



City of Racine

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

Meeting Minutes - Final

City Plan Commission

*Mayor John Dickert, Alderman Dennis Wiser,
Molly Hall, Vincent Esqueda, Tony Veranth,
Pastor Melvin Hargrove, Attorney Tom Durkin*

Wednesday, February 24, 2016

4:15 PM

City Hall, Room 205

Call To Order

Mayor John Dickert called the February 24, 2016 Plan Commission meeting to order at 4:35PM.

PRESENT: 5 - John Dickert, Molly Hall, Dennis Wiser, Tony Veranth and Tom Durkin

ABSENT: 1 - Melvin Hargrove

EXCUSED: 1 - Vincent Esqueda

Approval of Minutes for the February 10, 2016 Meeting

Alderman Wiser moved to approve the minutes from the February 10, 2016 meeting. The motion was seconded by Commissioner Durkin; motion carried. Ayes - all.

[0255-16](#)

Subject: (Direct Referral) A request by Nicholas J. Infusino, representing Bill Moore & Associates Graphics, Inc. for exceptions to the Regency Mall Planned Development sign standards to permit signage exceeding the total square footage allowed for Ross Stores, Inc. (PC-16)

Attachments: [PH Notice - 5538 Durand Avenue](#)

Interim Director Sadowski informed the Commission Staff has been in communication with the mall, who are preparing sign standards, as well as discussions with the applicant. He stated things are being worked out and Staff requests deferral at this time.

Motion by Commissioner Veranth to defer. Second by Commissioner Durkin, motion carried. Ayes – all.

[0154-16](#)

Subject: (Direct Referral) A request by Jay Williams, representing Care Bear Child Care, for an exemption to the required financial surety for site improvements at 1315 Douglas Avenue. (PC-16)

Recommendation of the City Plan Commission on 3-9-16: That the applicant continue to work with staff to satisfy financial assurance requirements; that all trash and receptacles shall be screened from view, and handling of trash, including disposal, shall meet all city and state requirements, and that the request for exemption from financial

assurance requirements and deferral of conditions related to parking lot improvements be denied.

Fiscal Note: N/A

Associate Planner Johanneck updated the Commission on the progress since the December 9, 2015 meeting. Staff, including the Deputy City Attorney, has continued to work with Mr. Williams in efforts to meet the surety requirements, yet has been unsuccessful. No considerable justification for the exemption or temporary removal of the financial security requirement has been presented, and recommendation is for denial.

Discussion ensued. Representatives from Care Bear center discussed the situation and justification behind the request. Further discussion between Mayor Dickert and Mr. Williams related to sureties, time frames, occupancy permits, etc. continued. Mayor Dickert recommended deferral to allow continued work with Staff to meet the requirements.

Motion by Commissioner Durkin to defer. Second by Commissioner Veranth, motion carried. Ayes – all.

[0155-16](#)

Subject: (Direct Referral) A request by Insite, Inc., representing T-Mobile, for a conditional use approval for a new wireless communication installation at 1207 State Street. (PC-16)

Attachments: [PN Notice - 1207 State St.](#)

Ms. Johanneck advised the applicants have encountered delays since their project documents were submitted for review. They are currently working with the State Historic Preservation Office to modify the plans, which will be subsequently submitted for review. As the Public Hearing notice had been sent prior to Staff receiving information about the delay, the hearing is to be held as published, and will be re-published once a complete review of revised plans has taken place. At this time Staff is recommending deferral.

Public Hearing Opened: 4:48 p.m.

No Speakers.

Public Hearing Closed: 4:48 p.m.

Motion by Commissioner Veranth to defer. Second by Alderman Wisner, motion carried. Ayes – all.

[0156-16](#)

Subject: (Direct Referral) A request from Keith and Kathleen Meyer seeking a rezoning for the property at 2219 Washington Avenue from O/I Office Institutional District to O/I Office Institutional with a FD Flex Development Overlay, and a conditional use permit for a catering, event, banquet and lodging facility. (PC-16) (ZOrd. 0001-16)

Recommendation of the City Plan Commission on 2-25-16: That a public hearing before the Common Council be scheduled and that an ordinance be prepared.

Fiscal Note: N/A

Attachments: [PH Notice - 2219 Washington Ave.](#)

Recommended For Approval

Mr. Sadowski reviewed the project area and summarized the request. The first floor church area in the building would function as a banquet hall, and the mansion would provide a "preparation" area for wedding parties and the like. The second floor is proposed for lodging for out-of-town guests attending an event. An outdoor patio is also proposed between the church and mansion along the Washington Avenue side. There are 66 parking spaces on-site, while the applicants are requesting accommodation for up to 300 guests at an event. Based on calculations, 21 additional parking spaces are needed. However, based on the request as presented, parking is a major concern, requiring further study and analysis.

