



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 Wisser,
Molly Hall, Vincent Esqueda, Tony Veranth,
Pastor Melvin Hargrove, Attorney Tom Durkin*

Wednesday, June 10, 2015

4:15 PM

City Hall, Room 205

Call To Order

Mayor John Dickert called the June 10, 2015 Plan Commission meeting to order at 4:24 p.m.

PRESENT: 5 - Vincent Esqueda, John Dickert, Melvin Hargrove, Dennis Wisser and Tony Veranth

EXCUSED: 2 - Molly Hall and Tom Durkin

Others present:

*Matt Sadowski, Assistant Director of City Development/Principal Planner
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector / Zoning Administrator*

Approval of Minutes for the May 27, 2015 Meeting

A motion was made by Alderman Wisser, seconded by Commissioner Veranth, to approve the minutes of the May 27th meeting. The motion PASSED by a Voice Vote.

[Ord.07-15](#)

Ordinance 07-15

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 1223 Ohio Street and 1212, 1218, 1222 Virginia Street 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: The Plan Commission of the City of Racine conducted a public hearing on November 26, 2014 to solicit opinion and educate the public on a proposed rezoning and conditional use permit effectuating a development project needing an amendment to The Plan which must be preceded by a change in the land use classification of the properties at 1223 Ohio Street and 1212, 1218, 1222 Virginia Street; and

Part 3: On April 8, 2015 the Plan Commission forwarded a recommendation to the Common Council that the amendment to The

Plan be denied based on the findings as enumerated in the Plan Commission's report for the April 20, 2015 Common Council meeting, and in said report that the associated rezoning and conditional use requests be received and filed; and

Part 4: On April 20, 2015 the Common Council referred all matters related to 1223 Ohio Street and 1212, 1218, 1222 Virginia Street back to the Plan Commission and directed that an ordinance be prepared and public hearing scheduled for an amendment to The Plan; and

Part 5: Ordinance 07-15 was herein prepared and transmitted to the Common Council; and a public hearing before the Common Council was scheduled for June 16, 2015; and

Part 6: The Plan Commission of the City of Racine, on June 24, 2015 by a majority vote of the commission recorded in its official minutes, recommended to the Common Council the approval of a resolution and an ordinance adopting a change to the land use designation of the properties at 1223 Ohio Street and 1212, 1218, 1222 Virginia from Medium Density Residential to Commercial as an amendment to The Plan based on the findings as enumerated in the Plan Commission's report for July 7, 2015 Common Council meeting; 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 1223 Ohio Street and 1212, 1218, 1222 Virginia from Medium Density Residential to Commercial, 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

Assistant Director of City Development Matt Sadowski reviewed the presentation previously presented, and provided background information leading to the creation of this ordinance. The property location, areas impacted by the proposed plan amendment, and general development existing in the area were discussed.

The Comprehensive Plan adopted in 2009 identified areas for economic development within the City, and the map provided shows the area in question was not targeted for redevelopment or change in land use. A review of previous plans and zoning from 1936, 1946, 1954, 1975, and 2015 reinforce the intent for this area to remain as low-intensity development. The traffic study provided identified street widths. The area of Washington Avenue west of Ohio Street is 66-feet wide, and would pose difficulties in accommodating improvements necessary to handle heavier traffic, turn lanes, etc. The high number of traffic accidents at Ohio and Virginia Street was discussed, and staff's concern is the increase in intensity here would increase these numbers. There are other development sites identified within the direct vicinity of the requested area that could accommodate this development, which already have

adequate street infrastructure, proper zoning, and would not require an amendment to the Land Use plan or have negative effects on residential properties.

A Staff analysis of the criteria required to be met for a Comprehensive Plan Amendment was provided. Staff's recommendations, and the Plan Commissions prior motions, find the criteria are not met by this proposal.

Based on all information analyzed with this request, Staff recommends denial of this request.

Mayor Dickert noted a communication he just received from the Wisconsin Department of Transportation regarding an upcoming meeting on June 17th regarding potential locations for roundabouts. The intersections of West Boulevard and Washington Avenue, and Washington Avenue and Ohio Street are on the list for discussion.

Alderman Wiser moved that the recommendation of denial of the Plan Commission on April 8, 2015 be affirmed, and that the amendment to the 2035 Land Use Plan designation for properties at 1223 Ohio Street, 1212, 1218, and 1222 Virginia Street be denied based on staff criteria analysis and Commission findings, and that Ordinance 07-15 be rejected. Motion failed due to lack of a second.

A motion was made by Alderman Wiser, seconded by Commissioner Veranth, to defer this discussion until the full Commission members can be present, to await information from the upcoming discussions regarding potential roundabouts, and to get input from the Common Council hearing on this item to take into consideration in the Commissions recommendation. The motion PASSED by a Voice Vote.

