels the applicant on how to prepare the appropriate application and the sentiments of the area. He stated the check was held after knowing there were concerns in the area. He stated staff met with the applicant to give them the opportunity to withdraw the application, however, they chose to proceed. He stated that is part of the normal process in filing the application and the option of withdrawal was given to them. He stated staff did not say it would be recommended for approval; we were guiding the applicant through the process.

Discussion after the motion:

Commissioner Austin stated this is challenging in a number of ways. He stated he appreciated the comments from Sadowski and the comments from the Mayor regarding helping the applicants find another location. He expressed concern about how certain members of the community get left out because of the rules – community reflects the barriers. He stated he is concerned that we will see a community that grows and gets better in some senses and so many people will get left out. Commissioner Austin stated he will vote with the staff's recommendation, but would like to find ways to help organizations such as this to meet their mission and find ways to include black and brown people in the economics of Racine.

Commissioner Peete agreed with Commissioner Austin and Alder Jung. He stated the church has done a great job and they have a great plan that will succeed. He stated State Statutes and zoning cannot be changed personally for your plan. He spoke about Kansas City.

A motion made by Alder Jung, seconded by Commissioner Peete, to recommend denial of the request. The motion PASSED by a Voice Vote.

[1284-19](#)

Subject: (Direct Referral) Request from Pastor Tony Visor of New

Covenant Church seeking a conditional use permit for a religious institution (church) on the ground floor street level in the building at 1400 Thirteenth Street (PC-19).

Recommendation of the City Plan Commission on 11-13-19: That the request from Pastor Tony Visor of New Covenant Church seeking a conditional use permit for the property at 1400 Thirteenth Street be denied.

Fiscal Note: N/A

Please see the discussion for 1283-19.

A motion was made by Alder Jung, seconded by Commissioner Austin, to recommend denial of the request. The motion PASSED by a Voice Vote.

[1285-19](#)

Subject: (Direct Referral) Request from Dustin Young and Eric Fitch of L2L RE LLC and Green Door Trust seeking a rezoning from I-2 General Industrial District to I-2 with a FD Flex Development Overlay District at 1442 N. Memorial Drive (PC-19).

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

Hintz stated he would like to speak about the next four items on the agenda together.

Hintz reviewed the zoning of the property and the adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive land use designation for the site, and photos of the site and surrounding area.

Hintz described the possible actions of the commission, the Use Supplement for the Flex Development Overlay and the required findings of fact for rezonings and the conditional use request. He stated, based on the required findings of fact, staff recommends that ZOrd.004-19 be adopted to change the zoning, that the flex standards be adopted and that the conditional use permit be adopted subject to conditions a. – f. Hintz stated that the applicants are present if there are any questions.

Mayor Mason opened the public hearing at 5:55 p.m.

Mayor Mason closed the public hearing at 5:56 p.m.

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

[ZOrd.0004-19](#)

ZOrd. 0004-19 - An ordinance to rezone the property at 1442 N. Memorial Drive from I-2 General Industrial District to I-2 with a FD Flex Development Overlay

Recommendation of the City Plan Commission on 11-13-19: That

the ordinance be adopted.

Fiscal Note: N/A

Attachments: [ZOrd.0004-19](#)
[#Zoning Ordinance 0004-19 - Rezoning 1442 N. Memorial Drive 2019-11-12](#)

Please see the discussion for 1285-19.

A motion was made by Alder Jung, seconded by Commissioner Peete, to recommend adoption of ZOrd.0004-19. The motion PASSED by a Voice Vote.

[1286-19](#)

Subject: (Direct Referral) Consideration of a use supplement for the property at 1442 N. Memorial Drive (PC-19).

Recommendation of the City Plan Commission on 11-13-19: That a use supplement for the property at 1442 N. Memorial Drive be adopted subject to conditions a. - l.

Fiscal Note: N/A

Attachments: [Draft Use Supplement](#)
[#1286-19 Resolution](#)

Please see the discussion for 1285-19.

A motion was made by Alder Jung, seconded by Commissioner Peete, to recommend approval of the use supplement. The motion PASSED by a Voice Vote.

[1287-19](#)

Subject: (Direct Referral) Request from Dustin Young and Eric Fitch of L2L RE LLC and Green Door Trust seeking a conditional use permit to accommodate a mixed use development at 1442 N. Memorial Drive (PC-19).

Recommendation of the City Plan Commission on 11-13-19: That based on the findings of fact, the request from Dustin Young and Eric Fitch of L2L RE LLC and Green Door Trust seeking a conditional use permit to accommodate a mixed use development at 1442 N. Memorial Drive be approved, subject to conditions a. - f.

Fiscal Note: N/A

Attachments: [#1287-19 Resolution](#)

Please see the discussion for 1285-19.

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

[1288-19](#)

Subject: (Direct Referral) Request from Korb & Associates, agent for Cardinal Capital, seeking a conditional use permit to waive yard requirements to accommodate a residential development at 1520 and 1536 Clark Street (PC-19).

