



City of Racine

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

Meeting Minutes - Draft City Plan Commission

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

Wednesday, March 28, 2012

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 6 - Elaine Sutton Ekes, Vincent Esqueda, Jud Wyant, Tony Veranth, Aron Wisneski and John Dickert
ABSENT: 1 - Eric Marcus

Others present:

*Matthew Sadowski, Principal Planner
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector/Zoning Administrator*

Approval of Minutes for the March 14, 2012 Meeting

A motion was made by Alderman Wisneski, seconded by Commissioner Esqueda, to approve the minutes of the March 14, 2012 meeting. The motion PASSED by a Voice Vote.

12-7467

Subject: (Direct Referral) Request from Bryan Linstroth, representing Stein Gardens and Gifts, seeking a conditional use permit to operate a seasonal garden center at 3502 Douglas Avenue. (PC-12) (Res. 12-3067)

Recommendation of the City Plan Commission on 3-28-12: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3502 Douglas Avenue](#)
[\(12-7467\) CU 3502 Douglas Avenue](#)

Principal Planner Sadowski summarized the request and noted the Public Hearing was held at the previous Plan Commission meeting, yet no action had been taken due to lack of quorum. A review of the location, area zoning, proposed temporary building/area for outdoor sales, and information on the cashiers booth, porta-potty, and signage were reviewed. Mr. Sadowski noted no objection or comments were received from the Douglas Avenue Redevelopment Association and the Douglas Avenue BID.

Alderman Wisneski asked about signage. Mayor Dickert asked that the applicant work with staff on permitting and that there should not be a proliferation on signage.

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

[12-7521](#)

Subject: (Direct Referral) Request from Chris Barton of NTP Wireless, representing AT&T Mobile, seeking a minor amendment to a conditional use permit for equipment modifications including additional antennas at 100 7th Street. (PC-12)

Principal Planner Sadowski indicated the location on the map, that the antennas are on McMynn Towers, surrounding zoning and land uses, and aerial views indicating where on the towers the antennas will be located and hidden ('stealth facility'), and location of the base equipment, all hidden by a brick wall matching the building. The proposal includes changing out 6 existing antennas and adding those 6 back, with an additional 3, for a total of 9 antennas at the location.

A motion was made by Alderman Wisneski, seconded by Commissioner Sutton Ekes, to approve the request subject to Staff recommendations. The motion PASSED by a Voice Vote.

[12-7522](#)

Subject: (Direct Referral) Request from Chris Barton of NTP Wireless, representing AT&T Mobile, seeking a minor amendment to a conditional use permit for equipment modifications including additional antennas at 2501 Kinzie Avenue. (PC-12)

Principal Planner Sadowski provided an area overview, including zoning of property and surrounding zoning, general location of the monopole, surrounding uses, aerial views, and property views from the ground. He advised arborvitae are planted around the base enclosure facing the residences. This location will have the existing 6 antennas removed and replaced with 9 on the same array for updates to the current wireless technology.

Alderman Wisneski asked about ground unit, and if additional equipment were added would this cause any objectionable sound or noise. The applicant advised there will be no noise greater than what is produced now, that the equipment is enclosed in a shelter and will not create any additional noise. The applicant advised there will be no noise greater than what is produced now, that the equipment is enclosed in a shelter and will not create any additional noise.

It was clarified the total height with the antenna will be 158'.

A motion was made by Alderman Wisneski, seconded by Commissioner Esqueda, to approve the request subject to Staff recommendations. The motion PASSED by a Voice Vote.

[12-7523](#)

Subject: (Direct Referral) Request from Chris Barton of NTP Wireless, representing AT&T Mobile, seeking a minor amendment to a conditional use permit for equipment modifications including additional antennas at 1828 DeKoven Avenue. (PC-12)

Principal Planner Sadowski provided an overview of the site location, property and surrounding zoning, and photographs of the site and area. He indicated this is a monopole with 6 antennas which will be replaced with a total of 9 antennas on one array to upgrade to the newer technology. There will be minimal visual impact, as this already exists and the additional 3 antennas are small. The location is across from the cemetery and the property is owned by the Redevelopment Authority (RDA).

Finished height will be 158', and access to the equipment is via the access driveways through the cemetery.

A motion was made by Alderman Wisneski, seconded by Commissioner Esqueda, to approve the request subject to Staff recommendations. The motion PASSED by a Voice Vote.