[ZOrd.002-15](#)

ZOrd.002-15

An Ordinance Rezoning 1223 Ohio Street, 4601, 4615, 4619 Washington Avenue and 1212, 1218, 1222 Virginia Street.

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 the property located at 1223 Ohio Street, and more particularly described as follows:

“The Southern 10 feet of Lot 8 and all of Lot 9, Block 8 of the Racine Gardens Subdivision, being in the City of Racine, Racine County, WI, in the South 1/4 of Section 18, Township 3 North, Range 22 East, said lands being 0.15 acres more or less”

be rezoned from R-3 Limited General Residence to B-2 Community Shopping District, and

Part 2: That the properties located at 1212, 1218, 1222 Virginia Street, and more particularly described as follows:

“The Northern 10 feet of Lot 25, and all of Lots 26 thru 28, Block 8 of the Racine Gardens Subdivision, being in the City of Racine, Racine County, WI, in the South 1/4 of Section 18, Township 3 North, Range 22 East, said lands being 0.40 acres more or less”

be rezoned from R-2 Single Family Residence to B-2 Community Shopping District, and

Part 3: That the properties located at 4601, 4615 Washington Avenue, and more particularly described as follows:

“Lots 1 thru 4, Block 8 of the Racine Gardens Subdivision, being in the City of Racine, Racine County, WI, in the South 1/4 of Section 18, Township 3 North, Range 22 East, said lands being 0.55 acres more or less”

be rezoned from B-1 Neighborhood Convenience District to B-2 Community Shopping District, and

Part 4: That the property located at 4619 Washington Avenue, and more particularly described as follows:

“Lot 5 Block 8 of the Racine Gardens Subdivision, being a Subdivision of part of Orchard Home Addition, being in the City of Racine, Racine County, WI, in the South 1/4 of Section 18, Township 3 North, Range 22 East, said lands being 0.14 acres more or less”

be rezoned from B-1 Neighborhood Convenience District to B-2 Community Shopping District.

Part 5: 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

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

[14-10787](#)

Subject: (Direct Referral) A request from Richard Donner of Reinhart Boerner Van Dueren s.c., representing TMC Wisconsin 2 LLC, for a conditional use permit to allow for a CVS Pharmacy on the south side of Washington Avenue in the 4600 Block between Ohio Street and Virginia Street.

Recommendation of the City Plan Commission on 4-8-15: That the

request for a conditional use permit to allow a CVS Pharmacy on the south side of Washington Avenue in the 4600 block between Ohio Street and Virginia Street be received and filed.

Recommendation of the City Plan Commission on 8-12-15: That the request for a conditional use permit to allow a CVS Pharmacy on the south side of Washington Avenue in the 4600 block between Ohio Street and Virginia Street be received and filed.

Recommendation of the City Plan Commission on 8-26-15: That the request for a conditional use permit to allow a CVS Pharmacy on the south side of Washington Avenue in the 4600 block between Ohio Street and Virginia Street be received and filed.

Fiscal Note: N/A

Attachments: [PH Notice - CVS Pharmacy](#)

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

[15-00439](#)

Subject: Street dedication for Three Mile Road from west of La Salle Street to North Main Street. (Res No. 15-0234)

Recommendation of the Public Works and Services Committee on 05-26-15: That the section of Three Mile Road from west of La Salle Street to North Main Street, and more particularly described as follows, be dedicated for street right-of-way purposes:

That part of the North 1/4 of Section 33, and the South 1/4 of Section 28 Township 4 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, which is bounded and described as follows:

Commence at the Northwest corner of section 33, Township 4 North, Range 23 East; Thence North 88° 42'44" East, along the North line of said section, 959.79 feet; to the POINT OF BEGINNING; thence North 01° 17' 16" West, 50.00 feet; thence North 88° 42' 44" East, 1686.84 feet; thence North 0° 26' 32" West, 5.00 feet; thence North 88° 36' 32" East, 440.88 feet; thence South 0° 29' 2" East, 22.00 feet ; thence North 88° 36'32" East, 686.22 feet; thence North 1° 23' 28" West, 22.00 feet; thence North 88° 36' 32" East, 145.93 feet; thence South 1° 23' 28" East, 55.00 feet; thence North 88° 36' 32" East, 22.88 feet; South 1° 23' 28" East, 55.00 feet; thence South 88° 36' 32" West, 274.00 feet; thence North 0° 25' 58" West, 5.00 feet ; thence South 88° 36'32" West, 1022.61 feet; thence South 88° 42' 44" West, 1603.44 feet; thence North 0° 21' 46" West, 17.00 feet; thence South 88° 42' 44" West, 82.98 feet; thence North 1° 17' 16" West, 33.00 feet to the POINT OF BEGINNING.

Said described tract containing 288,345 square feet more-or-less.

Recommendation of the City Plan Commission on 6-10-15: That the proposed dedication is consistent with city plans and programs and that the dedication be accepted.

