



# 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*

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Wednesday, April 9, 2014

4:30 PM

City Hall, Room 205

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### Call To Order

*Alderman Wisner called the April 9, 2014, Plan Commission to order at 4:45 p.m.*

**PRESENT:** 4 - Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth and Dennis Wisner

**ABSENT:** 1 - Molly Hall

**EXCUSED:** 2 - John Dickert and Melvin Hargrove

Others present:

*Matthew Sadowski, Assistant Director of City Development  
Jill Johanneck, Associate Planner  
Michelle Cook, City Development Secretary*

### Approval of Minutes for the March 12, 2014 Meeting

A motion was made by Commissioner Esqueda, seconded by Commissioner Sutton Ekes, to approve the minutes of the March 12, 2014. The motion **PASSED** by a Voice Vote.

### 4:30 P.M. PUBLIC HEARINGS

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#### 14-10001

**Subject:** (Direct Referral) Request by Billie R. Johnson for a conditional use permit to operate an adult day care at 3417 Douglas Avenue. (PC-14) (Res. No. 14-0165)

**Recommendation of the City Plan Commission on 4-9-14:** That the item be approved, subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 3417 Douglas Avenue](#)  
[\(14-10001\) CU 3417 Douglas Avenue](#)

*Associate Planner Johanneck provided a review of the site area and zoning, along with views of the property. A summary of the request was provided: that the center*

would occupy 2,600 square feet, be open from 6:00 a.m. – 6:00 p.m., the types of clients and activities and parking information. It was noted the zoning ordinance requires a 1,000 foot distance requirements between day care centers, however, the code does not make a distinction between adult and child care centers. Due to the nature of this proposal, that many individuals will be dropped off and that there is no outside area play requirements, Staff recommended an exception be made to the spacing requirement.

The Public Hearing opened at 4:50 p.m.  
No public comments were made.  
The Public Hearing closed at 4:50 p.m.

Assistant Director of City Development Matt Sadowski requested a condition be added to the recommendation of approval stating that the request shall be reviewed by the Douglas Avenue Business District if approved.

**A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to recommend approval of the request subject to the Staff conditions as amended. The motion was PASSED by a Voice Vote.**

**14-10002**

**Subject:** (Direct Referral) Request by Paulo Martinez for a conditional use permit to operate an automobile repair at 1454 Junction Avenue. (PC-14) (Res. No. 14-0166)

**Recommendation of the City Plan Commission on 4-9-14:** That the item be approved, subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 1454 Junction Avenue](#)  
[\(14-10002\) CU 1454 Junction Avenue \(2\)](#)

Associate Planner Johanneck provided a review of the site area and zoning, along with property views. A summary of the request was provided. She stated the applicants are requesting approval to do light automobile repair, with vehicles entering and exiting through the rear of the building. There is room for 3 vehicles inside the building and for 2 parking spaces in the rear. The applicants were advised they will need to provide a dumpster with enclosure in the rear of the building.

The Public Hearing opened at 4:55 p.m.  
No public comments were made.  
The Public Hearing closed at 4:55 p.m.

When questioned about servicing diesel vehicles, the applicant's son Fausto Martinez advised they will not be working on them.

The hours of operation were clarified for the Commission. They will be open from 8:00 a.m. – 7:00 p.m., Monday through Saturday. Commissioner Veranth indicated the hours may affect the residential to the east, however Staff indicated the residential is far enough away that it should not be affected.

Assistant Director of City Development Matt Sadowski requested a condition be added to the recommendation of approval stating that the request shall be reviewed by the Uptown Review Board if approved.

**A motion was made by Commissioner Veranth, seconded by Commissioner**

Esqueda, to recommend approval of the request, subject to Staff conditions as amended. The motion PASSED by a Voice Vote.

14-10003

**Subject:** (Direct Referral) Request by Mark Gill and Lavonda Perkins for a conditional use permit to operate a tavern to be known as "King Daddies" at 1333 Douglas Avenue. (PC-14) (Res. No. 14-0167)

**Recommendation of the City Plan Commission on 4-9-14:** That the item be approved, subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 1333 Douglas Avenue](#)  
[\(14-10003\) CU 1333 Douglas Avenue](#)

*Associate Planner Johanneck reviewed the request. This was the location of the former High Rollers Bike club who have vacated the premises. Staff reviewed the site and surrounding zoning.*

*Information on the application included hours requested of Monday – Thursday from 6:p.m. – 2:00 a.m., and Fridays – Sundays from 4:00 p.m. – 2:30 a.m. There will be 2 full-time and 2 part-time employees. The site has 8 parking spaces and requires 15. Ms. Johanneck advised the applicants will need to secure off-street parking from an adjacent property. Bar amenities, such as juke box, pool table, and darts, etc. will be in the venue. The applicants indicate there will be DJ's from time to time, and Staff indicated that the doors will need to remain closed. The applicants also indicated they will have an off-duty police officer at the door to check for identification and weapons.*

*The Public Hearing opened at 5:10 p.m.*

*No one came forward to speak. Ms. Johanneck read into the record notes from a phone call from Mary Payne of 1336 Lincoln Street, who is opposed to the request.*

*The public hearing was closed at 5:12 p.m.*

*Discussion ensued. Alderman Coe expressed concerns about hours of operation, concerns for homeowners, and the need for security is off-setting in this area, and that the area has enough bars and adding another is not good for Douglas Avenue and its residents.*

*Commissioner Sutton Ekes asked if the applicant was ok with the conditions, to which the agent, Lavonda Perkins, advised yes. Commissioner Ekes also inquired about security cameras on the property. Ms. Perkins indicated there are cameras in place, with at least 2 inside and one by the front door. She advised they are in working order and will be part of the overall security plan. Ms. Johanneck indicated to the Commission she would like to add information on the security system to the list of conditions of approval.*

*Assistant Director of City Development Matt Sadowski requested a condition be added to the recommendation of approval stating that the request shall be reviewed by the Douglas Avenue Business District if approved.*

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

**Administrative Business**

*None.*

**Adjournment**

*The meeting was adjourned at 5:20 p.m.*