



City of Racine

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

Meeting Minutes - Final 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, October 31, 2012

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the October 31, 2012 Plan Commission meeting to order at 4:20 p.m.

PRESENT: 5 - Elaine Sutton Ekes, John Dickert, Molly Hall, Dennis Wisner and Melvin Hargrove

ABSENT: 2 - Vincent Esqueda and Tony Veranth

Others present:

*Matthew Sadowski, Principal Planner & Interim Assistant Director of City Development
Jill Johanneck, Associate Planner*

Approval of Minutes for the October 10, 2012 Meeting

A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wisner, to approve the minutes of the October 10, 2012 meeting. The motion PASSED by a Voice Vote.

[12-8242](#)

Subject: (Direct Referral) Review of a proposed accessory building at 3109 Mt. Pleasant Street for Racine Unified School District.

Attachments: [Unified Salt Shed Conditions](#)

Principal Planner Sadowski advised this item was deferred from the last Plan Commission meeting for the applicant to work on a building design more suitable with City of Racine design standards. He provided a review of the area proposed for the building, surrounding properties, zoning, and the previous building design.

The plans for the new design had been just submitted the day of the Plan Commission meeting by the applicant. Mr. Sadowski advised he had an opportunity to review the submittal, which reflect a concrete masonry building with a metal roof. Mr. Sadowski indicated he is satisfied with the new appearance of the building and recommends approval, though no formal conditions had been written due to the late submittal of the drawings. He noted approval could be granted and standard conditions drawn-up and applied to the project.

A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wisner, to recommend approval of the accessory building at 3109 Mt. Pleasant Street as submitted at the October 31, 2012 Plan Commission meeting, subject to standard Staff recommendations to be drafted by Mr. Sadowski and reviewed by the applicant. The motion PASSED by a Voice Vote.

12-8237

Subject: (Direct Referral) Amendments to Article V: District Regulations and Article X: Sign Regulations of the Municipal Code related to advertising sign size, location, allowance, prohibition, and height. (Ord. 10-12)

Recommendation of the City Plan Commission on 10-31-12: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

Associate Planner Johanneck indicated that a review of Article V and Article X of the Zoning Ordinance has revealed numerous discrepancies in sign requirements for various zoning districts. The proposed changes before the Commission are an effort to rectify these errors, as well as address other minor issues as outlined in the staff report, to ensure consistency in the review of Advertising sign applications.

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.

12-8236

Subject: (Direct Referral) Ordinance amendment addressing takeout-carryout restaurants. (PC 12) (Ord. 11-12)

Recommendation of the City Plan Commission on 10-31-12: That an ordinance be prepared and a public hearing scheduled before the Common Council.

Fiscal Note: N/A

Principal Planner Sadowski advised there are currently several discrepancies in the zoning ordinance regarding standards for takeout / carryout restaurants. Staff has made different interpretations on applications with the existing standards, warranting this update to ensure consistent application of the code. Mr. Sadowski indicated this issue had been addressed a few years ago. However, while certain parts of the code were updated following the modifications, the zoning district sections were not updated to reflect the new standards. This current amendment will address the omission and make these types of restaurants conditional uses in all business districts.

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

12-8302

Subject: (Direct Referral) Review of the report titled "Racine Economic Development Project Opportunities". (PC-12)

Principal Planner Sadowski notified the Commission members this item was placed on the agenda prematurely and more information is needed to discuss or make recommendation on the item.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hargrove, to defer the item. The motion PASSED by a Voice Vote.

PUBLIC HEARINGS PUBLIC HEARINGS PUBLIC HEARINGS**12-8295**

Subject: (Direct Referral) Request by Living Light Community Center for an amendment to their conditional use to allow for a monthly community meal to be held at 740 College Avenue. (Res. No. 12-3409)

Recommendation of the City Plan Commission on 10-31-12: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 740 College Avenue \(Monthly Charitable\)](#)
[\(12-8296\) CU 740 College Avenue \(Monthly Community Meal\)](#)

This item was discussed, and the public hearing held, in conjunction with agenda item 12-8296, a request by Living Light Community Center to amend their conditional use to allow for a day care center at 740 College Avenue.

