



# City of Racine

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

## Meeting Minutes - Final City Plan Commission

*Alderman Dennis Wiser, Mayor John T. Dickert, Atty. Jud  
Wyant, Atty. Elaine Sutton Ekes Vincent Esqueda, Tony  
Veranth, Alderman Molly Hall*

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Friday, September 14, 2012

10:15 AM

City Hall, Room 205

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### Call To Order

**PRESENT:** 5 - Elaine Sutton Ekes, Jud Wyant, John Dickert, Molly Hall and Dennis Wiser

**EXCUSED:** 2 - Vincent Esqueda and Tony Veranth

Others present:

*Matthew Sadowski, Principal Planner  
Jill Johanneck, Associate Planner*

### Approval of Minutes for the August 29, 2012 Meeting

A motion was made by Alderman Wiser, seconded by Commissioner Sutton Ekes, to approve the minutes of the August 29, 2012. The motion PASSED by a Voice Vote.

12-7946

**Subject:** (Direct Referral) Request from James Janssen, representing Marcus Theaters of Wisconsin, LLC for conditional use approval to re-cover and store theater seating at 5101 Washington Avenue. (PC-12)

**Recommendation of the City Plan Commission on 9-14-12:** That the item be received and filed.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 5101 Washington Avenue](#)

*This request was discussed and the Public Hearing held at the Plan Commission meeting of July 25, 2012. The item was deferred to allow the applicant time to analyze the costs that would be incurred to open the building and meet occupancy requirements for them to do the repair and storage of theater seating as requested.*

*Due to the costs involved in bringing the building up to code standards to allow for occupancy, the applicant advised they are withdrawing their request.*

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Wyant, to recommend that the request be received and filed. The motion PASSED by a Voice Vote.

12-8166

**Subject:** (Res.12-3302) A resolution granting the vacation of the

unimproved portion of Cleveland Avenue right-of-way between Republic Avenue and the Wisconsin Electric Power Company at 3330 19th Street.

**Recommendation of the City Plan Commission on 9-14-12:** That a 20 foot north-south utility easement be retained to accommodate access to the full length of the existing sanitary sewer main, and that appropriate access to said easement be afforded the sewer utility.

Further that the vacation is not in conflict with City plans and programs and that Resolution 12-3302 be adopted.

**Fiscal Note:** N/A

*Principal Planner Sadowski advised the applicant is interested in acquiring land adjacent to his property which was formerly platted as public right-of-way for the extension of Cleveland Avenue. This extension is no longer determined necessary by the Public Works and Services Commission. Mr. Sadowski advised Public Works is in favor of this request and the Parks Department has no concerns. The request is in line with City plans and programs and is recommended for approval.*

*The applicant, Ryan LaFave, came forward to advise he is looking to add the land to his existing lot to make it larger in size, not to build on it.*

**A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wisner, that the vacation is not in conflict with City plans and programs, that a 20-foot north-south utility easement be retained to accommodate access to the full length of the existing sanitary sewer main, and the appropriate access to said easement be afforded the sewer utility, and that Resolution 12-3302 be adopted. The motion PASSED by a Voice Vote.**

**12-8133**

**Subject:** (Direct Referral) A request from Sean Fletcher and Kaitlin Lesperance for a conditional use permit to open and operate a tattoo establishment at 312 Sixth Street. (PC-12) (Res. No. 12-3330)

**Recommendation of the City Plan Commission on 9-14-12:** That the item be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 312 Sixth Street](#)  
[\(12-8133\) CU 312 Sixth Street](#)

*Ms. Johanneck recapped the information provided at the public hearing, including property location, zoning, property location, and reviewed the building layout. It was indicated the building would be eligible for a façade grant for improvements to the front face of the structure, which was of great interest to the applicants as they would like to improve the building as much as financially possible. This request also requires review by the Downtown Design Review District committee. The business plan provided by the applicant was noted, and a re-cap from the public hearing was provided, including hours of operation, employees, parking, and a review of the internal floor plan.*

*Ms. Johanneck advised there were numerous letters written in support for the*

*proposal from adjacent property owners, and one phone call was received in opposition to the request.*

**A motion was made by Commissioner Sutton Ekes, seconded by Alderman Wisner, to recommend approval of the request subject to staff conditions. The motion PASSED by a Voice Vote.**

### **Administrative Business**

*None.*

### **Adjournment**

*Mayor Dickert adjourned the meeting at 10:34 p.m. without objection.*