



City of Racine

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

Meeting Minutes - Final

City Plan Commission

Wednesday, September 25, 2019

4:15 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:17 p.m.

PRESENT: 7 - Cory Mason, Samuel Peete, Jason Meekma, Trevor Jung, Christina Hefel, Mario Martinez, and Marvin Austin

Approval of Minutes for the August 28, 2019 Meeting

A motion was made by Alder Jung, seconded by Alder Meekma, to approve the minutes of the August 28th meeting. 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](#)

Planning Manager Matt Sadowski explained the request. He stated a bicycle and pedestrian master plan will be inserted into the Comprehensive Plan for the City of Racine, as an amendment. Sadowski reviewed the timeline for the bike plan amendment. He stated there will be opportunity for the Commission to further comment and discuss the plan at the public hearing at the October 23rd meeting. Sadowski stated a link to the draft of the plan is available on the City Plan Commission agenda.

Mayor Mason and Sadowski introduced Dottie-Kay Bowersox, Public Health Administrator, to further discuss the plan.

Bowersox introduced John Siegert who, she stated, was instrumental in writing grants and preparing the plan. She stated it is a pedestrian and bike plan so pedestrian usage of sidewalks are also addressed.

Siegert began with a brief history of the project. He stated it goes back to 2003 with the bike town project in Racine. In 2004, free bicycle helmets and locks were given to those who were not avid bicycle riders with the agreement that they would be interviewed at a later date. Siegert spoke of the community support received for the plan. He stated that the majority of the money for the development of the bike plan came from private sources (\$51,000.00). He stated the City has invested \$9,000.00 of the \$60,000.00 total, as well as staff commitments.

Siegert explained the different areas of the plan including the connectivity analysis (Appendix D), badger projects, and community engagement. Regarding community engagement, he stated there have been a number of public comment opportunities and around 60 people showed up for each of the three public input sessions. Siegert stated page 29 of the plan consists of a research study where it was found that more than 50 percent of the people surveyed would ride more regularly if they felt they had safer options. He stated there is a significant unmet demand - if you build it they will ride.

Siegert spoke of the benefits of having a master plan such as increasing economic development opportunities and increasing public health outcomes. He stated by having a master plan in place, you increase your chance of attracting funding to allow the implementation of the plan. He stated that aspects of the plan can be incorporated into existing road projects. Siegert stated the city has begun, where possible, to implement some aspects of the plan such as creating pocket maps that demonstrate where bike trails and routes are located.

Mayor Mason reminded the Commission that there will be a full public hearing regarding the plan on October 23rd.

A motion was made by Alder Meekma, seconded by Commissioner Peete, to defer action on the request. The motion PASSED by a Voice Vote.

Start of Public Hearings 4:30 PM

[1108-19](#)

Subject: Request from Veterans of America Motorcycle Club Charities, seeking a conditional use permit to operate a meeting hall and office, classified as a class 1 non-commercial type use on the first floor of an existing building at 1600 Douglas Avenue. (PC-19).

Recommendation of the City Plan Commission on 09-25-19: That the request from the Veterans of America Motorcycle Club Charities seeking a conditional use permit to operate a meeting hall and office, classified as a class 1 non-commercial type use on the first floor of an existing building at 1600 Douglas Avenue be approved subject to conditions a.- g.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
[Review and Recommendation](#)
[Applicant Submittal](#)
[#1108-19 Resolution](#)

Associate Planner Jeff Hintz introduced 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 property is zoned B2 Community Shopping District and the request would use the first floor of the property for the use of an office, open meeting space, and storage area. Hintz described the possible actions of the Commission and the required findings of fact for approval of conditional use permits.

Hintz stated staff is recommending approval of the request, subject to conditions. Hintz reviewed the conditions of approval, he stated condition b. 1.-5. addresses some maintenance issues on the site, such as fencing and painting, that needs to be remedied.

Mayor Mason opened the public hearing at 4:37 p.m.

Alder Jeff Coe spoke in support of the request. He stated he has worked with the VOW and believes that having them in the area will help stabilize the area. He stated they do a lot in the community.

Mayor Mason stated that Alder Tracey Larrin contacted the Mayor's office and wanted to be registered on the record as being in support of the request.

