



City of Racine

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

Meeting Agenda - Final City Plan Commission

*Alderman Dennis Wiser, Mayor John T. Dickert, Atty. Elaine
Sutton Ekes Vincent Esqueda, Tony Veranth, Alderman Molly
Hall, Pastor Melvin Hargrove*

Wednesday, November 14, 2012

4:15 PM

City Hall, Room 205

PROCEDURAL NOTE: While action on items typically proceeds in the order in which they appear on the agenda, certain items may be postponed to allow the start of public hearings at the published time of 4:30 p.m. Following the public hearings, the Plan Commission will resume action on postponed items.

Call To Order

Approval of Minutes for the October 31, 2012 Meeting

[Ord.10-12](#) Ordinance 10-12

To repeal and recreate the following sections of Chapter 114 - Zoning, of the Municipal Code of the City of Racine, Wisconsin relating to Article V: District Regulations and Article X: Sign Regulations of the Municipal Code.

The Common Council of the City of Racine, Wisconsin, do ordain as follows:

Part 1: Repeal Sec. 114-487 - (b) (22) - Permitted uses and regulations. Permitted Uses. Outdoor advertising devices.

Part 2: Re-number Sec. 114-487 (23) - Parking lots and structures to (22) and follow the numbering pattern down to (31) Wholesale Establishments.

Part 3: Repeal from Sec. 114-488 - Conditional Uses (Par. 1) the following: “, except advertising signs,”

Part 4: Repeal from Sec. 114-588 (8) - Conditional uses. Advertising signs larger than 300 square feet in area (see article X of this chapter) the following: “larger than 300 square feet in area.”

Part 5: Add to Sec. 114-608 (b) - Permitted and conditional use. Conditional uses, the following text after the word superimposed: “,except advertising signs,”

Part 6: Repeal from Sec. 114-1079 (1) - Signs permitted in the B3 district. Area, “However, any such sign greater than 300 square feet in area shall be permitted only as a conditional use. Where more than four signs in the aggregate are located on any zoning lot, the fifth such sign and each succeeding sign, respectively, shall reduce the total allowable sign area by 20 percent.”

Part 7: Add to Sec. 114-1079 - Signs permitted in the B3 district, add the following as (3): “Advertising signs shall be conditional uses subject to the terms of this chapter and such additional conditions deemed necessary by the Common Council to safeguard public health, safety, and welfare.”

Part 8: Add to Sec. 114-1080 (4) - Signs permitted in the B4 district. Prohibitions, the following: “h. Advertising Signs.”

Part 9: Add to Sec. 114-1081 (4) - Signs permitted in the B5 district. Prohibitions, the following: “h. Advertising Signs.”

Part 10: Repeal and recreate Sec. 114-1091 (3) a. - Signs prohibited in the I-1 district. Advertising signs. Area, to read as follows: “Advertising signs shall not exceed 300 square feet in area.”

Part 11: Repeal and recreate Sec. 114-1092 - Signs permitted in the I-2 district, (Par. 1, first sentence) to read as follows: “In the I-2 general industrial district, advertising signs are allowed as conditional use.”

Part 12: Repeal and recreate Sec. 114-1092 - Signs permitted in the I-2 district. Area, to read as follows: “Advertising signs may be no larger than 300 square feet in area.”

Part 13: Repeal and recreate Sec. 114-1106 (a) - Size, to read as follows: “(a) No advertising sign shall have a length greater than 60 feet or a height greater than 25 feet, inclusive of any border and trim, but excluding the base or apron, supports, and other structural members.;

Part 14: Repeal and recreate Sec. 114-1107 (a) - Spacing; setback, to read as follows: “(a) No advertising signs shall be spaced less than 1,500 linear feet apart. Existing advertising signs not meeting this requirement at the date of this amendment shall be considered legal non-conforming structures.”

Part 15: 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.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Reviewer: Jill Johanneck, Associate Planner

Recommendation: That the Ordinance be adopted.

Ord.11-12

Ordinance 11-12

To amend Sec. 114-448 of the Municipal Code of the City of Racine, Wisconsin.

The Common Council of the City of Racine, Wisconsin, do ordain as follows:

Part 1: That Section 114-448. - “Conditional uses” be amended by adding the following use:

“(18) Takeout-carryout restaurant as defined in 114-1(b).”

Part 2: 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.

Passed by the Common Council:

Approved:

Mayor
Attest:

City Clerk

Fiscal Note: N/A

Reviewer: Matthew Sadowski, Principal Planner/Interim Assistant Director

Recommendation: That the Ordinance be adopted.

4:30 P.M. PUBLIC HEARINGS

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12-8349

Subject: (Direct Referral) Request by James L. Dickert seeking a rezoning of the property at 915 (aka 917) Wisconsin Avenue from O-Restricted Office District to R-4 General Residence District. (PC-12)

Attachments: [PH Notice - 915 Wisconsin Avenue](#)

Reviewer: Matthew Sadowski, Principal Planner/Interim Assistant Director

Recommendation: That an ordinance be prepared and a public hearing scheduled before the Common Council.

Agenda sent to: James L. Dickert and Alderman O. Keith Fair.

12-8350

Subject: (Direct Referral) Request by Curt Pruitt, agent for CBL & Associates (Regency Mall) seeking an amendment to a conditional use permit for the installation of a bus stop pad with two shelters at 5538 Durand Avenue.

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

Reviewer: Matthew Sadowski, Principal Planner/Interim Assistant Director.

Recommendation: Recommend approval, subject to conditions.

Agenda sent to: Al Stanek, Curt Pruitt, and Alderman Ron Hart.

Administrative Business

Adjournment

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