



City of Racine

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

Meeting Minutes - Final City Plan Commission

*Mayor John T. Dickert, Alderman Gregory Holding
Atty. Jud Wyant, Atty. Elaine Sutton Ekes
Vincent Esqueda, Brent Oglesby, Eric Marcus*

Wednesday, October 14, 2009

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

PRESENT: 5 - Elaine Sutton Ekes, Vincent Esqueda, Brent Oglesby, Jud Wyant and Eric Marcus

EXCUSED: 2 - John Dickert and Gregory Holding

*Others present: Matt Sadowski, Principal Planner
Jill Johanneck, Associate Planner*

Approval of Minutes for the September 30, 2009 Meeting

A motion was made by Commissioner Marcus, seconded by Commissioner Sutton-Ekes, to approve the minutes of the September 30, 2009 meeting. The motion **PASSED** by a Voice Vote.

Approval of Minutes for the September 15, 17, 22, 29 and October 1, 6 and 8 Plan Commission Work Meetings

The minutes for the work meetings were not available.

[09-3201](#)

Subject: (Direct Referral) Preparation of the City of Racine 2035 Comprehensive Plan.

Attachments:

[CITY OF RACINE CP CH I Text_v1](#)
[CITY OF RACINE CP CH II Text_v1](#)
[CITY OF RACINE CP CH III Text_v1](#)
[CITY OF RACINE CP CH IV Text_v1](#)
[CITY OF RACINE CP CH V Text_v1](#)
[CITY OF RACINE CP CH VI Text_v1](#)
[CITY OF RACINE CP CH VII Text_v1](#)
[CITY OF RACINE CP CH VIII Text_v1](#)
[CITY OF RACINE CP CH IX Text_v1](#)
[CITY OF RACINE CP CH X Text_v1](#)
[CITY OF RACINE CP CH XI Text_v1 Intergovernmental Coop](#)
[CITY OF RACINE CP CH XII Text_v1 Implementation](#)
[CITY OF RACINE CP CH XIII Text_v1 Summary](#)
[2035 Comp Plan Survey_001](#)
[CompPlan SurveyResultsRawData](#)
[CompPlan NghbrhdCrssTbRprt](#)
[CompPlan Q13WrittenRspns](#)
[CompPlan Q14WrtnRspns](#)
[CmpPlan Q15WrtnRspns](#)
[CompPln Q16WrtnRspns](#)
[Public Input Session Comments](#)
[CITY OF RACINE CP TBL 1_v1 Real Estate Value](#)
[CITY OF RACINE CP TBL 2_v1 Planned Land Use](#)
[CITY OF RACINE CP TBL 3_v1Min Res. Lot Sizes](#)
[CITY OF RACINE CP TBL 4_v1 Housing Programs](#)
[CITY OF RACINE CP TBL 5_v1 Environmental Contamination](#)
[CITY OF RACINE CP TBL 6_v1 Econ Development Assistance](#)
[Community Centers' Response \(Comp Plan\)](#)

Mr. Sadowski summarized what occurred over the last few months. He said that October 14 was the deadline to compile the minutes to approve a copy of the preliminary draft.

Commissioner Wyant opened the item for discussion and changes. Commissioner Marcus' and Mr. Sadowski's comments and changes were discussed. No other modifications were made.

A motion was made by Commissioner Marcus, seconded by Commissioner Esqueda, that the preliminary draft titled "The Comprehensive Plan for the City of Racine: 2035" be approved as amended. The motion PASSED by a Voice Vote.

09-4266

Subject: (Direct Referral) Consideration of the preliminary draft of A Comprehensive Plan for the City of Racine: 2035. (Res.09-1660 and ZOrd.3-09)

Recommendation of the City Plan Commission on 10-14-09: That a public informational meeting be scheduled before Plan Commission and that a public hearing be scheduled before the Common Council.

Further, that a resolution and an ordinance be prepared.

Fiscal Note: N/A

Mr. Sadowski discussed what was being done to prepare literature for the public to find out about the plan (e.g. notices, setting up meetings, etc...). He stated that the current schedule is to conduct an informational meeting on November 11, 2009 before the Plan Commission and a public hearing on November 17, 2009 before the Common Council.

A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Esqueda, that a public informational meeting be scheduled, and that a resolution and an ordinance be prepared. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

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[09-4267](#)

Subject: (Direct Referral) A request by Jon Klema of Michael's Signs, representing Racine Unified School District, for a conditional use permit for an electronic sign at Horlick High School at 2119 Rapids Dr. (Res.09-1671)

Recommendation of the City Plan Commission on 10-28-09: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 2119 Rapids Drive](#)
[\(09-4267\) CUP Horlick School Sign](#)

Mr. Sadowski explained the request for an electronic sign at Horlick High School to provide information on school events with no outside advertising. The request, as submitted, violates three of the Ordinance requirements. Other details were discussed.

Public hearing opened at 4:30 p.m.

Mr. Jon Klema spoke on behalf of Michael's Sign company. He explained why they chose the location, lighting, safety, and what works best for the school. Mr. Klema said that the lettering height approved by the City of Racine ordinance was too restrictive and tried to explain what "grade" meant to a sign company vs. the official planning definition.

A representative from Horlick's music department also spoke in favor of the sign.

A teacher (Victor) and student council advisor spoke in favor of the sign.

Public hearing closed at 4:49 p.m.

Ms. Johanneck explained the criteria for her decision. She was concerned with setting a precedence on the new sign ordinance by not requiring the applicant meet the criteria. The best review was done based on what was submitted by the applicant. She explained that the items were not modified because they did not meet criteria for variance. She said a landscape plan was also missing. Based on these

items, Ms. Johanneck recommended denial of the electronic low profile sign location for Horlick High School.

