



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 Wisner, Molly Hall,
Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth, Pastor
Melvin Hargrove*

Wednesday, March 25, 2015

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 5 - Elaine Sutton Ekes, Vincent Esqueda, Molly Hall, Melvin Hargrove and Dennis Wisner
EXCUSED: 2 - Tony Veranth and John Dickert

Others present:

*Matt Sadowski, Assistant Director of City Development/Principal Planner
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector / Zoning Administrator*

Approval of Minutes for the March 11, 2015 Meeting

A motion was made by Commissioner Hall, seconded by Commissioner Esqueda, to approve the March 11, 2015 meeting minutes as submitted. The motion PASSED by a Voice Vote.

[15-00271](#)

Subject: Request by David Mann, representing the Racine Commercial Airport Corporation, for a minor amendment to the Batten International Airport's conditional use permit to expand its main terminal.

Assistant Director / Principal Planner Sadowski advised this addition is to accommodate for a customs area and associated functions at the airport. A review of the site area was provided.

The addition will be along the south side of the existing terminal building and consist of a waiting room, interview rooms and offices. The building exterior will match that of the existing terminal in both materials and colors.

Due to the size of the site and location of the structures within the property, lighting and landscaping plans were not required. The proposed signage will not be visible off-site. This is considered a minor amendment to the existing conditional use permit approved for the airport, and Staff recommends approval subject to conditions.

A motion was made by Commissioner Hall, seconded by Commissioner Esqueda, to approve 15-00271 subject to Staff conditions. The motion PASSED by a Voice Vote.

[Ord.03-15](#)

Ordinance 03-15 - Amend Chapter 114

An ordinance to amend Chapter 114 of the Municipal Code of the City

of Racine, Wisconsin as it relates to the massage establishments, dance studios and dance schools.

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

Part 1: Repeal Sec. 114-447 (b) (25) of the Municipal Code of the City of Racine, Wisconsin and recreate it as follows:

“Massage establishments, as defined in Section 22-766, above the building’s street level, or at the building’s street level but no closer than 20 feet to the store front with therapy stations being screened from view.”

Part 2: Repeal Sec. 114-447 (b) (42) of the Municipal Code of the City of Racine, Wisconsin and recreate it as follows:

“Dance studios or dance schools above the building’s street level, or at the building’s street level but no closer than 20 feet to the store front with instruction and performance areas being screened from view.”

Part 3: Repeal the word “dance” from Sec. 114-448 (16) of the Municipal Code of the City of Racine, Wisconsin.

Part 4: Repeal the word “dance,” from Sec. 114-467 (b) (3) a. of the Municipal Code of the City of Racine, Wisconsin.

Part 5: Repeal Sec. 114-468 (14) of the Municipal Code of the City of Racine, Wisconsin and recreate it as follows:

“Physical fitness centers, including physical culture and health services gymnasiums.”

Part 6: Repeal Sec. 114-468 (21) of the Municipal Code of the City of Racine, Wisconsin and renumber the subsequent subsections accordingly.

Part 7: In Sec. 114-487 (b) (23) of the Municipal Code of the City of Racine, Wisconsin, repeal the words “and massage”.

Part 8: In Sec. 114-507 (b) (8) of the Municipal Code of the City of Racine, Wisconsin, repeal the words “massage salons”.

Part 9: In Sec. 114-507 (b) (12) of the Municipal Code of the City of Racine, Wisconsin repeal the word “, dance”.

Part 10: 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

Mr. Sadowski advised the Commission the ordinance before them was presented to the Common Council at their meeting on March 17th. Staff has modified the ordinance to include the B-1 zoning district as part of the request, as the B-1 is the basis for uses in the other business districts, and this change would also allow for these low-intensity uses as deemed appropriate for the B-1 district. As the ordinance now reads, the amendment would affect properties in the B-1 through B-4 districts.

Currently, the uses noted are not allowed at ground level in the B-1 through B-4 districts without a conditional use permit. This ordinance would allow these uses to locate at ground level as a permitted use. The ordinance does establish a front interior setback, but otherwise is self-policing on the part of the business owner. Any owner/operator of said establishments would still be required to obtain all necessary state, city, and building department licenses, permits and inspections.

Mr. Sadowski clarified that the only change from this item when it was before the Common Council is the addition of the B-1 zoning district.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to recommend Ord. 03-15 for adoption. The motion PASSED by a Voice Vote.

[15-00115](#)

Subject: Ordinance 02-15

To recreate Section 114-260 - Large Vehicle Parking of the Municipal Code of the City of Racine, Wisconsin.

Recommendation of the Public Works and Services Committee on 02-10-15: Defer

Recommendation of the Public Works and Services Committee on 02-24-15: That Ordinance 02-15 be adopted.

Recommendation of the City Plan Commission on 3-25-15: That the Ordinance be adopted.

Fiscal Note: N/A

Attachments: [15-00115 Ord. 02-15](#)

Mr. Sadowski advised this item has been before the Public Works and Services Committee, and now is before the Plan Commission for review. Discussion was turned over to Chief Building Inspector / Zoning Administrator Ken Plaski.

Mr. Plaski advised the intent of this ordinance is to increase the gross vehicle weight of vehicles allowed to park from the current 6,000 pounds to 12,000 pounds. Vehicles today are larger and heavier than in the past, and many people are violating the ordinance by parking their own vehicles in their driveways. This will increase the weight to allow for more compliance, as well as allow for the parking of small trucks or vehicles individuals may use for their employment. This ordinance change still will not allow for the parking of commercial vehicles.

Commissioner Esqueda inquired about larger pick-up trucks with high cabs that people may use for their businesses and bring home. Mr. Plaski advised he is able to contact the Police Department to find out the gross vehicle weight for said vehicles, which will determine what is allowed to be parked.

Commissioner Sutton Ekes asked if this applies to public streets. Mr. Plaski advised it does not, and that a heavier commercial vehicle cannot be parked on a street for more than 30 minutes at a time, which is a police department code.

A motion was made by Commissioner Hall, seconded by Commissioner Esqueda, to recommend approval of the item. Mr. Sadowski advised there is specific language for the motion outline in the Staff report. Commissioner Hall amended her motion to recommend that the recommendation of the Public Works and Services Committee on February 24, 2015 be adopted, that a public hearing be scheduled before the Common Council for Ord.02-15, and that Ord. 02-15 be adopted. Commissioner Esqueda accepted the changes to the motion. The motion PASSED by a Voice Vote.

[15-00214](#)

Subject: (Direct Referral) Communication to rescind Legislative File 15-00115 relating to Ord. 02-15.

Recommendation of the Public Works and Services Committee on 03-10-15: Rescind Legislative File 15-00115 relating to Ord. 02-15.

Recommendation of the City Plan Commission on 04-08-15: That the item be received and filed.

Fiscal Note: N/A

Attachments: [15-00214](#)
 [15-00115](#)

Mr. Sadowski advised this item is related to the previous agenda item, with specific language provided in the Staff recommendation to be utilized in a recommendation for adoption.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hargrove to recommend adoption of file 15-00115, that a public hearing be scheduled before the Common Council for Ord.02-15, and that Ord. 02-15 be adopted. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

Meeting was adjourned at 4:38 p.m.