



City of Racine

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

Meeting Minutes - Draft City Plan Commission

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

Wednesday, January 30, 2013

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the January 30, 2013 Plan Commission meeting to order at 4:20 p.m.

PRESENT: 6 - Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth, John Dickert, Molly Hall and Melvin Hargrove

EXCUSED: 1 - Dennis Wisner

Others present:

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

Approval of Minutes for the January 9, 2013 Meeting

A motion was made by Commissioner Esqueda, seconded by Commissioner Hargrove, to approve the minutes of the January 9, 2013 meeting. The motion PASSED by a Voice Vote.

[13-8564](#)

Subject: (Direct Referral) Review and discuss potential changes to Ch. 114, Article X, of the Municipal Code to create standards for window signage within the City of Racine. (PC-13) (Ord. 04-13)

Recommendation of the City Plan Commission on 1-30-13: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

Associate Planner Johanneck indicated these were the same definitions from the previous Plan Commission meeting where they were reviewed. Following that meeting, comments and changes were incorporated to create the window sign standards before the Commission.

A clarification of the need for the window sign ordinance was provided to Alderwoman Hall. The Commission was advised the City has no control over window signage and it is turning into a problem for numerous businesses, for aesthetics and safety, who are plastering their windows with signage attached on the inside. Mayor Dickert also clarified that the intent is to keep things equal on businesses having signs and eliminating the clutter that some businesses in the City have created.

A motion was made by Alderwoman Hall, seconded by Commissioner

Hargrove, that an ordinance be prepared and a public hearing scheduled. The motion PASSED by a Voice Vote.

[13-8565](#)

Subject: (Direct Referral) Apply additional text changes as they relate to recent changes for Advertising signs, which were previously omitted. (PC-13) (Ord. 05-13)

Recommendation of the City Plan Commission on 1-30-13: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

Associate Planner Johanneck advised this item is merely a clarification to the previous Advertising sign changes that were approved by the Common Council which had been omitted as they were found in different sections of the code. The intent of this item is further clarification of Advertising signs in the ordinance.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, that an ordinance be prepared and public hearing scheduled for the additional changes. The motion PASSED by a Voice Vote.

[13-8568](#)

Subject: (Direct Referral) A minor amendment to a conditional use permit for a planned development to construct a new entryway at Durand Plaza Apartments, building address being 3003 Durand Avenue. (PC-13)

Principal Planner/Assistant Planning Director Matthew Sadowski advised this request is to make the building handicapped accessible. He provided background information, property and area zoning, and area information for properties near the location in question.

The entryway will be constructed on the south side of the building. It extends about 20' out from the building. Some common area remodeling inside the building will also take place. Aesthetically the changes will match the existing building.

The applicant was present and spoke briefly on the item.

A motion was made by Commissioner Veranth, seconded by Commissioner Hargrove, to approve the request subject to Staff recommendations with correction to item d. in the recommendations. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING

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[13-8566](#)

Subject: (Direct Referral) Request by Alfonso Flores for a conditional use permit to operate an automotive accessory installation business at 1202 N. Main Street. (PC-13)

Attachments: [PH Notice - 1202 N Main Street](#)

Associate Planner Johanneck reviewed the request, the location, property and surrounding zoning and area views of the site. She advised the property consists of numerous lots that would be part of the business, and that one of the lots needs to be rezoned to business to be consistent with the use, which is on this agenda for review.

The floor plan and business plan were reviewed. The business will be the installation and calibration of interlock systems for individuals with alcohol-related offenses on their driving record which require their vehicles be monitored by these systems.

The parking requirements are not met, but due to the quick turn-around times for servicing of the devices Staff felt the parking was adequate for the use. There are also spaces dedicated for the apartment above the office, as well as the business at 1200 Main Street. A plan was provided by the applicant on how they will fix up the parking lot.

Concern was expressed by Staff about the failing retaining wall along the north and west of the site. The railroad ties that were in place to shore up the slope are all but missing, and those remaining are in disrepair. This unstable slope needs to be addressed by the property owner. Staff is in support of the request.

Public Hearing opened at 4:40 p.m.

1. Kim Eschmann, 5412 Langdale Drive, spoke on behalf of the applicant and is the property owner's daughter. She understands the need for the site improvements but is concerned about getting credit to cover all the improvements that need to be made.

Public Hearing closed at 4:53 p.m.

Mayor Dickert advised Ms. Eschmann to work with Staff regarding the financial assurance requirements and the assurance that required improvements will be made. Commissioner Veranth made suggestions on how to address the slope and retaining wall issue and that a landscape company may be able to do the required work vs. having engineered plans.

Principal Planner Sadowski advised this item will not go to the next Common Council meeting as the rezoning (Item 13-8567) is a longer process but is a part of this approval, so the item will be held until the meeting schedule catches up with the rezoning.

A motion was made by Alderwoman Hall, seconded by Commissioner Esqueda, to recommend approval of the request subject to Staff recommendations. The motion PASSED by a Voice Vote.

[13-8567](#)

Subject: (Direct Referral) Request by Kim Eschmann to re-zone the property located at 1218 N. Main Street from R-3 Limited General Residence to B-2 Community Shopping District. (PC-13) (Z.Ord. 01-13)

Recommendation of the City Plan Commission on 1-30-13: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

Attachments: [PH Notice - 1218 N Main St](#)

Associate Planner Johanneck advised this is related to agenda item 13-8566 as it is a portion of the parking lot used for the business. The zoning of this parcel is currently R-3 Limited General Residence. The property has been used for many years as a parking area for the business located at 1200-1212 N. Main Street. Staff is requesting the applicant re-zone this parcel to B-2 Community Shopping District to

reflect its actual use and to bring it in line with the Comprehensive Master Land Use plan.

Public Hearing opened at 4:53 p.m.

No comments

Public Hearing closed at 4:53 p.m.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hargrove, that an ordinance be prepared and a public hearing scheduled. The motion PASSED by a Voice Vote.

Administrative Business

Staff Approval - Additional Identification/Directional sign on east façade of "Racine Building", Gateway Technical College, 1001 Main Street.

Principal Planner Sadowski advised the Commission of a Staff approval for an identification sign at Gateway College, east façade, located at 1001 Main Street.

Adjournment

Meeting was adjourned at 5:00 p.m.