Commissioner Wyant questioned the letter height and why it was applied. Ms. Johanneck advised that, in writing the ordinance, she looked at communities who did electronic signs well. She said as the speed limit increases, so does the allowable sign lettering.

Commissioner Sutton-Ekes asked if this application would go to Council for final approval. Ms. Johanneck advised yes. (The remaining comments were inaudible).

Mr. Sadowski advised there is an appeals process through either the Plan Commission or the Zoning Board of Appeals.

Commissioner Marcus noted he was concerned with safety, especially in school zones.

Victor, from Horlick High School, came forward to speak on why the sign should be where it was proposed and offered other comments (most of the discussion is inaudible on tape). Commissioner Wyant reminded that the public hearing was closed and this discussion ceased.

A motion was made by Commissioner Marcus, seconded by Commissioner Sutton-Ekes, that this item be tabled to allow staff and the applicant to work together for alternate solutions regarding the electronic sign. The motion PASSED by a Voice Vote.

09-4268

Subject: (Direct Referral) A request by John Beardsley, representing John's Concrete, Inc., for a conditional use permit for contractor's warehousing, equipment and maintenance storage at 1801 Quincy Avenue. (Res.09-1661)

Recommendation of the City Plan Commission on 10-14-09: That this item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1801 Quincy Avenue](#)
[\(09-4268\) CUP 1801 Quincy Avenue](#)

Mr. Sadowski introduced the lot at 1801 Quincy Avenue as a contractor's yard and equipment maintenance facility. Slides were shown and zoning identified. Parking areas, driveway areas, paved and gravel lots and surrounding properties were also identified.

The applicant came forward to discuss changes he would be making to the site. He advised that though this is the same site plan used months ago for a different use, it was modified to meet their use. He said there will be no equipment repair, painting, etc... Just general maintenance for their vehicles only.

Public hearing opened at 5:10 p.m.

Matt Winterly, 1817 Quincy Avenue, spoke in opposition. He had concerns about a drainage issue. Ms. Johanneck said that he may want to work with Public Works regarding the drainage.

Carol Bousch, 1947 Quincy Avenue, spoke in opposition. She had concerns about the traffic.

Commissioner Wyant requested comment from the applicant regarding drainage. Mr. Beardsley acknowledged the drainage problem and advised he would be able to correct it. He also advised truck traffic would be once or twice a day and no daily hauling would occur.

Public hearing closed at 5:30 p.m.

A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Marcus to recommend approval of this request subject to staff conditions as modified. The motion PASSED by a Voice Vote.

09-4269

Subject: (Direct Referral) A request by Jeffery Urquhart for a conditional use permit for a group home primarily serving teen fathers and teen boys, eight or fewer, at 1900 Grand Avenue.

Recommendation of the City Plan Commission on 11-25-09: To deny the request.

Fiscal Note: N/A

Attachments: [PH Notice - 1900 Grand Avenue](#)

Mr. Sadowski discussed the application as submitted for a group facility at 1900 Grand Avenue. The floor plan was also reviewed.

Ms. Johanneck advised that, though the 1% verification has not been completed, the number of those assisted was not even close to 1% of the Aldermanic District population. She noted the proposed CBRF does lie within a state required 2,500' rule, which applies to CBRF's as a distance requirement. The distance requirement can be overridden by Common Council if deemed acceptable. The plan was reviewed and approval subject to conditions was recommended.

The applicant, Jeffrey Urquhart, came forward to discuss the proposal. He said the goals and objectives would be job training, transitional housing, teaching young men life skills, getting kids involved in positive activities, providing training for teen fathers, etc... There would be two managers on site 24/7. A social worker would be available at all times. He said they would work on getting kids back in school and keeping kids busy so they aren't idle with time on their hands to do other things.

Public hearing opened at 5:43 p.m.

Pam Ishman, 1908 Grand Avenue, spoke in opposition and is concerned about arson that occurred about two years ago and about vandalism and tagging of garages. She wanted to know the background of the occupants and applicants who would be running the house.

Kathy Stege, 1904 Grand Avenue, spoke in opposition. She is concerned about noise, vandalism, parking, and doesn't want this next door to her. She referred to the project as a "halfway house".

Barb Pinnow, 1920 Grand Avenue, spoke in opposition. She wanted to know why the juvenile fathers were not with the mother and the baby. She thought this should be

closer to a high school. She had questions on the length of stay; wanted proof the kids are the actual fathers of the babies; thought the yard was too small; was afraid this would be a gathering place; and wanted information on the ages and history of the tenants. She felt the 2,500' rule should be enforced.

Carolyn Cotton, 717 DeKoven Avenue, spoke in opposition. She lives directly behind the property and was concerned about safety. She had various questions for the applicant.

Audrana Prince, 1921 Center Street, spoke in opposition. She is concerned about vandalism and had the same comments as others that spoke before.

Rachel Pezanoski, 1912 Grand Avenue, spoke in opposition. She is concerned about graffiti, noise and disturbances.

Vincente Reynoso, 708 DeKoven Avenue, spoke in opposition. He noted concerns for kids in the neighborhood and their safety.

Public hearing closed at 6:25 p.m.

The applicant came forward to answer questions of various Commission members.

Alderman Anderson was not present, however, Commissioner Marcus relayed his concerns of the experience of those running the program and if there would be some sort of neighborhood advisory board. The applicant provided detailed information on his and his wife's qualifications to run the center. He said there would be a six member board.

A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Marcus, that this item be deferred to allow staff and the applicants to work together to provide more information to the Commission members and neighbors who spoke on the item. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

There being no further business, meeting adjourned at 6:35 p.m.