



City of Racine

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

Meeting Minutes - Final City Plan Commission

*Mayor Thomas Friedel, Alderman Gregory Holding
Atty. Jud Wyant, Elaine Sutton Ekes
Vincent Esqueda, Brent Oglesby, Eric Marcus*

Wednesday, April 29, 2009

4:15 PM

City Hall, Room 205

Call To Order

Jud Wyant called the meeting of the Plan Commission to order at 4:20 p.m.

PRESENT: 4 - Elaine Sutton Ekes, Brent Oglesby, Jud Wyant and Eric Marcus

EXCUSED: 3 - Vincent Esqueda, Gregory Holding and Thomas Friedel

*Others Present: Brian O'Connell, Director of City Development
Jill Johanneck, Associate Planner
Jean Wolfgang, Associate Planner
Rick Heller, Chief Building Inspector*

Approval of the April 8, 2009 Meeting Minutes.

A motion was made by Commissioner Marcus, seconded by Commissioner Sutton-Ekes, to approve the minutes of the April 8, 2009 Plan Commission meeting. The motion PASSED by a Voice Vote.

09-3547

Subject: (ZOrd.2-09) An ordinance to rezone 1500 May Street and 1501 West Street from B-2 Community Shopping District to R-3 Limited General Residence District.

Recommendation of the City Plan Commission on 4-29-09: That the ordinance be adopted.

Fiscal Note: N/A

Commissioner Wyant advised this rezoning request is a re-referral brought back from the Common Council.

A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Marcus, to Recommend Adoption of the ordinance. The motion PASSED by a Voice Vote.

09-3548

Subject: Ord.11-09 An ordinance to amend Sec. 114-1033 of the Municipal Code of the City of Racine, Wisconsin relating to Sign regulations - Electronic message signs.

Recommendation of the City Plan Commission 4-29-09: That the ordinance be adopted subject to changing Section 114-1033 (a)(1)d.5. to read as follows: Changing messages may be allowed so long as the change is accomplished in one second or less, and each message shall remain in a fixed position for an amount of time to be determined

at the time of approval of the conditional use permit.

Fiscal Note: N/A

Attachments: [Eric Marcus' Electronic Sign E-mail](#)

Director O'Connell introduced proposed sign regulations and standards for electronic signs at educational institutions. He advised a conditional use would be required, and that the conditions before the Commission at this meeting are strictly for educational facilities, not billboards or any other form of electronic advertisements.

A motion was made by Commissioner Oglesby recommending that the ordinance be adopted, seconded by Commissioner Sutton-Ekes.

Upon discussion, Commissioner Marcus noted he would like his email regarding electronic signage and safety made part of the record (see Legistar attachment to File No. 09-3548). Discussion continued with Commissioner Marcus noting his research and concerns regarding the safety of electronic signs, driver distraction, anticipation of changing messages and crash rates, and feels more research is needed before passing an ordinance for signage in school areas.

Commissioner Wyant noted this item is only before the Plan Commission because it is an electronic sign versus a manual sign. He would like to see the difference between the rate of change of the message of color message billboards versus a slowly changing school electronic sign.

Commissioner Sutton-Ekes spoke to the effect if the signage changes too slowly people are distracted because they're waiting for a sign change. She was comfortable with changes taking place in 6 seconds.

Ellen Christiansen, representing Horlick High School, discussed the potential needs of an electronic sign at the school and explained why they are requesting one. Commissioner Wyant advised this was a discussion of safety issues and overall sign concerns and not a specific review for Horlick.

Commissioner Sutton-Ekes suggested an amendment to Ordinance 11-09, paragraph d., item 5., to read "Changing messages may be allowed so long as the change is accomplished in one second or less, and each message shall remain in a fixed position for an amount of time to be determined at the time of approval of the conditional use permit."

Director O'Connell clarified the City's position with this ordinance was simply to open the door in allowing educational institutions to go forward and request a conditional use for a sign, not to automatically allow them based on the ordinance conditions.

A motion was made by Commissioner Wyant to adopt the amended ordinance with Commissioners Sutton-Ekes and Oglesby voting yes, and Commissioner Marcus voting no. The motion PASSED by a Voice Vote.

09-3517

Subject: (Direct Referral) Consideration of a request from Karen Sorenson seeking a conditional use permit for an automobile repair facility at 1801 Quincy Avenue.

Attachments: [PH Notice - 1801 Quincy Avenue](#)

Public Hearing opened at 4:50 p.m.

Director O'Connell advised of the location of the site along the former rail line between 17th and 19th Streets and provided an overview of the site, noting the proposed use is for automobile service which requires a conditional use.

Lisa Hutchins of 8016 Russell Ct., the applicant, spoke that this is where she would like to move her business and that it is a good location for what she does. When questioned by Commissioner Marcus, she advised the noise will be kept to a minimum.

Nobody spoke in favor of the request.

The following is a list of those who spoke in opposition of the request:

Dawn Richter, 1909 Quincy Ave.: Expressed concerns of traffic creation and children safety.

Dan Sorenson, 2900 19th St.: Expressed concerns over traffic, noise, and lowering of property values.

Commissioner Marcus interjected and asked the audience since this is an I-1 zone district, what types of uses would they support at this location?

John Richter, 1909 Quincy Ave.: Felt the use would cause too much traffic for 19th Street and would support a storage facility.

Brian Anderson, 1822 Quincy Ave.: Expressed concerns over the neighborhood watch, children safety, the nearby school, testing of cars, exhaust and storage. Would support a low-traffic/low-volume use (i.e. storage, woodworking).

