



City of Racine

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

Meeting Minutes - Final City Plan Commission

Alderman Dennis Wisner
Mayor John Dickert
Molly Hall
Elaine Sutton Ekes
Vincent Esqueda
Tony Veranth
Pastor Melvin Hargrove

Wednesday, June 12, 2013

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 6 - Vincent Esqueda, Tony Veranth, John Dickert, Molly Hall, Melvin Hargrove and Dennis Wisner
EXCUSED: 1 - Elaine Sutton Ekes

Others present:

Matthew Sadowski, Principal Planner/Assistant Director of City Development
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector/Zoning Administrator

Approval of Minutes for the May 29, 2013 Meeting

A motion was made by Alderman Wisner, seconded by Commissioner Hargrove, to approve the minutes of the May 29, 2013 meeting. The motion PASSED by a Voice Vote.

13-9066

Subject: (ZOrd.003-13) An Ordinance rezoning 1906 St. Patrick Street from O-I Office Institutional to I-2 General Industrial.

Recommendation of the City Plan Commission on 6-12-13: That the ordinance be adopted.

Fiscal Note: N/A

Associate Planner Johanneck advised the Common Council has heard the request for the rezone from Office Institutional to General Industrial and is related to the item from the previous agenda regarding opening of a business at 1906 St. Patrick Street. Staff recommends the Ordinance be adopted.

A motion was made by Alderman Wisner, seconded by Commissioner Hargrove, to recommend Ordinance 003-13 be adopted. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

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13-9049

Subject: (Direct Referral) Request by Heather Bennett and Omar Barron, representing Spitfire Ink Custom Creations, LLC, for a conditional use permit to allow for a tattoo establishment at 3417 Douglas Avenue.

Recommendation of the City Plan Commission on 6-12-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3417 Douglas Avenue](#)
[\(13-9049\) CU 3417 Douglas Avenue](#)

Associate Planner Johanneck described the proposed use, views of the property, area zoning, property zoning and surrounding zoning, and aerial views of the site. The shop will occupy 725 sq. ft. within the building. The other existing tenant in the building is Kimberland Day Care center. There are 35 on-site parking spaces, which is adequate for both uses.

The site plan was reviewed with concern in mind that it is in close proximity to a day care facility. There are two additional spaces still available for rental within the center. Staff felt several things mitigated the possible negative effects of the tattoo shop to the day care, including hours, different entries into each establishment, the small size of the tattoo shop (2 chairs only and 725 square feet), and conditions of approval placed on the use to mitigate any potential negative effects while allowing both businesses to operate in close proximity to the other. Also, the tattoo's being offered are custom work versus 'flash tattoo's,' which are somebody else's tattoo design, common in art or books, that people look at and select their tattoo. These types of tattoos require less skill and time, as they are not customized. Nobody under the age of 18 will be allowed into the tattoo shop.

The hours of operation proposed are Monday through Friday 11:00 a.m. – 10:00 p.m., and Saturdays 10:00 a.m. – 10:00 p.m., with no Sunday hours. Maintenance of the site will be the responsibility of the property owner.

Public Hearing opened: 4:35 p.m.

1. Omar Barron, the applicant, spoke about the business, advised will have trash kept enclosed vs. using a dumpster, and discussed signage.

Public Hearing closed 4:37 p.m.

A motion was made by Commissioner Esqueda, seconded by Commissioner Hargrove, to approve the request as presented, subject to Staff recommendations. The motion PASSED by a Voice Vote.

13-9050

Subject: (Direct Referral) Request by Brian Weisbrod to operate a dog grooming establishment at 2421 Geneva Street. (PC-13)

Recommendation of the City Plan Commission on 6-12-13: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 2421 Geneva Street](#)
[\(13-9050\) CU 2421 Geneva Street](#)

Associate Planner Johanneck advised this is before the Commission for a determination if a dog grooming establishment is similar in nature to other uses in the B-1 district as it is not specifically listed in the ordinance as permitted or conditional. A review of the business, the zoning, the floor plan including location of the sales and pick-up area for the dogs were identified. The front of the building will have retail sales of items for canines, and also a finishing station. The rear will have areas for washing the dogs, kennels (no more than 2) for dogs awaiting pick-up. This is where the bulk of the work will take place. The former use of this location was a beauty salon.

There are three residential spaces on the second level. The only parking available on-site is for these residential apartments. Per code, the dog grooming establishment would require 4 spaces. The time vehicles will be parked for the dog grooming is minimal, as it is a drop-off/pick-up type of business. These short parking timeframes will mitigate, as much as possible, the parking issue. There is also a thrift store located here which utilizes street parking.

The proposed hours of operation are from 7:00 a.m. – 5:00 p.m. Monday through Friday.

Public Hearing opened: 4:35 p.m.

1. Rose Poplawski, 1107 Romayne Ave., concerned with messy condition of the site currently, concerned with adding dogs to this and increase in traffic. Mayor Dickert advised he will have the U.N.I.T. look at the property for violations and require any necessary clean-up.

2. Chauntel Vinsch, 1109 Romayne Ave., concerned with parking.

Public Hearing closed 4:50 p.m.

Ms. Johanneck read through the Staff recommendations.

A motion was made by Commissioner Esqueda, to recommend approval of the item subject to Staff recommendations. Mr. Sadowski suggested adding a condition that the Plan Commission has determined this use to be similar in nature of other uses in the B-1 District. The motion, with amendment, was seconded by Commissioner Hargrove for approval. The motion PASSED by a Voice Vote.

Adjournment

The meeting was adjourned at 4:55 p.m.