



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

Mayor John Dickert
Alderman Dennis Wiser
Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez

Wednesday, January 25, 2017

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 6 - John Dickert, Dennis Wiser, Tom Durkin, Tony Veranth, Ann Brodek and Mario Martinez

Approval of Minutes for the January 11, 2017 Meeting

A motion was made by Alderman Wiser, seconded by Commissioner Brodek, to approve the minutes of the January 11, 2017 meeting. The motion **PASSED** by a Voice Vote.

[1119-16](#)

Subject: (Direct Referral) A review and discussion of the Electronic Message Sign Standards; Chapter 114, Article X, Division 1, Section 114-1033 of the City's Sign Ordinance. (PC-17)

Mayor Dickert stated that the Deputy City Attorney has requested deferral of this discussion at this time.

A motion was made by Commissioner Brodek, seconded by Alderman Wiser, to defer. The motion **PASSED** by a Voice Vote.

4:30 P.M PUBLIC HEARING

4:30 P.M. PUBLIC HEARING

[1016-16](#)

Subject: (Direct Referral) A request from Nathan Ward, representing Verizon Wireless, seeking a conditional use permit to allow for installation of rooftop-mounted antennas and ancillary operational equipment at 201 Sixth Street. (PC-16) (Res No. 0043-17)

Recommendation of the City Plan Commission on 1-25-16: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 201 Sixth Street \(NEW\)](#)
[PH Notice - 201 Sixth Street](#)
[PH Notice - 201 Sixth Street](#)
[PH Notice - 201 Sixth Street](#)
[\(1016-16\) CU 201 Sixth Street](#)

Assistant Director of City Development Matt Sadowski provided a review of the project area, zoning, building uses, etc. He advised this is a historical building, and presented historical information using photographs from the building construction in 1901 through present day. The proximity of the building is part of the historical fabric of the area and was historically a "gathering place" around the Monument Square area.

The applicant has stated the antennas are requested due to a coverage gap Verizon has in the area. Mr. Sadowski indicated the applicants have approached and considered several other buildings in the vicinity to locate on prior to selecting 201 Sixth Street. A presentation of the various submittals to the City, SHPO, Downtown Design Review and Landmarks Commission was provided. SHPO advised they found that the 4-foot tall, unscreened antenna presented no adverse effect, as the other options presented created a "fake history" that would be undesirable on the building. Consideration had been given to mounting them on the side of the building; however there would be nothing gained visually and damage to the architectural detail of the parapet could result. Ultimately the selection by SHPO, Downtown Design, Landmarks Committee, and Staff is for the 4-foot tall, un-shrouded configuration as presented.

Public Hearing Opened: 4:41 p.m.

- 1. John McAuliffe, 309 Fourth St. Owns 213 Sixth Street. Is not opposed to the antenna but to the proposed placement. Does not fit in with the historic downtown.*
- 2. Lawyer for Verizon, 8555 E Wells St., Milwaukee. Stated the application complies with all applicable laws and requested approval.*
- 3. Geri Dumont, owner of 201 Sixth Street. Explained they have gone through all the necessary steps and due diligence to get this done and are requesting approval.*

Mr. Sadowski read a letter of opposition from Alderman Coe into the record, which cited concerns with adverse visual impact on historic buildings, potential for setting a precedent with this approval, and request for a different design. Also read into the record was an email correspondence from In Ja Yoo, who is in opposition. Ms. Yoo also submitted an unofficial petition with 15 signatures opposing the project.

Public Hearing Closed: 4:51 p.m.

Discussion ensued.

Commissioner Brodek inquired if the library had been considered. Nathan Ward, the applicant, advised they had but it did not meet the height required antenna placement. They also contacted McMynn Towers who declined their request. When questioned on how many people would benefit, he advised he could not give a specific number, however there will be a noticeable service improvement in the area. Verizon's' Attorney added that the County and 911 Emergency Services utilize Verizon as their provider.

A motion was made by Commissioner Veranth, seconded by Commissioner Durkin, to recommend approval of the request subject to conditions as

presented. The motion PASSED by a Voice Vote.

Adjournment

Mayor Dickert adjourned the meeting at 4:55 p.m.