



City of Racine

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

Meeting Agenda - Revised City Plan Commission

*Alderman Dennis Wiser
Mayor John Dickert
Molly Hall
Elaine Sutton Ekes
Vincent Esqueda
Tony Veranth
Pastor Melvin Hargrove*

Wednesday, August 14, 2013

4:15 PM

City Hall, Room 205

PROCEDURAL NOTE: While action on items typically proceeds in the order in which they appear on the agenda, certain items may be postponed to allow the start of public hearings at the published time of 4:30 p.m. Following the public hearings, the Plan Commission will resume action on postponed items.

Call To Order

Approval of Minutes for the July 31, 2013 Meeting

[13-9027](#)

Subject: Communication from the Southeastern Wisconsin Regional Planning Commission requesting endorsement of the Regional Housing Plan.

(Also refer to Affirmative Action and Human Rights Commission)

Attachments: [SEWRPC RHP](#)

Recommendation: That the City of Racine endorse the Regional Housing Plan.

Agenda sent to: Joe Heck and Southeastern Wisconsin Regional Planning Commission.

[Ord.13-13](#)

Ord. 13-13

To amend Chapter 114, Article X. - Zoning, Sign Regulations, of the Municipal Code of the City of Racine, Wisconsin to create consistent height standards for pole / freestanding signs within the City of Racine.

The Common Council of the City of Racine, Wisconsin, do ordain as follows:

Part 1: In Sec. 114-1033. - Electronic message signs, of the Municipal Code of the City of Racine, Wisconsin, "25 feet" in Sec. (b) (3) is hereby repealed and shall be replaced with "15 feet."

Part 2: Sec. 114-1035. - Marquee signs, awnings and canopies, of the Municipal Code of the City of Racine, Wisconsin, Sec. (a) (1) is hereby amended by adding the following:

“c. The maximum height shall not exceed 15 feet above curb level.”

Part 3: Sec. 114-1035. - Marquee signs, awnings and canopies, of the Municipal Code of the City of Racine, Wisconsin, Sec. (b) (1) is hereby amended by adding the following sentence:

“Maximum height shall not exceed 15 feet above curb level.”

Part 4: Sec. 114-1064. - Signs permitted in R4, R5 and R6 districts, of the Municipal Code of the City of Racine, Wisconsin is hereby amended by adding the following subsection:

“(3) *Height.* No sign shall exceed 6 feet in height from curb level.”

Part 5: Sec. 114-1076. - Signs permitted in O and O-I districts, of the Municipal Code of the City of Racine, Wisconsin, is hereby amended by adding the following subsection:

“(3) *Height.* No sign shall exceed 15 feet in height from curb level.”

Part 6: In Sec. 114-1077. - Signs permitted in B1 district, of the Municipal Code of the City of Racine, Wisconsin, “20 feet” in subsection (3) is hereby repealed and shall be replaced with “15 feet.”

Part 7: In Sec. 114-1078. - Sign permitted in the B2 district, of the Municipal Code of the City of Racine, Wisconsin, “25 feet” in subsection (1) (d) is hereby repealed and shall be replaced with “15 feet.”

Part 8: In Sec. 114-1079. - Signs permitted in the B3 district, of the Municipal Code of the City of Racine, Wisconsin, “25” feet in subsection (2) is hereby repealed and shall be replaced with “15 feet.”

Part 9: In Sec. 114-1080. - Signs permitted in the B4 district, of the Municipal Code of the City of Racine, Wisconsin, “20 feet” in subsection (2) e. is hereby repealed and shall be replaced with “15 feet.”

Part 10: In Sec. 114-1081. - Signs permitted in the B5 district, of the Municipal Code of the City of Racine, Wisconsin, “20 feet” in subsection (2) e. is hereby repealed and shall be replaced with “15 feet.”

Part 11: In Sec. 114-1081. - Signs permitted in the B5 district, of the Municipal Code of the City of Racine, Wisconsin, “20 feet” in subsection

(5) d. is hereby repealed and shall be replaced with "15 feet."

Part 12: In Sec. 114-1091. - Signs permitted in the I-1 District, of the Municipal Code of the City of Racine, Wisconsin, "25 feet" in subsection (1) c. is hereby repealed and shall be replaced with "15 feet."

Part 13: In Sec. 114-1091. - Signs permitted in the I-1 District, of the Municipal Code of the City of Racine, Wisconsin, "25 feet" in subsection (2) d. is hereby repealed and shall be replaced with "15 feet."

Part 14: In Sec. 114-1106. - Size, of the Municipal Code of the City of Racine, Wisconsin, "25 feet" in subsection (a) is hereby repealed and shall be replaced with "15 feet."

Part 15: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Passed by the Common Council:

Approved:

Mayor

Attest:

City Clerk

Fiscal Note: N/A

Reviewer: Jill Johanneck, Associate Planner.

Recommendation: That the ordinance be adopted.

13-9248

Subject: (Direct Referral) Request by Jesus Andres Badillo Tejeda seeking a minor amendment to the Regency Mall conditional use permit to allow extended hours and an outside patio area for Quitze's Mexican Grill at 5748 Durand Avenue. (PC-13)

Reviewer: Matt Sadowski, Assistant Director/Principal Planner.

Recommendation: Approve subject to conditions.

Agenda sent to: Jesus Andres Badillo Tjeda and Alderman Ron Hart.

Res.13-0292

Vacate Most Easterly 32.4 feet of the East-West Alley Abutting the Racine Railroad Depot West Platform

Resolved, that the following parcel of land, more particularly described as follows, is hereby vacated and discontinued:

The most easterly 32.4 feet of the east-west alley bounded by State Street, Liberty Street, the Union Pacific Railroad right-of-way, and N. Memorial Drive.

Further resolved, that a preliminary resolution be introduced to the Common Council and referred to the City Plan Commission.

Fiscal Note: Not applicable.

Reviewer: Matt Sadowski, Assistant Director/Principal Planner

Recommendation: That the vacation is consistent with City plans and programs.

Agenda sent to: Alderman Q.A. Shakoor, II

4:30 P.M. PUBLIC HEARING

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[13-9249](#)

Subject: (Direct Referral) Request by Anthony Parker for a conditional use approval to locate a tattoo establishment at 2049 Taylor Avenue. (PC-13)

Attachments: [PH Notice - 2049 Taylor Avenue](#)

Reviewer: Jill Johanneck, Associate Planner.

Recommendation: Approval, subject to conditions.

Agenda sent to: Anthony Parker and Alderman Michael Shields.

Administrative Business

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development (262) 636-9151 at least 48 hours prior to this meeting.