12-7524

Subject: (Direct Referral) Request from Michael Bieniek, representing AT&T Mobility, seeking a minor amendment to a conditional use permit for replacement of 6 antennas and addition of 3 antennas and base equipment at the water tank site located at 1600 Summit Avenue. (PC-12)

Associate Planner Johanneck provided an overview of the request to replace 6 existing antennae and add an additional 3 (9 total) atop the water tower at 1600 Summit Avenue. An overview of the location, zoning, aerial view, and surrounding land uses and views was provided. She advised also being added are radio remote units will be added to enhance coverage, and a surge protector will be added. The base equipment area will be used for the base equipment and occupy approximately 24 square feet within the lease area.

A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda, to approve the request subject to Staff recommendations. The motion PASSED by a Voice Vote.

12-7542

Subject: (Ord. 3-12) An ordinance to repeal and re-create Chapter 114, Sec. 845 (2) and amend Chapter 114, Sec. 809 (e) 1, Flood Regulations, of the Municipal Code.

Recommendation of the City Plan Commission on 4-11-12: That the ordinance be adopted.

Fiscal Note: N/A

Principal Planner Sadowski reminded the Commission this was presented to them at their last meeting, and that it is in regards to the new, updated maps which FEMA is requiring communities adopt in order for them to qualify for flood insurance. Also discussed were several uses which are prohibited in the flood areas/flood fringe areas, and indicated information from the last page of the document regarding storage areas, and the DNR is asking the City accept the updated maps.

Mayor Dickert asked if these changes are being requested as part of state law. Mr. Sadowski advised they are, but are not related to current wetland rules changes under consideration by the DNR.

A motion was made to adopt the ordinance by Commissioner Wyant. Motion failed due to a second.

Discussion. Mayor Dickert advised he doesn't agree with this ordinance as it allows building in wetland areas, suggested the item be deferred for further review, and asked what would happen if we were to change or amend this. Mr. Sadowski advised that due to publication requirements, the deferral would not be advisable as a deadline for transmittal of the ordinance amendments to the DNR and FEMA is May 2, 2012. Alderman Wisneski commented on the process and his agreement with the enforcement allowed for within the document.

Commissioner Sutton Ekes advised the DNR and FEMA developed this ordinance and want consistency in how it's being administrated. She indicated concerns with the language used in the document but stated it was consistent with language adopted by other communities.

Commissioner Wyant also spoke to the language issue and does not know what language is required and what may be changed. Mr. Sadowski advised there really is no way to meet the deadline at this time and defer in order to suggest changes to the wording of the document.

A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda, to accept Staff's recommendation. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING**4:30 P.M. PUBLIC HEARING**[12-7525](#)

Subject: (Direct Referral) Request from Terry J. Walz seeking a conditional use permit to operate a facility for the tuning and restoration of motorcycles at 2711 Lathrop Avenue. (PC-12) (Res. 12-3068)

Recommendation of the City Plan Commission on 3-28-12: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 2711 Lathrop Ave](#)
[\(12-7525\) CU 2711 Lathrop Avenue](#)

Public Hearing opened at 5:00 p.m.

The Mayor called on them, but none of the speakers who signed up to speak were present.

Principal Planner Sadowski described the use proposed, the zoning, the area for the proposed use, adjacent development and aerial views, noting this is part of a flex development which is now zoned I-1. 4,440 sq. ft. of the building are proposed for the use, which includes motorcycle tuning and restoration. The applicant states there will be 1 employee and the use of hand tools, air tools, and computer equipment will be used. All vehicles will be indoors overnight, no fuel or chemicals will be stored at the site, and ample off-street parking is available. There will be no outside display, storage, repair, or service activities taking place. Vehicles testing will be conducted indoors or on Lathrop Avenue. No sales will take place at this site, and the applicant advises he does mostly restoration.

Public Hearing closed at 5:05 p.m.

Mr. Sadowski read through the conditions of approval.

Commissioner Sutton Ekes requested an amendment to the conditions be added that the doors may not be open during hours of operation when vehicles are being worked on due to noise concerns.

A motion was made by Commissioner Wyant, seconded by Commissioner Esqueda, to recommend approval of the item subject to Staff

recommendations, with the amendment added by Commissioner Sutton Ekes.
The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

The meeting was adjourned without objection at 5:15 p.m.