



City of Racine

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

Meeting Minutes - Final City Plan Commission

*Mayor Gary Becker
Alderman Gregory Holding
Atty. Jud Wyant, Elaine Sutton Ekes
Vincent Esqueda, Frank Tingle
Brent Oglesby*

Wednesday, October 8, 2008

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 5 - Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding, Brent Oglesby and Jud Wyant

EXCUSED: 2 - Gary Becker and Frank Tingle

*Others Present: Matt Sadowski, Principal Planner
Jill Johanneck, Associate Planner
Alderman Sandy Weidner
Rick Heller, Chief Building Inspector
Dawn Laznicka-Imberi, UNIT Inspector*

Approval of Minutes for the September 24, 2008 Plan Commission Meeting.

A motion was made by Vincent Esqueda, seconded by Elaine Sutton-Ekes, to approve the minutes of the September 24, 2008 Plan Commission Meeting. The motion **PASSED** by a Voice Vote.

08-2721

Subject: Communication from the Racine Public Library offering to purchase all available City-owned land not used by the Racine Water Utility bordered by Spring Street, Newman Road and Green Bay Road. (Res.08-1046)

Recommendation of the City Plan Commission on 10-08-08: That the sale of up to 36 acres is not in conflict with City plans and programs.

Further, that the Mayor and City Clerk be authorized to execute a letter of intent for the sale of said lands with the Racine Public Library.

Principal Planner Sadowski discussed the request and showed slides indicating the property in question for purchase.

A motion was made by Elaine Sutton Ekes, seconded by Vincent Esqueda, that this item be **Recommended for Approval**, as outlined in the Recommendation. The motion **PASSED** by a Voice Vote.

08-2736

Subject: Communication from the Eleventh District Alderman requesting to discuss a change in the zoning restrictions on garage heights in the City of Racine. (Ord.14-08)

Recommendation of the City Plan Commission on 10-08-08: That an ordinance be prepared and a public hearing scheduled.

Principal Planner Sadowski introduced this item which addresses a change to Section 114.693 of the Zoning Ordinance concerning height limitations on accessory structures, suggesting that Staff has created language which allows more flexibility for larger accessory structures, depending on the height of the principle structure. Additionally, this will not restrict very tall houses to 15' tall accessory structures, but allow for up to 20' accessory structures, calculated based on the height of the existing structure. Chief Building Inspector Rick Heller also explained the rationale behind the proposed change in the ordinance.

A motion was made by Alderman Holding, seconded by Elaine Sutton Ekes, that this item be Recommended for Public Hearing. The motion PASSED by a Voice Vote.

08-2741

Subject: (Direct Referral) Compliance review for conditional use permit for Genesis Behavioral Services at 3131 Taylor Avenue, Building 5.

Principal Planner Sadowski advised that this is a six-month compliance review for this property prompted by the night staff being reduced by one person. Mr. Sadowski advised that the City of Racine Police Department has found that calls for service have not been out of the ordinary despite the decrease in second shift staffing. Michelle Crockett of Genesis Behavioral Services also came forward and advised that there have been no problems on the site.

A motion was made by Jud Wyant, seconded by Elaine Sutton Ekes, that this item be Received and Filed. The motion PASSED by a Voice Vote.

08-2742

Subject: (Direct Referral) Compliance review for conditional use permit for National Auto at 2933 Rapids Drive.

Principal Planner Sadowski reviewed the existing conditions and record of conditional use violations at 2933 Rapids Drive. The operator of the business has received several notices from the Building Department identifying violations such as parking of unlicensed and inoperable vehicles; weeds; storage of junk, boats, trailers, tools and tires; parking problems; and overall disrepair of the site.

Principal Planner Sadowski stated that upon recent inspections done on September 23 and 24, 2008, the site continues to be in non-compliance with the conditional use, and Building Inspection and City Development departments are seeking revocation of the conditional use permit at 2933 Rapids Dr.

Mr. William Olson, the tenant, came forward to discuss the issues on the property. He advised they have purchased two acres elsewhere to take the burden off of this property, that he has three tow trucks that operate at this site - at times the vehicles towed there are abandoned by the owners, that Racine should not want to lose four jobs in enforcing the conditional use requirements, that he was not aware there were problems with boat/trailer storage, and that he wants to discuss expansion of the use and cleaning up the site.

Alderman Weidner noted that she has not been receiving complaints on this property within the last five years or so, but feels it does not fit in with the neighborhood.

A motion was made by Jud Wyant, seconded by Elaine Sutton-Ekes, to begin the revocation process as the Conditional Use has been neglected. The motion PASSED by a Voice Vote.

08-2749

Subject: Request by First Rate Financial to discuss convenient cash businesses as defined under the Zoning Ordinance of the City of Racine.

Attachments: [First Rate Financial Interpretation](#)
[City Attorney's Opinion](#)

A motion was made by Jud Wyant, seconded by Elaine Sutton Ekes, that this item be Deferred pending interpretation from the City Attorney. The motion PASSED by a Voice Vote.

08-2746

Subject: (Direct Referral) Appeal by Racine Fire Department regarding a decision of the Downtown Area Design Review Commission to deny a request for a conditional use permit for an electronic message board at 730 Center Street.

Recommendation of the City Plan Commission on 10-08-08: That the appeal be approved subject to designs presented to the Plan Commission on October 8, 2008 with final design to be approved by the Department of City Development.

Further, that the Commission finds that based on Sec. 114 - 1027. Exceptions to Article, in the Zoning Ordinance, the sign is exempt as a public agency sign intended to aide and promote public safety.

Attachments: [Public Hearing Notice - 730 Center Street](#)

Public Hearing opened at 4:40 p.m.

Principal Planner Sadowski explained this sign request from Michael's Signs for a LED message center sign at 730 Center Street is before the Plan Commission as it was recommended for denial by the Downtown Area Design Review Commission (DADRC), which determined the proposed sign does not comply with the Downtown Design plan and guidelines.

There being no one present to speak in opposition to the request, Alderman Holding closed the Public Hearing at 4:46 p.m.

Fire Chief Hansen came forward in support of the sign. He feels the sign is needed to get the public safety message for fire safety out to the citizens of Racine. He feels the LED sign is appropriate so that the message can be changed based on the message they want to convey. He advised he was willing to work with the DADRC on alternative sign styles.

Stephen Prochaska of Michael's Signs provided a different sign design to the Plan Commission members that was reviewed by Staff. The sign picture provided was a freestanding, 9-foot tall sign with routed letters indicating "City of Racine Fire Department" and advised the message will be a frozen message, not a running message, with the entire message being periodically changed.

Principal Planner Sadowski stated the new proposal is different than the submittal previously reviewed by the DADRC. He stated that if Plan Commission votes to approve the proposed sign, based on past practice, the proposal should be treated

as a conditional use permit and standard conditions should be applied that include design review by the DADRC.

A motion was made by Jud Wyant, seconded by Vincent Esqueda, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.

Adjournment

There being no other items before the Plan Commission and hearing no objections, Alderman Holding adjourned the meeting at 4:55 p.m.

Respectfully Submitted,

*Brian F. O'Connell
Secretary, Director of City Development*