



# 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, Elaine Sutton Ekes  
Vincent Esqueda, Brent Oglesby, Eric Marcus*

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Wednesday, July 15, 2009

4:15 PM

City Hall, Room 205

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**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

*Commissioner Jud Wyant called the meeting to order at 4:30 p.m.*

**PRESENT:** 5 - Elaine Sutton Ekes, Gregory Holding, Brent Oglesby, Jud Wyant and Eric Marcus

**EXCUSED:** 2 - John Dickert and Vincent Esqueda

*Others Present: Brian O'Connell, Director of City Development  
Jill Johanneck, Associate Planner  
Alderman Jim Kaplan*

### Approval of Minutes for the June 24, 2009 Meeting

**A motion was made by Commissioner Marcus, seconded by Commissioner Oglesby, to approve the minutes of the June 24, 2009 meeting. The motion PASSED by a voice vote.**

### New Business

*A copy of the draft meeting minutes from the July 8, 2009 Plan Commission meeting was provided to all members to update them on the July 8 meeting as only two Commissioners were present.*

[09-3849](#)

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

*Director O'Connell summarized the request for a multi-tenant pole sign at 2711 Lathrop Avenue. The property is zoned industrial. The height request is 10 feet, which is much lower than what is allowed in the I-Industrial Zone vs. what would be allowed in the B-2 Industrial Zone. Upon comparison of signage allowed by the zoning district, 53 sq. ft. and a 2 sign limit would be allowed for 2711 Lathrop Avenue. Right now, they are already over having 68 sq. ft.*

*The question was raised on whether or not we could allow the additional signage which may be possible to do because they have a flex overlay. If they were allowed to use the signage allowance for the B-2, they would be more in line with what they are asking for.*

*Director O'Connell read through the staff recommendations.*

Commissioner Wyant stated that what was being said is that if the property were zoned B-2 like the properties across the street, the signage would be permitted. Since it is just zoned Industrial, the signage is allowed at a different amount.

Commissioner Marcus added explanation on why the decision was made to allow the signage. This included the property is surrounded by B-2; the proposed pole sign is lower than other pole signs in the area and within the ordinance; and that this property is in a flex overlay.

Commissioner Oglesby noted that item "d." needed to be stricken from the recommendations.

**A motion was made by Commissioner Marcus, seconded by Commissioner Sutton-Ekes, that this item be approved subject to staff recommendations with the deletion of item "d." The motion PASSED by a voice vote.**

**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](#)

Director O'Connell advised the public hearing was held at the July 8 Plan Commission meeting. No opposition was received from neighboring properties. The building was an old automatic carwash and the proposal now is for a hand carwash. Several changes have taken place on the site since the photos were taken and the appearance of the site has been improved. Also, the sign has been removed. Staff recommendations were reviewed.

The capacity of vehicles was discussed. It was decided that vehicles being at the end of the wash (the drying area) would be limited to three (3) at a time to keep a safe ingress/egress to Douglas Avenue and not clutter up the front of the building. Vehicles stored overnight must be stored in the building and not outside.

Director O'Connell read through the conditions of approval.

**A motion was made by Commissioner Sutton-Ekes, seconded by Commissioner Marcus, to recommend approval of the item subject to the modified staff recommendations. The motion PASSED by a voice vote.**

**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.*

### **Adjournment**

*There being no other business, Commissioner Wyant adjourned the meeting at 5:00 p.m.*