



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Draft City Plan Commission

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

---

Wednesday, September 12, 2012

4:15 PM

City Hall, Room 205

---

### Call To Order

*Mayor Dickert called the September 12, 2012 Plan Commission meeting to order at  
4:30 p.m.*

**PRESENT:** 3 - John Dickert, Molly Hall and Dennis Wiser

**ABSENT:** 1 - Vincent Esqueda

**EXCUSED:** 3 - Elaine Sutton Ekes, Jud Wyant and Tony Veranth

Others present:

*Matthew Sadowski, Principal Planner*

*Jill Johanneck, Associate Planner*

*Ken Plaski, Chief Building Inspector/Zoning Administrator*

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

**No action on the minutes of the August 29, 2012 Plan Commission meeting due  
to no quorum.**

**[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](#)

**No action taken due to lack of a quorum.**

**[Res.12-3302](#)**

Ryan LaFave 3543 Republic Avenue, requesting to purchase the lot  
west of his property.

Resolved, that since public interest requires it, that the unimproved  
portion of Cleveland Avenue right-of-way between Republic Avenue

and the Wisconsin Electric Power Company at 3330 19th Street, be vacated.

Further resolved, that on September 14, 2012 the City Plan Commission reviewed the proposed vacation and Resolution 12-3302 is adopted as the vacation is not in conflict with City plans and programs; and

Further resolved, 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.

Fiscal Note: Not applicable.

No action taken due to lack of a quorum.

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

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

##### 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 introduced the request and provided information on the property area, location, zoning, etc. The floor plans were reviewed showing the interior layout. She advised there will be 2 artist stations in the rear of the main level, and the upstairs will remain residential apartments. The tattoo operations will occur on the main level, with a 'break area' for the employees in the lower level of the building.*

*The exterior appearance was reviewed. Ms. Johanneck indicated the applicants are interested in working with the owner on making modifications to the building appearance, potentially removing the wood shake canopy-structure, painting of shutters, etc. Photo views to and from the site were shown. The façade grant program was discussed as a way to off-set some costs in remodeling.*

*As there is no on-site parking, customers would park on the street in metered spaces. Due to the nature of the business and timeframe involved for each customer, there should not be a hardship for parking near the area. Also, the applicants are looking into renting a parking space in a nearby parking lot for their vehicle. Due to the type of business, not much traffic is anticipated. Hours of operation are requested to be 11:00 a.m. – 8:00 p.m.*

*The applicants provided a business plan they had prepared. Copies were provided to the Commission members. The document contained summaries, tables, services,*

*market analysis, implementation summary, sales forecast, management summary and financial plan.*

*Staff recommended approval subject to conditions.*

*Public Hearing Open at 4:33 p.m.*

*1. Doug Nicholson, 1534 College Avenue, spoke in support of the request. He indicated he knows the applicant and he is a responsible person, has a good work ethic, and is a fantastic artist who has worked around the country with the co-applicant and do excellent work.*

*2. Denise (name illegible; no address provided), is the owner of the building and also spoke in favor of the request, indicating they have a solid business plan and would be a good addition to the area.*

*3. Sean Fletcher, applicant, provide additional information on his operation, provided 5 letters from individuals in support of this request, and noted this will be his and his fiance's livelihood, and wants to do the best job they can.*

*Ms. Johanneck read a letter of opposition from Barbara Miller, who called but could not make the meeting. She advised she represents the Red Cross building and does not think this use is conducive to the neighborhood.*

*Public Hearing Closed at 4:40 p.m.*

*Due to lack of a quorum, a vote on this item could not be taken. Mayor Dickert requested a 5 minute recess to see if another commissioner would arrive.*

*Following the recess, the Mayor re-convened the meeting and advised there will not be a quorum. No action was taken on any items.*

**No action was taken due to lack of a quorum.**

### **Administrative Business**

*None.*

### **Adjournment**

*Mayor Dickert adjourned the meeting at 5:00 p.m. without objection.*