A motion was made by Alderman Wisner, seconded by Commissioner Hargrove, to recommend the request by Living Light Community Center to amend their conditional use to allow for a monthly community meal to be served at 740 College Avenue be approved, subject to Staff conditions. The motion PASSED by a Voice Vote.

12-8296

Subject: (Direct Referral) Request by Living Light Community Center for an amendment to their conditional use to allow for a daycare center at 740 College Avenue. (PC-12) (Res. No. 12-3410)

Recommendation of the City Plan Commission on 10-31-12: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 740 College Avenue \(Daycare\)](#)
[\(12-8296\) CU 740 College Avenue \(Daycare\)](#)

Associate Planner Johanneck reviewed the request to by Living Light Community Center to open a child care facility in the lower level of their building at 740 College Avenue. An overview of the area, zoning, aerial views, and building/neighborhood views were provided.

Ms. Johanneck advised the current building occupants will be moving within the building to make room for the child care facility; that secured access and areas would be provided; discussed the location of the proposed playground and its affect on parking; reviewed meal preparation and service; center staffing and hours of operation; and reviewed the parking available and parking agreement with First Presbyterian Church to ensure adequate parking is available for all building tenants based on current and proposed occupancy.

The Public Hearing opened at 4:38 p.m.

1. Mayor Dickert read into the record a message from Mr. Robert Benn, 512 8th

Street, who was unable to attend the meeting but is in favor of the childcare facility, as well as in favor of the meal program (agenda item No. 12-8296), indicating the applicants are responsible people.

2. *Dustan Balkcom, applicant, spoke on the components of the child care and that they have been wanting to provide this program since purchasing the building; discussed other entities in the community he is coordinating working with; and that he is aware of the kitchen modifications required as he is working with the Environmental Health department, Building Department, and the State on what is necessary.*

Mr. Balkcom also used this opportunity to speak on agenda item 12-8296, the monthly meal program, and the intent to bring members of the community together and to provide meal assistance to those in the neighborhood. He also indicated he is working on required permits to be able to provide this opportunity to the area.

The Public Hearing closed at 4:45 p.m.

Recommended For Approval

[12-8299](#)

Subject: (Direct Referral) Request from Johnny R. Green, seeking a conditional use permit to locate general offices and meetings space at 3115 Fifteenth Street for a philanthropic and charitable organization. (PC-12) (Res. No. 12-3411)

Recommendation of the City Plan Commission on 10-31-12: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3115 15th Street](#)
[\(12-8299\) CU 3115 Fifteenth Street \(Meeting Space\)](#)

Principal Planner Sadowski provided an overview of the site location, surrounding land uses, zoning, and aerial and site views. He indicated the offices would be for an existing charitable organization with request to be open 6 days per week, 6 hours per day (no specifics on the hours were provided).

Parking is available on-site via access from Fifteenth Street. There is also off-street parking on the property for up to 8 vehicles. He stated the building is in good condition.

Public Hearing opened at 4:50 p.m.

1. *John Green, 1131 55th Ave., Yorkville, WI, is the applicant and spoke briefly on the item. He advised the organization is downsizing and this building is a perfect size for them. They currently have 10-12 active members.*

Public Hearing closed at 4:52 p.m.

A motion was made by Alderman Wiser, seconded by Commissioner Hargrove, to recommend approval of the request from Johnny Green for a conditional use to locate general offices and meeting space at 3115 Fifteenth Street for a philanthropic and charitable organization subject to Staff recommendations. The motion PASSED by a Voice Vote.

Administrative Business

Administrative approval of additional antenna on an existing antenna array at 1828 DeKoven Avenue for Verizon Wireless.

Principal Planner Sadowski updated the Commission on an administrative approval granted to Verizon Wireless to install additional antenna on an existing array on a communication tower at 1828 DeKoven Avenue within the South Side Industrial Park. The antenna are the same as was presently existing, and mounted at the same height as the existing array. No action is required of the Commission.

Adjournment

The meeting was adjourned at 4:55 p.m.