



City of Racine

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

Meeting Minutes - Final City Plan Commission

*Mayor John T. Dickert, Alderman Gregory Holding
Atty. Jud Wyant, Atty. Elaine Sutton Ekes
Vincent Esqueda, Alderman Eric Marcus, Tony Veranth*

Wednesday, June 9, 2010

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 4 - John Dickert, Elaine Sutton Ekes, Gregory Holding and Eric Marcus

EXCUSED: 3 - Vincent Esqueda, Jud Wyant and Tony Veranth

Others present: Brian O'Connell, Director of City Development
Matt Sadowski, Principal Planner
Jill Johanneck, Associate Planner
Rick Heller, Chief Building Inspector

Approval of Minutes for the May 26, 2010 Meeting

A motion was made by Alderman Holding, seconded by Commissioner Sutton-Ekes, to approve the minutes of the May 26, 2010 meeting. The motion PASSED by a Voice Vote.

Approval of Minutes for the June 1, 2010 Meeting

A motion was made by Alderman Holding, seconded by Commissioner Marcus, to approve the minutes of the June 1, 2010 meeting. The motion PASSED by a Voice Vote.

[10-5232](#)

Subject: (Direct Referral) Amendments to Chapter 114 of the Racine Municipal Code addressing non-commercial uses in commercial districts. (Ord.12-10)

Recommendation of the City Plan Commission on 6-9-10: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

Principal Planner Sadowski presented proposed amendments which pertain to allowance of uses in commercial areas that are not essentially commercial. Material concerning group and family daycares, religious institutions, educational facilities, lodges, clubs, meeting halls, etc. and how to regulate these uses in certain districts were presented to the Commission.

Discussion ensued. Alderman Marcus felt the direction on the daycare centers was clear, however, would like more detail about the other non-commercial uses and their regulation.

Alderman Holding also commented on needed clarity depending on staffing, hours of operation and better definition of uses in these areas.

Mayor Dickert requested Principal Planner Sadowski review the City of Milwaukee and the City of Kenosha standards, and how they may address any non-approved or illegal activities at these types of facilities.

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

4:30 P.M. PUBLIC HEARINGS**4:30 P.M. PUBLIC HEARINGS****[10-5233](#)**

Subject: (Direct Referral) Request by Michael's Signs to replace an existing pole sign with a new pole sign having high resolution messages at Bucket's Pub, 2031 Lathrop Avenue.

Attachments: [PH Notice - 2031 Lathrop Ave](#)

Associate Planner Johanneck advised a recommendation had been ready for this item, however additional information regarding purchase of additional land was not received in time to be reviewed and incorporated into the review and recommendation, therefore the request is to defer the item to allow staff time to re-review the request. The original staff review and slide show was presented to the Commission for background information.

Public Hearing opened at 4:45 p.m.

1. Steve Prochaska of Michael's Signs spoke on the application and the potential for larger signs at the location based on the lot frontage. Exhibits of potential signs he felt could build based on the lot frontage were presented. He advised he does not want a decrease in height or High Definition area of the sign.

Director O'Connell clarified how we had recently found out about the additional purchased land on Monday, and there is little clarification for this development how signage was allocated due to the age of the buildings, and that the existing large pylon sign has not been included in our review and this needs further review to determine how the signage affects the proposal at hand. This all needs clarification.

2. Charles Brandt, the owner of Bucket's Pub, advised in his land purchase he owns the other sign, however the land purchase agreement contains an easement through his property to allow maintenance of the sign. However, if it is not maintained he then has the right to request its removal.

Alderman Holding is in favor of removal of the obsolete pylon sign due to its appearance and would like more information on how it could be handled to possibly improve the appearance of the area.

Commissioner Sutton-Ekes suggested we review our ordinance and how it handles the ability to remove obsolete signage

Director O'Connell read into the record contact he received from Mr. Joey Legath from Joey's on Lathrop that he was in favor of the sign.

Public Hearing closed at 4:55 p.m.

A motion was made by Alderman Holding, seconded by Alderman Marcus, that this item be deferred. The motion PASSED by a Voice Vote.

[10-5234](#)

Subject: (Direct Referral) Request from Kathleen Walsh for a conditional use permit at 1227 Frederick Street to accommodate a construction yard and storage facility. (Res.10-2066)

Recommendation of the City Plan Commission on 6-9-10: That the item be approved subject to staff recommendations.

Fiscal Note: N/A

Attachments: [PH Notice - 1227 Frederick St](#)
[10-5234 - CUP 1227 Frederick Street](#)

Public Hearing opened at 4:55 p.m.

Kathleen Walsh, the applicant, 5702 Cambridge Lane, was present to answer any questions the Commission may have.

Margaret Walsh, 520 Lombard Street, was also present to answer any questions of the Commission.

Associate Planner Johanneck outlined the request & provided background information on the proposal for the construction yard and storage facility. The property is located on the corner of Frederick St. and Beaugrand Ct. The immediate area is industrial, with residential to the east, which is screened quite well from the industrial uses. It was noted that the grass area in rear will require concrete or asphalt and may require storm drain or other requirement based on the review of the Engineering and Public Works Departments.

Alderman Marcus was advised the building has been vacant for some time however previously was a light industrial use and that there is residential nearby but well blocked by the buildings themselves. There were no responses received from the notices to the residences in opposition.

Staff recommendation is for approval subject to conditions.

Public Hearing closed at 5:05 p.m.

Commissioner Sutton Ekes suggested an additional condition of approval that "all storage be contained inside the building or the fenced area". This condition was added as requested.

A motion was made by Alderman Marcus, seconded by Alderman Holding, to approve the conditional use subject to staff recommendations with the addition of the condition suggested by Commissioner Sutton-Ekes. The motion PASSED by a Voice Vote.

Administrative Business

Design Guidelines for Infill Housing

Alderman Marcus requested Staff to create interior criteria and external landscape

and building material guidelines for infill housing receiving financial assistance from the City.

Adjournment

There being no other business, Mayor Dickert moved to adjourn the meeting. Alderman Marcus supported the motion and Alderman Holding seconded. Motion carried. Meeting adjourned at 5:35 p.m.