



City of Racine

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

Meeting Minutes - Final City Plan Commission

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

Wednesday, July 31, 2013

4:15 PM

City Hall, Room 106

Call To Order

PRESENT: 4 - Elaine Sutton Ekes, John Dickert, Melvin Hargrove and Dennis Wiser

EXCUSED: 3 - Vincent Esqueda, Tony Veranth and Molly Hall

Others present:

*Matt Sadowski, Assistant Director/Principal Planner
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector
Michelle Cook, City Development Secretary*

Approval of Minutes for the July 10, 2013 Meeting

A motion was made by Commissioner Hargrove, seconded by Commissioner Sutton Ekes, to approve the minutes of the July 10 meeting. The motion PASSED by a Voice Vote.

Receipt of the Meeting Notes for the July 11, 2013 Meeting

Associate Planner Johanneck explained that the July 11 meeting was a joint meeting between the Affirmative Action/Human Rights Commission to discuss SEWRPC's Regional Housing plan. She stated there was not a quorum of the Plan Commission members.

Assistant Director Sadowski handed out a summary presentation of the July 11 meeting and stated the Regional Housing Plan will be brought to the next Plan Commission meeting.

Meeting notes were received.

[13-9194](#)

Subject: (Direct Referral) Review potential changes to Ch. 114, Article X, of the Municipal Code to create consistent height standards for pole/freestanding signs within the City of Racine. (PC-13) (Ord. 13-13)

Recommendation of the City Plan Commission 7-31-13: That an ordinance be prepared and a public hearing scheduled.

Fiscal Note: N/A

Associate Planner Johanneck explained the request. She stated that as staff was reviewing the zoning code, sign heights were discussed. She explained that a lot of the signs in the City are tall and being that there are no highways/interstates where the tall signs are necessary, maximizing the height of signs to 15 feet would be more appropriate for our roadways and vehicular traffic. Ms. Johanneck stated that it would also cut down on sign clutter.

The proposed sections each address a different section within the sign code and would keep any new freestanding, pole signs and billboards at a maximum height of 15 feet above the curb level. Existing signs would be grandfathered in; however, if they had to be replaced, they would be subject to the 15 foot requirement.

Mayor Dickert expressed concern about signs in large shopping centers and asked how they would be limited to 15 feet.

Assistant Director Sadowski explained that shopping centers would be considered a mixed used development, which is done by a conditional use permit (CUP), and with the CUP exceptions can be applied. He also explained that a CUP can help extend the height of the sign and that variances can be appealed to the Zoning Board of Appeals.

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.

13-9195

Subject: (Direct Referral) Discussion on the re-instatement of a Conditional Use for the High Rollers Motorcycle Club meeting hall located at 1333 Douglas Avenue. (PC-13)

It was mentioned that the club should be the High "Rollers" not the High "Riders".

Associate Planner Johanneck explained that staff met with the applicants to discuss the issues that came up at a previous Plan Commission meeting such as the noise, parking, loitering, the serving of food and alcohol, etc... She stated the issues have been going on for the past year and possible solutions were created to help address concerns and that the police department was very understanding and willing to help out with crowd issues. Ms. Johanneck explained that part of the problem is that people are realizing there is a club that is open past bar hours. She stated that by adding conditions, it would hopefully lead to a more organized establishment.

Mayor Dickert asked what bar hours were in the City of Racine and what the recommendation was for hours.

Chief Building Inspector Plaski responded that bars were open until 2:00 a.m. on weekdays and until 2:30 a.m. on Friday and Saturday.

Ms. Johanneck stated that conditions state that hours be from 9:00 a.m. – 2:30 a.m., but all operations should cease at 2:30 a.m. She stated the hours were amended in 2010 to allow the club to stay open until 2:30 a.m. Sticking to the 2:30 a.m. timeframe, will hopefully alleviate some of the problems with the crowd.

Margaret Brockman, the applicant, spoke regarding the crowd control and other issues they were facing. She stated they can only do so much to control the crowd outside of their establishment. She stated the charging of the \$10.00 fee only

happened once and it helped turn people around.

Discussion ensued.

Commissioner Sutton Ekes requested that Staff clarify "operations" in the first condition.

Commissioner Hargrove asked if there were any way to give the applicants a time period to meet certain criteria. He stated that the High Rollers should have the same rights as other clubs.

Associate Planner Johanneck stated a Conditional Use can always be revisited.

Mayor Dickert suggested adding a condition that the applicant returns in 90 days for Plan Commission review. He explained the sensitivity of Douglas Avenue corridor and how we want to make sure things run smoothly.

A motion was made by Commissioner Hargrove, seconded by Alderman Wisner, to approve the item subject to Staff recommendations, with clarification of "operations" in condition 1. and with the addition of a condition 11. that the applicant return to the City Plan Commission within 90 days for review. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

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