Mayor Mason closed the public hearing at 4:39 p.m.

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

[1109-19](#)

Subject: Request from Veterans Outreach of Wisconsin (VOW) seeking a major amendment to an existing conditional use permit to a transitional living facility, as authorized by Common Council Resolution No. Res. 0386-16 to allow for the relocation of a veterans food pantry, offices, and storage to an existing building at 1609 Yout Street. (PC-19)

Recommendation of the City Plan Commission on 09-25-19: That the request from Veterans Outreach of Wisconsin (VOW) seeking a major amendment to an existing conditional use permit to a transitional living facility, as authorized by Common Council Resolution No. 0386-19 to allow for the relocation of a veterans food pantry, offices, and storage to an existing building at 1609 Yout Street be approved, subject to conditions a. - h.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
 [Review and Recommendation](#)
 [Applicant Submittal](#)
 [#1109-19 Resolution](#)

Hintz introduced 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 property is zoned B2 Community Shopping District and the land use map calls for commercial development for the property. Hintz stated the proposal is for the expansion of a food pantry operation.

Hintz reviewed the required findings of fact for approval of conditional use permits. He stated that the most intensive use will be midday, however, the requested use will be less intensive than many permitted uses. He stated 2. on the required findings of fact will be met as long as the recommended conditions of approval are followed. Hintz stated the proposed use is not contrary to the objectives of the current land use plan and staff is recommending approval of the request, subject to conditions. Hintz stated conditions b. 1.-4. address maintenance issues on the site.

Mayor Mason opened the public hearing at 4:48 p.m.

Alder Jennifer Levie spoke in support of the request. She stated she was invited to the Veterans Outreach of Wisconsin (VOW) and was impressed by the services and sense of community of those involved. She stated they are a great asset to the community and she spoke with the staff of VOW and expressed that the needs of our veterans continues to grow. She stated VOW is a great asset to the community and they need and deserve the support in the City of Racine.

Alder Jeff Coe stated he works over in the neighborhood and that it is a neighborhood that is in flux. He stated the requested will enhance the neighborhood and is another empty building that we will not have to deal with. He stated the VOW does a lot for the community.

Fiona Murphy, Veterans Outreach of Wisconsin (VOW), stated that the VOW serves almost 400 veterans and this will allow them to continue with more dignity. She stated the requested use will be more like a market. She thanked the Council and stated because of their faith taking, the VOW is able to expand to other locations.

Mayor Mason closed the public hearing at 4:53 p.m.

Discussion after the motion:

Alder Jung spoke of his appreciation of what the VOW has done for Racine and Milwaukee. He stated the need is there and the VOW recognizes that and is taking action.

Mayor Mason stated it is a proud moment for the city when an organization gets the type of recognition it deserves. He thanked the VOW for their service to veterans and their great work.

A motion was made by Alder Meekma, seconded by Alder Jung, to recommend approval of the request subject to conditions. The motion PASSED by a Voice

Vote.[1110-19](#)

Subject: Request from Marjorie Bruno of Bellissimo Tu Salon and Spa, seeking a conditional use permit to operate a salon and spa, classified as a Barbershop, as allowed by Sec. 114-328 of the Municipal Code, in an existing building at 3624 Washington Avenue (PC-19).

Recommendation of the City Plan Commission on 09-25-19: That the request from Marjorie Bruno of Bellissimo Tu Salon and Spa seeking a conditional use permit to operate a salon and spa, classified as a barbershop, as allowed by Sec. 114-328 of Municipal code, in an existing building at 3624 Washington Avenue be approved, subject to conditions a.-g.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
[Review and Recommendation](#)
[Applicant Submittal](#)
[#1110-19 Resolution](#)

Hintz described the request and reviewed the location of the site, 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 property has been a professional office since it was built.

Hintz described the required findings of fact as they relate to the approval of conditional use permits. He stated staff is recommending approval subject to conditions a. – g. Hintz reviewed the proposed conditions of approval.

Mayor Mason opened the public hearing at 5:04 p.m.

The applicant, Marjorie Bruno, stated she was present to answer any questions.

Mayor Mason closed the public hearing at 5:04 p.m.

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

Adjournment

There being no further business, the meeting adjourned at 5:05 p.m.