Fiscal Note: N/A

Attachments: [15-00439 Street Dedication - 3 Mile Rd](#)

Mr. Sadowski advised this request is to formalize the street right-of-way dedication along this section of Three Mile Road. When the street was reconstructed, the City purchased properties from residential and commercial entities. The properties were purchased in the City's name, but it is proper practice to dedicate those roadways for public purposes.

A motion was made by Alderman Wisner, seconded by Commissioner Veranth, that the request is consistent with City plans and programs and that the dedication be accepted. The motion PASSED by a Voice Vote.

[15-00540](#)

Subject: (Res. 15-0234) Street Dedication for Three Mile Road from West of La Salle Street to North Main Street.

Recommendation of the City Plan Commission on 6-10-15: That the resolution be adopted.

Fiscal Note: N/A

Mr. Sadowski advised this resolution accompanies the previous item regarding the formal adoption of the street dedication.

A motion was made by Alderman Wisner, seconded by Commissioner Esqueda, that Resolution 15-0234 be adopted. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

4:30 P.M. PUBLIC HEARINGS

[15-00527](#)

Subject: (Direct Referral) A request by Tencate Land Company for a conditional use permit to operate a HVAC contractor facility at 2625 Lathrop Avenue. (PC-15) (Res. No 15-0256)

Recommendation of the City Plan Commission on 6-10-15: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 2625 Lathrop Avenue](#)

Associate Planner Jill Johanneck advised Hembrook Hydronic Heating is looking to purchase this building for their business location as an indoor contractor facility. A review of the area, surrounding land uses, zoning, and building and site views were provided. The property is landlocked and does not have direct access to Lathrop Avenue. There is an ingress/egress area described in the deeds of six properties in this development area which all use to enter/exit their respective properties. The access easement is not dedicated, per se, but only written into the deeds. No

accountability for maintenance is outlined and any issues would need to be worked out by the property owners.

A review of the site plan was provided. The property has adequate parking per the zoning code requirement. There is existing, mature landscaping at the site. Trash will be kept indoors, as this is an indoor storage facility generating little trash. No outside storage is proposed. Employees take the service trucks home so they are not on site for any length of time. There is no showroom or client office, so traffic needs are minimal and met per the zoning ordinance. Deliveries will take place at the overhead door on the east side of the building via box trucks. No signage is requested at this time.

Building and site maintenance is the responsibility of the property owners. The building is in good condition and no exterior modifications are being requested. There are 4 employees at this time. The applicant has advised the hours of operation they listed on the application were for the office only, and did not accommodate for the trucks coming back to the site for loading. He is requesting that condition d., hours of operation, be modified from 6:30 a.m. – 2:00 p.m. to 6:30 a.m. – 7:00 p.m. Staff recommends approval subject to the conditions provided, with the modification to condition d.

Public Hearing opened at 4:54 p.m.

Mike Bannon, applicant, advised they are moving from Mt. Pleasant into the City of Racine and was present to answer any questions.

Public Hearing closed at 4:55 p.m.

Mayor Dickert verified there will be no parking of vehicles on the grass, and wants to make sure no outside storage will take place as often occurs with contractor facilities. Mr. Bannon advised there will be no outside storage.

A motion was made by Commissioner Esqueda, seconded by Commissioner Veranth, to recommend approval of the request subject to Staff conditions, with the amendment to condition d. allowing hours of operation from 6:30 a.m. – 7:00 p.m. The motion PASSED by a Voice Vote.

[15-00528](#)

Subject: (Direct Referral) A request by Jeff and Joanne Raffini for a conditional use permit for a multi-use facility to accommodate a fitness center and an equipment storage facility at 1824 Charles Street. (PC-15) (Res. No 15-0257)

Recommendation of the City Plan Commission on 6-10-15: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1824 Charles Street](#)

Mr. Sadowski gave an overview of the property location, aerial views and surrounding development, property zoning (this parcel has dual-zoning of B-2 and B-3), property photos, site plan and floor plan layout for all proposed uses.

Since the application and the hearing notice was published, the applicants advised they did not want to do the vehicle signage wrapping, but instead use that space for a construction company. The construction company would occupy the B-3 portion of

the site. A Public Hearing will be required for the storage facility; however the other two uses can be heard and voted on at this time. The storage area and fitness center are located in the B-2 area of the site.

The applicants are proposing façade changes to enhance the building and are requesting a façade grant. The grant request will be reviewed by the Redevelopment Authority.

Public Hearing opened at 5:00 p.m.

Mr. Jeff Raffini, the applicant, commented on the building changes they are proposing, the desire to install fencing, and general discussion on surrounding properties and land uses.

Public Hearing closed at 5:05 p.m.

A motion was made by Commissioner Esqueda, seconded by Commissioner Hargrove, to recommend approval of the item subject to Staff conditions. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

Mayor Dickert adjourned the meeting at 5:07 p.m.