



# City of Racine

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

## Meeting Minutes - Final City Plan Commission

*Mayor Gary Becker  
Alderman Gregory Holding  
Atty. Jud Wyant, Elaine Sutton Ekes  
Vincent Esqueda, Frank Tingle  
Brent Oglesby*

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Wednesday, March 12, 2008

4:15 PM

City Hall, Room 205

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### Mayor Becker called the meeting to order at 4:20 p.m.

**PRESENT:** 5 - Gary Becker, Elaine Sutton Ekes, Vincent Esqueda, Gregory Holding and Jud Wyant

**EXCUSED:** 2 - Brent Oglesby and Frank Tingle

*OTHERS PRESENT: Brian F. O'Connell, Director of City Development  
Matthew G. Sadowski, Principal Planner  
Rick Heller, Chief Building Inspector  
Devin Sutherland of Downtown Racine Corp.  
Alderman Jeff Coe  
Penelope Gabor, City Development Intern*

### Approval of Minutes for the February 27, 2008 Meeting

A motion was made by Vincent Esqueda, seconded by Atty. Jud Wyant, that the minutes be approved, as distributed. The motion PASSED by a Voice Vote.

08-1840

**Subject:**(Direct Referral) Rescission without prejudice of a Conditional Use Permit for an auto repair establishment at 2101 Lathrop Avenue.

**Recommendation of City Plan Commission on 3-12-08:** That the Conditional Use Permit for an auto repair establishment at 2101 Lathrop Avenue be rescinded without prejudice.

A motion was made by Atty. Jud Wyant, seconded by Vincent Esqueda, that this item be Recommended For Approval. The motion PASSED by a Voice Vote.

07-0747

**Subject:** (Direct Referral) Compliance review for R & S Performance at 2101 Lathrop Avenue.

**Recommendation of the City Plan Commission on 6-13-07:** That the item be deferred.

**Recommendation of the City Plan Commission on 9-26-07:** That the item be deferred and to direct staff to initiate revocation proceedings.

**Recommendation of the City Plan Commission on 3-12-08:** That the item be received and filed.

**Attachments:** [07-0564.doc](#)

A motion was made by Alderman Gregory Holding, seconded by Atty. Jud Wyant, that this item be Received and Filed. The motion PASSED by a Voice Vote.

**07-1018**

**Subject:** (Direct Referral) Request by Kevin Bailey of DNP/ Racine LLC seeking consideration of a request to rezone property at 212 Hamilton Street from I-1 Restricted Industrial District to R-5 General Residence District to accommodate a multi-unit residential development.

**Recommendation of the City Plan Commission on 8-8-07:** That the item be deferred.

**Recommendation of the City Plan Commission on 3-12-08:** That the item be received and filed.

**Attachments:** [212 Hamilton.pdf](#)  
[212 Hamilton Plan.pdf](#)

*Director O'Connell explained that Mr. Bailey has been informed of the proposed action and has stated he does not object.*

A motion was made by Alderman Gregory Holding, seconded by Elaine Sutton Ekes, that this item be Recommended to be Received and Filed. The motion PASSED by a Voice Vote.

**07-1393**

**Subject:** Communication from the Alderman of the 9th District submitting revisions to the sign ordinance.

**Recommendation:** The communication be referred to the City Plan Commission.

**Fiscal Note:** Not applicable.

**Recommendation of City Plan Commission on 3-12-08:** That the item be received and filed.

**Attachments:** [Sign Ordinance Changes.pdf](#)

A motion was made by Alderman Gregory Holding, seconded by Atty. Jud Wyant, that this item be Recommended to be Received and Filed. The motion PASSED by a Voice Vote.

**07-0424**

**Subject:** Compliance review for Toys-R-US at 2433 S. Green Bay Road.

**Recommendation of City Plan Commission on 4-11-07:** That this item be deferred

**Recommendation of City Plan Commission on 5-30-07:** That this item be deferred

**Recommendation of City Plan Commission on 6-27-07:** That this item be deferred.

**Recommendation of City Plan Commission on 3-12-08:** That this item be received and filed.

**A motion was made by Alderman Gregory Holding, seconded by Vincent Esqueda, that this item be Received and Filed. The motion PASSED by a Voice Vote.**

**Public Hearing Starting at 4:30 p.m.**

**08-1841**

**Subject:** (Direct Referral) Request for conditional use permit for tattoo and body piercing establishment at 614 Sixth Street. (Res.08-0697)

**Recommendation of City Plan Commission on 3-12-08:** That a request from Johnathan C. Zbinden of "i ov thee dragon" seeking a conditional use permit for a tattoo and body piercing establishment at 614 - 6th Street, Suite B, subject to the following conditions:

- a. That the plans presented to the Plan Commission on March 12, 2008 be approved subject to the conditions contained herein.
- b. That all requirements of the State Department of Health and Family Services be complied with.
- c. That all trash and recyclables be kept in closed containers and stored in the building until pick up.
- d. That no loitering be allowed in or around the building.
- e. That the tattoo and body piercing stations be screened from view from the exterior of the business.
- f. That the establishment's hours open to the general public be from noon to 9:00 p.m. Monday through Saturday; noon to 5:00 p.m. Sunday. Client services shall cease within one hour of closing.
- g. That the sale of food or drink not be allowed.
- h. That all signs be professionally made, comply with zoning ordinance requirements and be approved by Downtown Design Review Commission.
- i. That all codes and ordinances be complied with and required permits acquired.

j. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.

k. That this permit is subject to Plan Commission review for compliance with the listed conditions.

**Fiscal Note:** N/A

**Attachments:** [614-6th St.pdf](#)

*Mayor Becker opened the public hearing at 4:30 p.m., explained the public hearing process and introduced the item.*

*Director O'Connell described the location of the proposal, adjacent land uses and zoning.*

*Applicant Jonathan Zbinden, described the proposed use and stated that there would also be an art gallery with photos and paintings on display. In response to Commission members Mr. Zbinden found the conditions of approval to be acceptable, including the ability to have hours on Sundays.*

*There being no further comments or questions, and hearing no objections, Mayor Becker closed the public hearing at 4:40 p.m.*

**A motion was made by Atty. Jud Wyant, seconded by Vincent Esqueda, that this item be Recommended For Approval, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote.**

## Administrative Business

*UPDATE ON REVOCATION PROCESS FOR CHOCOLATE CITY TEEN DANCE CLUB AT 522 – 6TH STREET.*

*Director O'Connell briefed Commission members of discussions held with Mr. Thomas Holmes and Randy Myricks regarding concerns with security, operations, and advertising. He stated that in response to that meeting and a revocation notice sent by Chief Building Inspector/Zoning Administrator Heller, Mr. Holmes and Myricks submitted a security plan, an explanation of their advertising efforts, and a request to amend the hours of operation. He informed Commission members that no calls for police service were registered for the club in the past two weeks. The general consensus was that Commission members were encouraged by the progress, but reluctant to alter hours of operation until more of a compliance track record is established; at this point no revocation will be sought.*

*ART GALLERIES AND ART STUDIOS*

*Director O'Connell stated that staff would be presenting language for amendments to the zoning ordinance to better define art galleries and art studios, and where such uses are appropriate.*

## Adjournment

*There being no further business before the Commission and hearing no objections, Mayor Becker adjourned the meeting at 4:45 p.m.*

*Respectfully Submitted,*

*Brian F. O'Connell, Secretary  
Director of City development*