



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,
Molly Hall, Vincent Esqueda, Tony Veranth,
Pastor Melvin Hargrove, Attorney Tom Durkin*

Wednesday, October 14, 2015

4:15 PM

City Hall, Room 205

Call To Order

Alderman Dennis Wiser called the October 14, 2015 Plan Commission meeting to order at 4:25 p.m.

PRESENT: 6 - Vincent Esqueda, Melvin Hargrove, Molly Hall, Dennis Wiser, Tony Veranth and Tom Durkin

EXCUSED: 1 - John Dickert

Others present:

*Matt Sadowski, Interim Director of City Development/Assistant Director/Principal Planner
Jill Johanneck, Associate Planner*

Misc. Notes/Arrivals

Commissioner Molly Hall arrived at 4:40 p.m.

Approval of Minutes for the September 14, 2015 Meeting

A motion was made by Commissioner Hargrove, seconded by Commissioner Veranth, to approve the minutes of the September 14, 2015 meeting. The motion PASSED by a Voice Vote.

[15-00859](#)

Subject: (Direct Referral) A request from Jeff Perkis of Chipman Design Architecture, representing Dunham's Sports, seeking an amendment to the Regency Mall Planned Development sign standards to allow multiple mural type wall signs at 5538 Durand Avenue. (PC-15)

Attachments: [PH Notice - 5538 Durand Avenue](#)

Interim Director of City Development Matt Sadowski provided a summary of the request. An overview of the area, view field of the building, existing artistic murals within the City, and the proposed wall graphics was provided. He stated the proposed graphics are not artistic in nature yet serve as advertising for Dunham's, adding that the size and appearance are not appropriate to allow them as excess signage. This item was deferred at the last Plan Commission meeting, and no new information is available to present. Staff and the applicant stated they would like the item deferred to continue work on the proposal.

A motion was made by Commissioner Hargrove, seconded by Commissioner Veranth, to defer. The motion PASSED by a Voice Vote.

[15-00911](#)

Subject: (Direct Referral) A request by Wayne Palmer of Prodigy Lighting and Sign, LLC, for a minor amendment to the Regency Mall Master Plan to allow for channel letter signs and entrance fascia modifications at Dunham's Sporting Goods.

Mr. Sadowski presented the proposal to the Commission, stating this sign will be at the main entrance to the building. A modified area of the building fascia, to consist of corrugated metal and wood, will become the back-drop to which the sign will be fastened. It is 187 square feet in size, which is within the allowable signage size for the building. A similar sign will be located within the interior at the entrance to the mall, however as it is an interior sign is not subject to review.

A motion was made by Commissioner Veranth, seconded by Commissioner Esqueda, to approve subject to Staff conditions. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING

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[15-00907](#)

Subject: (Direct Referral) A request by Robert Bokowski, representing WE Energies, for a conditional use permit to replace an existing 200-foot tall communication tower with a 230-foot tower at 2200 Oakes Road. (Res No. 15-0397)

Recommendation of the City Plan Commission on 10-14-15: To approve the request subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 2200 Oakes Road](#)

Associate Planner Jill Johanneck reviewed the surrounding area, property in question, zoning, location of the tower, and site views. The existing tower was built in the 1970's and functions as a WE energies facilities tower as well as a co-location for a wireless carrier. Due to the age, structural capacity, and surrounding height obstructions, a new tower at 230-feet is requested. The new tower will support an additional wireless carrier in the future, which is encouraged so as to lessen demand for new cellular towers. Specific plans were presented for review with comment.

All work will occur within the existing lease area. The new tower will be constructed virtually adjacent to the existing structure, with some relocation of existing equipment and the installation of ice bridges. Access to the site is via a driveway which crosses property lines, and Staff is working with the applicant on getting an updated access agreement. The existing tower will be removed upon completion of the new. Ms. Johanneck provided an analysis of considerations and review criteria for conditional use requests, as well as wireless communication facilities location, will summary of how the request meets the criteria.

Public Hearing opened at 4:48 p.m.

1. Robert Bokowski, applicant, 231 W. Michigan St. A-252, Milwaukee WI 53203. Advised he has reviewed recommendations by Staff and accepts the conditions as

presented.

Public Hearing closed at 4:50 p.m.

A motion was made by Commissioner Durkin, seconded by Commissioner Hall, to recommend approval of the request subject to Staff conditions. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

Alderman Wisner adjourned the meeting at 4:51 p.m.