



# 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 Wiser*  
*Tom Durkin*  
*Tony Veranth*  
*Ann Brodek*  
*Mario Martinez*

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Wednesday, December 14, 2016

4:30 PM

City Hall, Room 205

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#### Call To Order

*Mayor Dickert called the December 14, 2016 Plan Commission meeting to order at 4:30 p.m.*

**PRESENT:** 5 - John Dickert, Dennis Wiser, Tom Durkin, Ann Brodek and Mario Martinez

**EXCUSED:** 1 - Tony Veranth

#### Approval of Minutes for the November 30, 2016 Meeting

A motion was made by Alderman Wiser, seconded by Commissioner Brodek, to approve the minutes of the November 30, 2016 meeting. The motion **PASSED** by a Voice Vote.

#### 4:30 P.M. PUBLIC HEARINGS

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##### [1016-16](#)

**Subject:** (Direct Referral) A request from Nathan Ward, representing Verizon Wireless, seeking a conditional use permit to allow for installation of rooftop-mounted antennas and ancillary operational equipment at 201 Sixth Street. (PC-16) (Res No. 0043-17)

**Recommendation of the City Plan Commission on 1-25-16:** That the request be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 201 Sixth Street \(NEW\)](#)

[PH Notice - 201 Sixth Street](#)

[PH Notice - 201 Sixth Street](#)

[PH Notice - 201 Sixth Street](#)

[\(1016-16\) CU 201 Sixth Street](#)

*Mayor Dickert stated reviews are on-going and with the applicants consent, a postponement deferral is being sought at this time.*

A motion was made by Alderman Wiser, seconded by Commissioner Brodek,

to defer the item. The motion PASSED by a Voice Vote.

[1019-16](#)

**Subject:** (Direct Referral) A request from Margaret Robinson, representing Living Faith Lutheran Church, seeking a conditional use permit to retrofit an existing sign into an electronic message sign at 2915 Wright Avenue. (PC-16)

**Attachments:** [PH Notice - 2915 Wright Avenue](#)  
[PH Notice - 2915 Wright Avenue \(New\)](#)

*Assistant Planner Steven Madsen gave an overview of the conditional use request. Since the last meeting, changes made by the applicant's on the sign include moving it east from the original location; lowered the height from 8-feet to 6-feet; complied with the maximum electronic sign area of 50%, and added a 10" brick base. The proposal still remains out of compliance with required setbacks, sign hours and messaging. The church offers a 4k school program, however it bears no effect on permitted messaging as per the ordinance.*

*PH Opened: 4:35 p.m.*

- 1. Craig Schaub, Dig-It-All Signs. Is in favor of the sign proposal. Stated moving the sign will incur costs for the church and does not see the benefit. Mentioned hard-wiring the sign.*
- 2. Pastor Warren Williams, 251 Indiana Court. Is in favor of the sign. Stated the facility has been there since 1901 and discussed the neighborhood involvement with the proposal. Indicated the message would be static and amber lights would be used. The sign would be turned off from 10:00 pm – 7:00am.*
- 3. Bob Reinders, 912 Blaine Ave. Is a church member and spoke in favor of the sign.*

*PH Closed: 4:44 p.m.*

*Discussion ensued. Commissioner Brodek inquired why the sign doesn't match the architectural style of the church as required, and why would the church need a sign on 24/7. Mr. Madsen advised the applicant has added the brick base to match the church, and Pastor Williams stated they will turn it off from 10:00pm to 7:00am, but the sign will allow them to advertise church events better.*

*Commissioner Brodek and Alderman Wisner raised the topic of setting precedent. Mr. Sadowski addressed this by stating the City has approved signs such as this in high-traffic commercial areas, making note of areas along Hwy. 11 and Hwy. 31. Mayor Dickert mentioned concerns with sign message movement, but has less objection if the sign is static. Commissioner Durkin asked if the intent is for this to be a static sign, or scrolling message sign. Mr. Schwab said it is designed as a single color text without motion. Commissioner Martinez noted he sees the sign as an asset.*

*Alderman Wisner reviewed the sign criterion again, adding a church should not be treated differently. Commissioner Martinez asked if churches are given exceptions, or treated like everyone else. Staff advised they are reviewed according to the ordinance. Commissioner Brodek added that several ordinance regulations are not being met and remains concerned about precedent, adding that though the current neighbors might be okay with it, neighbors can change at any time. Mayor Dickert added that Alderman McCarthy had advised him he is not opposed to the request.*

*Commissioner Durkin brought up the topic of amending the sign ordinance, and Mayor Dickert agreed the ordinance should be reviewed. Commissioner Brodek recommended reviewing the ordinance for possible changes before any sign*

*approvals are given.*

**A motion was made by Alderman Wisner, seconded by Commissioner Durkin, to defer the item pending review of the sign ordinance. The motion PASSED by a Voice Vote.**

[1074-16](#)

**Subject:** (Direct Referral) A request from Kristina Campbell seeking a conditional use permit to operate a café and event venue at 1501 Washington Avenue. (PC-16) (Res. No. 0436-16)

**Recommendation of the City Plan Commission on 12-14-16:** That the request be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 1501 Washington Avenue](#)  
[\(1074-16\) 1501 Washington Avenue](#)

*Associate Planner Jill Johanneck provided an overview of the building history, location, zoning, and views of surrounding properties. The property lies within the Uptown Corridor and BID, and is a property of note for re-use in the Uptown Neighborhood Strategic Development Plan.*

*The applicant, Kristina Campbell, is seeking to purchase the building and operate a variety of uses, including a café, event venue for weddings, showers, anniversary or corporate events; meeting spaces, etc. and offer the opportunity for rental of the space for art shows, gallery nights, class, children's events, and more. There is a full kitchen and bar on the first floor main level, which is where most activity will occur. She will act as the Event Coordinator and offer additional services via community networking connections including floral arrangements, specialty cakes, security, catering, and bartending. The second level offers additional area for seating and walkway areas. The basement level and vault will be used for storage, and parking is available in public lots located directly south and southeast of the facility.*

*The number of employees will vary depending on the event taking place, however between 4-6 café workers are anticipated, and for larger evening events between 15-30 workers for catering, bartending, music offering, etc. A trash enclosure will be constructed in the rear of the building, and truck traffic for pick-up and delivery will utilize the rear area near the remaining bank drive-thru and back door. Maintenance is the responsibility of the owner, and Staff will work with the applicant on information related to safety measures being taken. Noise issues were noted, and the applicant has advised Staff she is aware noise levels must be kept at a reasonable level.*

*Hours of operation proposed are: Monday – Thursday: 7:00 a.m. – 10:00 p.m.; Friday – Saturday: 7:00 a.m. – 12:00 a.m.; and Sundays from 7:00 a.m. – 10:00 p.m. Staff advised the Conditional Use Standards have been reviewed and answered, and the proposed business meets the criteria.*

*PH Opened: 5:17 p.m.*

- 1. Kristina Campbell, 10513 82nd Street, Kenosha. Is the applicant, and available to answer any questions.*
- 2. Bruce Sabin, no address given. Spoke in favor of the request. Discussed building access and parking.*

*PH Closed: 5:20 p.m.*

*Alderman Wisner expressed his enthusiasm for the proposal and is looking forward to the opening.*

**A motion was made by Commissioner Durkin, seconded by Alderman Wisner, to recommend approval of the request subject to staff conditions. The motion PASSED by a Voice Vote.**

## **Adjournment**

*Mayor Dickert adjourned the meeting at 5:21 p.m.*