



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, September 11, 2013

4:15 PM

City Hall, Room 205

Call To Order

Mayor Dickert called the September 11, 2013 meeting to order at 4:17 p.m.

PRESENT: 5 - Elaine Sutton Ekes, Tony Veranth, John Dickert, Melvin Hargrove and Dennis Wiser

EXCUSED: 2 - Vincent Esqueda and Molly Hall

Approval of Minutes for the August 14, 2013 Meeting

A motion was made by Alderman Wiser, seconded by Commissioner Veranth, to approve the minutes of the August 14, 2013 meeting. The motion PASSED by a Voice Vote.

Others present:

Matthew Sadowski, Assistant Director of City Development

Jill Johanneck, Associate Planner

Brian O'Connell, Director of City Development

13-9275

Subject: (Ord.13-13) An ordinance amending Chapter 114, Article X of the Municipal Code to create consistent height standards for pole/freestanding signs within the City of Racine.

Recommendation of the City Plan Commission on 8-14-13: That the ordinance be adopted.

Recommendation of the City Plan Commission on 9-11-13: That the ordinance be adopted.

Fiscal Note: N/A

Associate Planner Johanneck indicated this item is back before the Plan Commission due to questions that arose at the Common Council meeting. A representative from Adam's Outdoor advertising specifically asked about Part 8 and Part 14 of the proposed ordinance 13-13.

Ms. Johanneck clarified that Part 8 refers to signage in the B-3 zoning district. The reasoning behind the proposed change in height for this district is to have the sign heights for both B-3 and B-2 match, as the B-3 district will be eliminated with the upcoming modifications to the zoning ordinance. Once the B-3 properties are absorbed into the B-2 zoning district, the signage heights will be consistent. It was also noted there are minimal B-3 zoned properties within the City and the effect of the proposed ordinance would be small.

Further discussion ensued regarding Part 14 of the proposed sign height ordinance. Staff reviewed the proposed height changes for the I-1 and I-2 Industrial Districts, which are the only districts that will allow advertising signs as a conditional use upon the passage of the ordinance. The initial request included the height limitation of advertising signs to a maximum of 15 feet. It was decided that due to the need for a conditional use for any advertising signs in these districts, which could be used to limit the height of any proposed advertising sign upon Staff review, the height limit should remain 25 feet maximum. As such, the proposed Part 14 should be eliminated from the proposed ordinance.

A motion was made by Commissioner Veranth, seconded by Commissioner Hargrove, to recommend adoption of the ordinance subject to the removal of Part 14. The motion PASSED by a Voice Vote.

13-9349

Subject: (Direct Referral) Request for a minor amendment to a Conditional Use permit for a façade remodeling at 3806 Douglas Avenue, Kortendick Ace Hardware. (PC-13)

Assistant Director Sadowski provided an area review of the location, including the surrounding properties and the uses and zoning in the area.

An overview of existing and proposed façades for the building was provided. The colors, signage, roof parapet, roof pitch, gooseneck light fixtures and signage illumination proposed with the façade changes were reviewed in detail. It was advised this request is being presented as a minor amendment to the conditional use, and that the Douglas Avenue BID is in support of the requested changes.

A motion was made by Alderman Wisner, seconded by Commissioner Hargrove, to approve the proposed changes to 3806 Douglas Avenue. The motion PASSED by a Voice Vote.

13-9350

Subject: (Direct Referral) Review of a Certified Survey Map for 1423 State Street.

Assistant Director Sadowski presented the request for the certified survey map, indicating that this request was previously in front of the Plan Commission as part of a vacation of an alley for the State Street Train Station/Transit Center. An overview of the proposal was provided, including the general location, proposed boundaries, surrounding land uses, and the three parcels involved in the creation of the two-parcel certified survey map.

Lot one of the proposal will encompass a building, formerly the Cruise Inn; and lot two takes into account the west platform area of the railroad station. There is also a cross-access easement proposed to provide access to parking. There are several small discrepancies that need to be addressed and will be prior to recording.

A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wisner, to recommend approval of the certified survey map for 1423 State Street, subject to Staff conditions. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

The meeting was adjourned at 5:30 p.m.