Judy Sorenson, 2900 19th St.: Concerned with late hour deliveries, delivery trucks, traffic, and decrease in property values. Would support a printing shop.

Dwight Peterson, (address unclear): Concerned about the type of repair, number of automobiles per day, deliveries, and traffic.

The applicant, Lisa Hutchins, noted that the scope of repairs will be brakes, exhaust, engine work, and possibly transmissions. Work would be on small trucks and passenger vehicles and parts will be delivered between 8 a.m. and 6 p.m. in a larger truck. Testing of vehicles will take place along West Blvd. to Taylor Ave. Oil will be delivered approximately once a month. She expects to have 5 cars per day or 30 vehicles per week to start. Vehicle storage would be behind the building and there would be security cameras and alarms within the building.

Commissioner Oglesby questioned why this location for her business? The applicant advised there is a nice office area and a lot of parking and space on the site. There will be no on-street parking.

Director O'Connell read a letter of opposition received from Anthony and Carol Bausch of 1947 Quincy Ave., noting concerns for children safety, elderly neighbors, noise from traffic and delivery vans, and lowering of property values.

Director O'Connell also noted that Alderman McCarthy, the alderman for this district, expressed to him concerns over traffic and noise.

Public Hearing closed at 5:10 p.m.

A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Oglesby, that this item be deferred. The motion PASSED by a Voice Vote.

Director O'Connell advised that staff will notify everyone who spoke or left their name and number at today's meeting of the staff recommendation once it has been made for this item.

09-3518

Subject: (Direct Referral) Consideration of a request from Karen Sorenson seeking a conditional use permit for a dance studio at 726 Yout Street.

Attachments: [PH Notice - 726 Yout Street](#)

Director O'Connell advised this is a request to operate a dance studio at 726 Yout Street. The property is across from St. John's Nepomuk church and is zoned B-1. A dance studio is a conditional use in this district.

Public Hearing opened at 5:15 p.m.

The applicant, Heather Kent of 4350 Kennedy Drive advised she would be moving into the upper part of the studio and using the bottom area for the dance studio.

Public Hearing closed at 5:17 p.m.

Director O'Connell advised staff is awaiting additional information such as a site plan and a floor plan, which has delayed the staff recommendation.

A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Oglesby, that this item be deferred. The motion PASSED by a Voice Vote.

09-3519

Subject: (Direct Referral) Consideration of a request from Kimberly L. Horton seeking a conditional use permit for a childcare center at 1442 N. Memorial Drive. (Res.09-1377)

Recommendation: Approve subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1442 N. Memorial Dr.](#)
[1442 Recommendations.doc](#)

Director O'Connell provided orientation of the site, noting this is the former office for Racine Steel Castings. A mixed-use conditional use was previously approved for this property. A daycare center requires a conditional use approval. The proposed daycare center is in an open-hall type building on the site, with an adjoining playground. There will be 10 full-time and 5 part-time employees; the number of children will be 20-50; hours of operation will be M-F, 6 a.m. - 12 p.m., with a possible extension to Saturday hours in the future. A portion of the grounds are well-kept, while the portion being utilized as a contractors' yard will be cleaned up as a condition of approval. Signage is located on Kewaunee St. and Memorial Dr. and will be updated to reflect the new tenant.

Public Hearing opened at 5:20 p.m.

The applicant's husband, Maurice Horton of 2621 Diane Ave., advised they would like

to take the daycare they currently operate from their home and move it to this facility, and that they agree to all conditions proposed.

Public Hearing closed at 5:21 p.m.

Director O'Connell read the conditions of approval into the record.

A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Oglesby, that this item be recommended for approval subject to conditions. The motion PASSED by a Voice Vote.

09-3520

Subject: (Direct Referral) Consideration of a request from Frank D'Acquisto of D'Acquisto Motors seeking a conditional use permit to expand the automobile display and sales area onto an eastern portion of the property at 3919 Washington Avenue in conjunction with the auto dealership at 1202 Lathrop Avenue. (Res.09-1378)

Recommendation: Approve subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1202 Lathrop Avenue](#)
[1202 Recommendations.doc](#)

Public Hearing opened at 5:30 p.m.

Director O'Connell identified the property which is currently used for car sales. The property in question is known as the Family Dollar building. The proposal is for additional space for car sales, utilizing the driveway off of Lathrop Ave. and a driveway off of Washington Ave.

Staff is recommending that landscaping be provided as shown on the site plan, and that the entrance/exit along Washington Ave. and Lathrop Ave. be kept maintained. Additionally, it is recommended that wheel stops be added to the northern-most driveway onto Lathrop Ave. to close it off to traffic. Also, that on the western parking lot (Family Dollar parking lot), 3919 Washington Avenue, wheel stops be installed to prevent cars from projecting onto the Russet St. sidewalk.

The applicant, Frank D'Acquisto of 712 Orchard Ave., spoke on the item. He had concerns regarding re-curbings and the requirement of wheel stops.

Public Hearing closed at 5:35 p.m.

Director O'Connell advised he received a phone call from Alderman Spangenberg that he would be inclined to give D'Acquisto latitude with the bumper stops as they have shown no problems on the wheel stops. However, on the Family Dollar side, there is an issue with cars going over the right-of-way.

A motion was made by Commissioner Marcus, seconded by Commissioner Oglesby, that this item be recommended for approval subject to staff conditions. The motion PASSED by a Voice Vote.

Administrative Business

Discussion of the convenient cash establishments was deferred to a future meeting.

Adjournment

There being no other business, Jud Wyant adjourned the Plan Commission meeting at 5:45 p.m.