



City of Racine

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

Meeting Minutes - Revised City Plan Commission

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

Wednesday, July 8, 2009

4:15 PM

City Hall, Room 301

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: 2 - Gregory Holding and Eric Marcus

EXCUSED: 5 - John Dickert, Elaine Sutton Ekes, Vincent Esqueda, Brent Oglesby and Jud Wyant

Approval of Minutes for the June 24, 2009 Meeting

*The minutes were not reviewed as there was no quorum present**

4:30 PUBLIC HEARING 4:30 PUBLIC HEARING 4:30 PUBLIC HEARING

[09-3850](#)

Subject: (Direct Referral) Request from Eddie Evans to re-establish a car wash at 1614 Douglas Avenue. (Res.09-1532)

Recommendation of the City Plan Commission on 7-15-09: That this item be approved subject to the amended staff recommendations.

Fiscal Note: N/A

Attachments: [PH Notice - 1614 Douglas Avenue](#)
[\(09-3850\) CUP 1614 Douglas Ave](#)

Commissioner Marcus opened the public hearing on this item at 4:30 p.m.

Director O'Connell reviewed the application and provided background information on the property. He advised it was formerly a mechanical car wash and the current request is for a hand wash and detailing service.

The applicant, Eddie Evans, 1614 Douglas Avenue, was present. He explained that his goal is to change the previous auto wash into a hand wash and detailing business. All interior machines have been removed and all washing a detailing will be done by hand. The traffic circulation will not change.

Ms. Johanneck stated staff has not yet received a site plan showing the interior layout of the car wash, the traffic circulation within the site, or the parking areas on the property. Mr. Evans advised the workers arrive daily with him (he brings them and takes them home in the evening. He was advised on-site parking is required per

the zoning code.

The recommended conditions of approval were given to the applicant for his review.

Alderman Kaplan spoke in favor of the request. However, he did note that these types of businesses can lead to people "hanging out". He advised that other car washes do the final finishing of the cars right outside the front doors, as requested by Mr. Evans, and encouraged this to be allowed.

Ms. Johanneck advised no comments were received in favor or against the proposal from surrounding properties.

Commissioner Marcus noted that this item has gone to the Access Corridor Committee, which recommended approval but also cited concerns. Ms. Johanneck advised Access Corridor's concerns were incorporated into the staff review and recommendations.

Mr. Sadowski advised that Mr. David Namowicz contacted him and is in search of clarification on the number of vehicles to be serviced at one time. Commissioner Marcus asked the applicant how many vehicles he could service at one time. Mr. Evans advised he can fit up to ten (10) cars in the building at a time. Ms. Johanneck advised her intent was to limit the number of vehicles being served at the last stage in the process (drying) to three (3), to limit congestion of vehicles and any blockage onto Douglas Avenue. She reiterated that staff needed an interior plan to determine more detail how Mr. Evans' business is going to work within the site, how the drying area will be utilized, etc. The applicant will be responsible for getting a revised plan to staff.

Alderman Holding arrived at 4:45 p.m. and was briefed on the discussion of the item. Commissioner Marcus asked Mr. Evans how many vehicles will be parked there overnight. His response was one to two, and the vehicles would be parked inside. Staff said it will add to the conditions that there will be not overnight exterior storage of vehicles.

Ms. Johanneck clarified that staff will be asking for signage and that approval of signage requires approval of the Access Corridor Committee and the Department of City Development.

Alderman Kaplan asked about an old pole in the front and wondered if it would be grandfathered as a sign pole because it's existing. Several individuals noted that the pole has no signage on it or any supporting signage framework, the applicant advised there used to be a light on it. Director O'Connell and Alderman Holding stated the pole is not grandfathered.

Commissioner Marcus asked if there was anyone to speak in opposition of the conditional use. No one came forward.

Commissioner Marcus closed the public hearing at 4:50 p.m.

This was the noticed public hearing only. No action was taken on the item as there was no quorum present.*

[09-3849](#)

Subject: (Direct Referral) Request for a multi-tenant pole sign associated with a flex development at 2711 Lathrop Avenue.

Discussion held by staff, the applicant and the commissioners present. No action taken due to lack of a quorum.

Director O'Connell summarized the request. It is for a pole sign at 2711 Lathrop Avenue for Screwheads Decking Company. It was noted the banners are not permitted and discussion ensued about the window signage and how it fits into reviewing signage in the Flex Zone. Discussion on the Flex Development and how it applies to signage for this application ensued. Mr. Sadowski will review the report and clarify statements or recommendations as needed.

No action was taken as there was no quorum present.*

Administrative Business

[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](#)
[2035 Comp Plan Survey_001](#)
[CompPlan SurveyResultsRawData](#)
[CompPlan NghbrhdCrssTbRprt](#)
[CompPlan Q13WrittenRspns](#)
[CompPlan Q14WrtnRspns](#)
[CmpPlan Q15WrtnRspns](#)
[CompPln Q16WrtnRspns](#)
[Public Input Session Comments](#)

*No discussion or action taken as there was no quorum present.**

Update on County Comprehensive Plan

*No discussion or action taken as there was no quorum present.**

Adjournment