



City of Racine

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

Meeting Minutes - Final

City Plan Commission

Mayor John Dickert
Alderman Dennis Wiser
Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez

Wednesday, October 12, 2016

4:30 PM

City Hall, Room 303

Call To Order

Mayor Dickert called the October 12, 2016 Plan Commission meeting to order at 4:33 p.m.

PRESENT: 5 - John Dickert, Dennis Wiser, Tom Durkin, Ann Brodek and Mario Martinez

EXCUSED: 1 - Tony Veranth

Approval of Minutes for the September 28, 2016 Meeting

A motion was made by Alderman Wiser, seconded by Commissioner Brodek, to approve the minutes of the September 28, 2016 meeting. The motion **PASSED** by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

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[0855-16](#)

Subject: (Direct Referral) Review of a request from Tedra Clark, represented by LaDonna Hadley, seeking a conditional use permit to allow for a daycare facility at 1313 High Street. (PC-16) (Res No. 0354-16)

Recommendation of the City Plan Commission 10-12-16: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1313 High Street](#)
[\(0855-16\) CU 1313 High Street](#)

Associate Planner Johanneck introduced the item and provided an overview of the property in question as well as for surrounding properties, zoning information, and lot layout. The applicants are requesting to operate a 24/7 day care facility. They are currently pursuing State licensing for the site and will part of the Young Star program, which includes a curriculum and higher level of staff educational requirements. The center will provide transportation for children to and from home or school. The property was formerly a bank and is zoned B-2 Community Shopping District.

As the review was presented, Staff identified items which need to be further addressed, including un-permitted fencing and the treatment used to block the exit onto Dr. Martin Luther King Jr. Drive, site lighting, parking lot sealing/stripping, buffering from the residential lot to the south, the playground, site landscaping, and the former drive-through area. A review of the floor plans for the main, lower level kitchen, classroom layout and rear entryway were discussed. Ms. Johanneck reviewed the criteria required for day care's as per the zoning ordinance and advised they have been met. Criteria for recommendation of a conditional use were briefly discussed and have been met with the application. The playground is required to be screened from the property to the south, which is residential. It is partially screened however the fencing and landscaping need maintenance and "gaps" in the screening need to be addressed. The playground will require weed treatment and sealing, and a foam base play area will be provided. Enhancements to the playground are proposed for next year when weather permits. Site maintenance provisions and agreements for such were noted.

Public Hearing opened: 4:45 p.m.

1. LaDonna Hadley, 1830 Blake Avenue, 53404. Ms. Hadley advised she is representing the applicant and provided additional information about the facility and curriculum. She also discussed their desire for future expansion of the facility.

Public Hearing closed: 4:47 p.m.

Discussion ensued. Ms. Hadley responded to Commissioner inquiries about her experience in daycare, to which she advised she is currently seeking a Ph.D. in educational leadership and that she has former experience working in daycare centers. She advised all employees working with children must be certified within 6 months and obtain teaching certificates. Upon inquiry, she provided information about the need for a 24/7 daycare is often related to 3rd shift workers, and/or parents who need a reliable source to get their children to and from home or school, and they offer this reliable service. Ms. Hadley advised she has read and understands the conditions of approval, with Staff providing clarification on condition L. for removal of the teller islands and to gain an overall idea for future planning for the center.

A motion was made by Alderman Wiser, seconded by Commissioner Durkin, to recommend approval of the request subject to conditions as presented. The motion PASSED by a Voice Vote.

[0856-16](#)

Subject: (Direct Referral) Review of a request from Joe Waldow, representing Sinful Saints Studios, seeking a conditional use permit to allow for an accessory tattoo establishment at the future Espresso Yourself Café to be located at 2501 Douglas Avenue. (PC-16) (Res No. 0355-16)

Recommendation of the City Plan Commission on 10-12-16: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 2501 Douglas Avenue](#)
[\(0856-16\) CU 2501 Douglas Avenue](#)

Assistant City Development Director / Principal Planner Matt Sadowski advised this request is related to the recently adopted ordinance change allowing tattoo

establishments as accessory uses in the B-1 Neighborhood Convenience district. The interior of this building is separated into different work areas, and the café is designated to operate out of the western portion of the structure, with direct access to Douglas Avenue. The tattoo operation would take place in the middle section east of the café area. Primary access to the tattoo shop is via an entryway off Romaine Avenue. There is an interior connection available between these two spaces. As written into the conditions, the café must be open and operational by no later than May 31, 2017 to meet the criteria of the new ordinance. An overview of the site and surrounding area/uses was presented.

Hours of operation were reviewed, and staff indicates the hours presented reflect an effort to balance the needs of the business with consideration to the residential properties to the east. Vehicular traffic is anticipated to come primarily from Douglas Avenue. The ordinance requirement for the proposed uses is 13 on-site parking spaces yet the site provides no parking. Prior uses have received exceptions to the parking standards, however the former daycare located here required, at the minimum, provision for employee off-street parking.

An overview of landscaping, signage, site lighting and site maintenance was provided. Signage will be reviewed separately and the applicants are encouraged to speak with the Douglas Avenue Business Improvement District (BID) to for the possibility to receiving a sidewalk planter grant, as there is no area within the site for the addition of landscaping. The applicants have presented no location for trash or recyclables at this time, which will require further review and discussion to address this ordinance requirement. An overview of conditional use criteria, and adjacent land uses was provided, with focus on the hours of operation and the potential impacts on the surrounding residential properties.

Public Hearing opened: 5:04 p.m.

1. Joe Waldow, applicant. 2507 Douglas Avenue. Discussed his request and reasoning in wanting to change the hours of operation. Stated the employees live next door which lessens the need for parking. Also expressed concerns with the requirement the doors must be locked at closing time, even if they still have a client where the appointment may have run over its scheduled time.

Further discussion ensued. Mayor advised Mr. Waldow self-monitoring is needed to avoid late scheduling for tattoo services which cannot be completed within the hours of operation. He also suggested chairs be placed out front of the café to attract more customers and foot traffic.

Discussion on the hours of operation and parking continued. Following discussion, a modification to the hours was proposed as an amendment to the conditions of approval. Café hours will be allowed from 6:00 a.m. – 6:00 p.m. daily, and hours for the tattoo operation would be from 12:00 p.m. – 10:00 p.m. Sunday through Thursday; and from 12:00 p.m. – 11:00 p.m. Fridays and Saturdays. Parking and operational hours will be monitored on an annual basis, or sooner if warranted.

Public Hearing closed at 5:30 p.m.

A motion was made by Commissioner Durkin, seconded by Alderman Wisner, to approve the request subject to conditions as amended. The motion PASSED by a Voice Vote.

Adjournment

Mayor Dickert adjourned the meeting at 5:32 p.m.