In the existing zoning district, commercial event venues such as this are not permitted. The FD Flex Development overlay is proposed to allow flexibility to accommodate the request, as well as other compatible uses, which encourage an adaptive re-use of this unique, historical landmark within appropriate parameters without up-zoning to a more intense land use district, which would open up the site to potential uses not appropriate in this area. Staff is seeking public comment to continue moving forward with the applicants, while considering valid neighborhood concerns, to develop appropriate uses or levels of operation to mitigate potential negative impacts on the neighborhood.

Public Hearing Opened at 5:00 p.m.

1. Keith and Kathleen Meyer, applicants (address not provided). Discussed parking needs, requirements, and existing concerns with parking availability.
2. Regina Brooks, 1516 Kearney Avenue. Supports the ideas proposed, however is very concerned with the parking affects this will have on surrounding areas, hours of operation and noise levels.
3. Annabelle Rohleder, 1528 Taylor Avenue. Called and left a message stating she is opposed to the request and is concerned with noise levels.

Public Hearing Closed at 5:10 p.m.

Discussion ensued. The applicant discussed hours of operation, stating they are very careful to adhere to closing times for events. Further, they limit alcohol served to help prevent potential negative affects to adjoining properties and neighborhoods. Further discussion related to controlling the number of patrons at events occurred, and Ms. Meyer discussed figures from their Kenosha location, stating due to cancellations or no-shows for events they have rarely exceeded 200 individuals. They are asking for 300 at this location, with the intent that they will actually get events for up to 250 people. Mr. Sadowski discussed how the ordinance allows remote parking within 500-feet of a site, if available, and will be looked at as a way to potentially meet requirements.

Motion by Alderman Wisner that a public hearing before the Common Council be scheduled, and that an ordinance, use supplement, and a conditional use permit be prepared. Second by Commissioner Durkin, motion carried. Ayes – all.

[0157-16](#)

Subject: (Direct Referral) A request from Rodney Blackwell, representing Financial District Properties, MR LLC seeking a rezone

for the properties at 712, 800, 900 and 1010 Water Street from I-2 General Industrial District to B-4 Central Business District with a FD Flex Development Overlay, and a conditional use permit for a mixed use development containing commercial, residential, recreational and other compatible uses. (PC-16) (ZOrd. 0002-16)

Recommendation of the City Plan Commission on 2-24-16: That a public hearing before the Common Council be scheduled and an ordinance be prepared.

Fiscal Note: N/A

Attachments: [PH Notice - 712, 800, 900, 1010 Water St.](#)

Mr. Sadowski presented the history of the plans, collaborations, and history which have led to this request. This request directly relates to the updated Comprehensive Plan for the City of Racine: 2035, which identifies this area as a significant opportunity for economic re-development. This plan, along with the approved "Back to the Root" revitalization plan, followed by the "Root Works Revitalization Plan, encourages both private and publicly redevelopment to create attractive and functional public places, mixed-use opportunities, and improved access to the Root River and Lake Michigan via interconnected walkways and promenade's. The plans further act as a catalyst in creating a viable sense of place, presents opportunities to improve water quality, and opportunity to stimulate economic growth from the now defunct industrial conditions currently existing. A Business Improvement District (BID) has also been created to foster redevelopment. This is the basis for the current applications being presented for the 20-acre Machinery Row phase of the Root Works plan.

A general overview of the requests was presented, including rezoning from I-2 General Industrial to B-4 Central Business, creation of a FLEX Development Overlay to guide development and allow flexibility of uses within the development, and a conditional use permit which will outline additional development parameters. Staff is seeking public comment to assist in the review of updated project plans and details, to be provided by the applicant, with the overall intent to ensure compatibility with the area plans designed to promote Machinery Row into a viable, thriving commercial, residential, and recreational mixed-use development.

Public Hearing Opened at 5:30 p.m.

1. Monte Osterman, 2900 N. Wisconsin Street. Supports the project development, the potential higher and better use of the property it will create, and feels it will benefit the downtown area and City of Racine in general.

Public Hearing Closed at 5:32 p.m.

Motion by Commissioner Durkin that a public hearing before the Common Council be scheduled, and that an ordinance, use supplement, and conditional use permit be prepared. Second by Commissioner Veranth, motion carried. Ayes – all.

Recommended For Approval

Administrative Business

None

Adjournment

Mayor Dickert adjourned the meeting at 5:33 p.m.

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