



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

Wednesday, January 11, 2017

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the January 11, 2017 Plan Commission meeting to order at 4:20 p.m.

PRESENT: 6 - John Dickert, Dennis Wiser, Tom Durkin, Tony Veranth, Ann Brodek and Mario Martinez

Approval of Minutes for the December 14, 2016 Meeting

A motion was made by Alderman Wiser, seconded by Commissioner Durkin, to approve the minutes of the December 14, 2016 meeting. The motion PASSED by a Voice Vote.

[1118-16](#)

Subject: (Direct Referral) A request from David Yandel, representing Harbor Park CrossFit, for modification to the approval conditions for the facility at 1344 Lathrop Avenue. (PC-17) (Res No. 0012-17)

Recommendation of the City Plan Commission on 1-11-17: To amend Resolution 0389-16 replacing condition h. to read "That the buffer requirement between 1344 and 1340 Lathrop Avenue be waived due to a recorded ingress/egress easement, and that the applicant/owner shall provide City Development an accurate, updated site plan which reflects the physical parameters of the easement, the recording number of the easement, and indication that it is for ingress/egress. Revised plans shall be submitted within 30 days of this approval."

Fiscal Note: N/A

Attachments: [\(1118-16\) CU 1344 Lathrop Ave \(Res Amend\)](#)

Associate Planner Jill Johanneck explained the site plan approved at the November, 2016 meeting was done without information about an easement along the north property line. This easement had been recorded in 1996, 2 years after the plans had originally been approved. The easement allows for ingress/egress and parking for the lot directly north, in the area where the approved plans call for landscaping. Staff is not opposed to the easement for the purposes it was approved, however requests the applicant and/or owner provide a corrected site plan showing the easement

location to replace the landscaping.

A motion was made by Commissioner Durkin, seconded by Commissioner Veranth, to recommend approval with modifications to condition h. as presented. The motion PASSED by a Voice Vote.

[1119-16](#)

Subject: (Direct Referral) A review and discussion of the Electronic Message Sign Standards; Chapter 114, Article X, Division 1, Section 114-1033 of the City's Sign Ordinance. (PC-17)

Per instruction at the previous Plan Commission, Ms. Johanneck provided an overview of the sign ordinance which regulates electronic signage. In summary, LED electronic signs for Non-Residential standards have been in the ordinance since at least 1976, in 2009 Staff drafted and Council adopted Ord. 11-09 for LED signage for educational facilities; and per Ord. 5-10 established parameters for High Resolution electronic signs (including the highest-resolution plasma-like technologies). Ms. Johanneck read through each section, identifying how the ordinance affects applications for the various types of electronic signs.

Ms. Johanneck pointed out that none of the categories of signage allow for constant animation, and limit colors and lettering heights based on speed limits.

Discussion ensued.

Mayor Dickert requested the Commissioners review the information for potential changes to discuss for improving the ordinance and send recommendations to him, Mr. Sadowski or Ms. Johanneck in City Development.

4:30 P.M. PUBLIC HEARING

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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 advised information between the City attorney and the attorney for the applicant is still on-going, and requested the hearing be postponed.

*PH Opened: Not Held
PH Closed: Not held*

A motion was made by Alderman Wiser, seconded by Commissioner Durkin, to

postpone for 2 weeks pending receipt and discussion of additional information between city and applicant legal representation. The motion PASSED by a Voice Vote.

[1130-16](#)

Subject: (Direct Referral) A request from Mazen Musa seeking a conditional use permit to allow for a daycare facility at 520 Goold Street. (PC-17) (Res No. 0013-17)

Recommendation of the City Plan Commission on 1-11-17: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 520 Goold Street](#)
[\(1130-16\) CU 520 Goold Street](#)

Assistant Director / Principal Planner Matt Sadowski clarified this is not for a group home as had been expressed by several concerned citizens, but for a child daycare facility. A review of the area, zoning, structure, floor plan and site plan was presented. The applicants have stated they will serve approximately 50 children throughout the day. The playground area will occupy 5.5 spaces, however the use required 6 spaces so the parking standard is met in light of the easement for access and shared parking with properties to the east.

PH Opened: 4:53 p.m.

- 1. Mazen Musa, 522 – 16th St., applicant. Discussed the business operation, transportation for children, and stated the staff will be state-certified. He further indicated they have a security proposal which the state will approve.*
- 2. Kirk Sokolowski, 2117 Erie St. Concerned with safety of kids and the configuration of the parking lot.*
- 3. Julie Newborg 2124 Erie St. Spoke in opposition, concerns with the parking lot and children being at risk of being hit.*
- 4. Carolyn Jacobson, listing agent for the property, spoke in support.*
- 5. Mr. Miller, 2064 Erie St. Concerned with safety of kids and concerns with traffic speeds.*

PH Closed: 5:23 p.m.

Discussion ensued. The applicant stated they are doing most of the transport of children and does not feel there will be traffic hazards with the proposal. He stated the playground will be fenced and mulched in the spring, and will work with neighbors if they observe any problems at the facility.

A motion was made by Alderman Wisner, seconded by Commissioner Durkin, to recommend approval of the request subject to conditions, with the playground to be reviewed by City Development Staff. The motion PASSED by a Voice Vote.

Adjournment

Mayor Dickert adjourned the meeting at 5:25 p.m.