Recommendation of the City Plan Commission on 11-13-19: That based on the findings of fact, the request from Korb & Associates, agent for Cardinal Capital, seeking conditional use permit to waive yard requirements to accommodate a residential development at 1520 and 1536 Clark Street be approved, subject to conditions a. - f.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
[Review and Recommendation](#)
[Applicant Submittal](#)
[#1288-19 Resolution](#)

Hintz reviewed the request. He stated in November the commission voted to rezone the property to allow for the development. He stated the request is for a waiver of yard requirements. Hintz showed the yard requirements and the requested waiver which would allow the front yards of 14' 11" on the south and 18' 10" on the east and a rear yard of 23'. Per the zoning code, the front yard requirement is 25' and the rear yard requirement is 35'.

Hintz explained the possible actions of the commission and the required findings of fact required for the approval of conditional use permits. Hintz stated this is an urban part of the community so waiving the yard requirements makes sense. He stated staff is recommending approval based on the findings of fact and subject to conditions a. - f.

Mayor Mason opened the public hearing at 6:07 p.m.

Ali Kopyt, Korb and Associates, explained the building and the materials that will be used.

Mayor Mason closed the public hearing at 6:08 p.m.

A motion was made by Commissioner Peete, seconded by Alder Jung, to recommend approval of the request subject to conditions a.-f.

End of Public Hearings

[1289-19](#)

Subject: (Direct Referral) Request from Korb & Associates, agent for Cardinal Capital, seeking review and approval of building and site plans for a residential development at 1520 and 1536 Clark Street (PC-19).

Attachments: [Review and Recommendation](#)

Hintz showed the renderings of the buildings for the proposed buildings at 1516 Clark Street and 1316 Sixteenth Street. He explained the review criteria and the possible actions of the commission. Hintz reviewed the garage locations, the renderings for the project, and described the nature of the apartments. He stated staff is recommending approval subject to conditions a. – e.

Mayor Mason asked about the gray façade with the two-tone of the building.

Kopyt stated that they tried to approach the elements of the building by adding texture. She stated the majority would be with a lighter tone. She stated if it were the same tone, the bands would be monotonous.

Discussion ensued about the renderings of the buildings.

Mayor Mason stated that he is not the biggest fan of the two tone tonality. He stated he would feel better if it were a consistent color throughout. He asked if it would be a big adjustment to the plan.

Discussion ensued regarding the two tone and pattern on the buildings.

Kopyt spoke regarding the façade length. She stated it could be a horizontal banding and that they were trying to break of the scale of the really long facades.

Alder Jung asked about the utilization of the type of architectural design in other projects and the impacts in the neighborhood.

Kopyt stated they have done this type of aesthetic with both masonry and cement board and in a variety of projects. She stated it helps mitigate the color block element.

A motion was made by Alder Jung, seconded by Commissioner Peete, to approve the request subject to conditions with the added requirement that the developer meet with city staff and elected officials prior to final approval. The motion PASSED by a Voice Vote.

[1107-19](#)

Subject: (Direct Referral) Consideration of an amendment to the document titled “A Comprehensive Plan for the City of Racine: 2035”, to incorporate the document titled “City of Racine Bicycle and Pedestrian Master Plan 2019” (PC-19).

Recommendation of the City Plan Commission on 11-13-19: That the amendment to the document titled “A Comprehensive Plan for the City of Racine: 2035”, to incorporate the document titled “City of Racine Bicycle and Pedestrian Master Plan 2019” be approved.

Fiscal Note: N/A

Attachments: [ABM - Bike Ped Plan](#)
[Draft Plan Document](#)
[Public Comment 10.23.2019](#)
[CPC Resolution Comp Plan Amendment Bike Ped](#)

Sadowski explained the request. He stated the public hearing was held on October 23rd. No one spoke in opposition of the plan, however, those that were there to speak spoke in favor of the plan. He stated there has been a link to the plan on the City Plan Commission agenda for two months. He stated the next step will be to forward the plan to the Council for approval.

Sadowski briefly discussed what was discussed at the public hearing and explained the process for adoption. He stated staff is recommending that the plan be adopted.

A motion was made by Commissioner Peete, seconded by Alder Jung, to recommend that the Bicycle and Pedestrian Master Plan be adopted. The motion PASSED by a Voice Vote.

[Ord.0029-19](#)

Ordinance 0029-19 - City of Racine Bicycle and Pedestrian Master Plan 2019 (Bike Ped Plan 2019)

Recommendation of the City Plan Commimssion on 11-13-19: That the ordinance be adopted.

Fiscal Note: N/A

Attachments: [#Ordinance 0029-19 - Bicycle and Pedestrian Master Plan 2019 \(Bike Ped Plan 2019\) 2019-11-12](#)

Please see the discussion for 1107-19.

A motion was made by Commissioner Peete, seconded by Alder Jung, to recommend that the Bicycle and Pedestrian Master Plan be adopted. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 6:30 p.m.