



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

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

Wednesday, March 8, 2017

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 4 - Dennis Wisner, Tom Durkin, Tony Veranth and Mario Martinez

EXCUSED: 2 - John Dickert and Ann Brodek

Approval of Minutes for the February 22, 2017 Meeting

A motion was made by Commissioner Durkin, seconded by Commissioner Veranth, to approve the minutes of the February 22, 2017 meeting. The motion PASSED by a Voice Vote.

[216-17](#)

Subject: (Direct Referral) Review of a Certified Survey map for the property at 5101 Washington Avenue. (PC-17)

Recommendation of the City Plan Commission on 3-8-17: That the 2-Lot Certified Survey Map for the property at 5101 Washington Avenue be approved subject to conditions.

Fiscal Note: N/A

Assistant Department of Development Director and Principal Planner provided background about the area and property views. He advised the map produced was months of work between all parties involved for the conditional use for a bank to be presented later. A review of technical corrections was provided.

A motion was made by Commissioner Veranth, seconded by Commissioner Durkin, to recommend approval subject to conditions a. through e. as presented. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

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[215-17](#)

Subject: (Direct Referral) Request from Ron Scasny, representing TIRBA, LLC, seeking a conditional use permit to allow a Community Based Residential Facility, out-patient medical clinic, and a rooming house at 3710 Douglas Avenue. (PC-17)

Attachments: [PH Notice - 3710 Douglas Avenue](#)

Associate Planner Jill Johanneck introduced the request a multi-faceted facility, formerly a group living facility, proposed for 3710 Douglas Avenue. The proposal calls for a 16-bed CBRF with licensing for crisis stabilization, 7 studio apartments and wellness services, and 9 boarding rooms. The location is on North Douglas Avenue, and a review of the site and adjacent properties, views, site and floor plans were presented.

The site originally was a single-family residence, and prior to 1977 it operated as an apartment complex with rooming units. In 1971, the site was rezoned to R-5 and the large addition extending to the rear of the lot was constructed for Learning Tree Limited which was granted approval for a CBRF for up to 50 residents. In 1978, the site was granted a conditional use permit to Lincoln Lutheran for offices and housing and rooming for the elderly. This request for conditional use at this location is closely related to most former uses at this site.

The first level is intended for use as office space, 2 lobbies, and 9 double-occupancy CBRF rooms.

The second level is intended for 7 studio apartments and 9 boarding rooms.

The basement level is mostly dedicated to operational components, but does provide laundry and recreational space.

The request meets the distancing requirements, with the exception of an adult family home. These are not usually considered facilities when applying special distances requirements, so that fact this location is near an adult family home, while it has been considered, believe an exception to the spacing requirement is authorized. Parking is adequately supplied, the dumpster will be moved into the rear portion of the lot, pending approval of an agreement between the owners and WEPCO, and the shed location will be changed. Access into the site is via a joint-access approval between Douglas Terrace Apartments.

The landscaping is in mature, well-maintained condition, and only trimming and weeding should be necessary. For trash, the applicants have contracted with Advanced Disposal to install the new collection area and enclosure. No lighting modifications are proposed. An estimate of 7 employees was provided. Deliveries are estimated at 2-4 per week, and signage will be reviewed separately of this application.

PHO: 4:55 p.m.

1. Mark and Jo Malucky, 3706 Douglas Avenue. Spoke in opposition. Stated there have been problems with former tenants. Feels there is lack of supervision and they have safety concerns. Feels 24/7 supervision should be required for the rooming units
2. Alderman Ray DeHahn, 2706 Diane Avenue. Spoke in opposition. Stated he doesn't support it, it would need 24/7 supervision, and it can't work
3. Joe (last name not provided), 5222 25th Street, Kenosha. Spoke in opposition. He manages a property to the east of this location.
4. Ron Scasny, applicant. Muskego, WI (full address not provided). Spoke in support. Indicated the need for Crisis Service Unit, and becoming a CSU required a conditional use. He provided further background on how they came to select this location, and how it can keep individuals from being released too soon, and further explained operational components.
5. Tom Engles, Director of Business Development for Tellurian. Spoke in favor. Provided a full background of services provided. He spoke of other facilities they operate, that they operate by a code of conduct, are approaching treatment to keep people out of environments that do not provide the continuum of care, so they offer

this time to provide a small away get the help people work on their care needs. He added the staff is trained in trauma, can get to the root of the problem, and have a Communication Resource Coordinators on staff to help with community resources, food stamps, housing resources, etc. He referred to a similar facility in Lacrosse.

PHC: 5:41 p.m.

Discussion ensued.

Commissioner Durkin asked about the length of a time people stay, and if they distribute meds. Mr. Engels advised there is no set time limit for stay, however average is 7-10 days. Their clinicians are licensed to prescribe meds, and there is a zero-tolerance policy for illegal drugs, though alcohol may be allowed in the studio apartments.

Commissioner Veranth inquired about prior incidents, one in Lacrosse and another in Madison. Mr. Engels verified this is a 16 bed operation, with 7 housing units (Permitted Use in the district – not part of this application), and 7 studios.

Commissioner Martinez asked if there have been any problems with the Lacrosse facility, and how people end up in these facilities. Mr. Engels advised not to his knowledge. Further, he stated a person may have gone off their medication, and/or a non-violent person who needs time to recover from the episode. This also reduces the number of people checking into hospitals when these types of emergencies can be handled in a more effective way. Further discussed was security, the process involved in checking a person out of the CBRF and assigning them a Community Residential coordinator to assist in follow-through.

When inquired about associations with area hospitals, Ron Scasny advised they work with Rodgers, Wheaton All Saints, who have closed most of their psychiatric services creating a large demand. They work with referring providers.

Regarding supervision, there will be external (cameras), internal 24/7 staff.

Alderman DeHahn added he sees a massive group home, that there are already 135 in the City, and the State will be paying for all of this. Mr. Scasny added he does not feel this is a typical group home, as they offer classes, treatment services.

Commissioners Durkin and Veranth proposed several conditions of approval to be incorporated into the recommendation.

A motion was made by Commissioner Veranth, seconded by Commissioner Durkin, to defer action to allow Staff opportunity to revise existing and add necessary approval conditions. The motion PASSED by a Voice Vote.

[217-17](#)

Subject: (Direct Referral) Request from Sarah Freymuth of the Redmond Company seeking a conditional use permit for drive-through facilities associated with a proposed full service Town Bank at 5101 Washington Avenue. (PC-17) (Res No. 0101-17)

Recommendation of the City Plan Commission on 3-8-17: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 5101 Washington Avenue](#)

Mr. Sadowski reviewed the site and area of the proposed bank facility. A review of building elevations was shown, along with surrounding properties, area zoning and different viewpoints of and from the proposed development. The landscaping plan proposed is well-proportioned and designed, with only a few needed changes for salt tolerance plantings.

On the elevations, additional stone was added along the west and north sides of the building, helping to bring the façade together. Signage will be well-designed and lit.

A review of the Findings of Fact was made by the Plan Commission, as is required per ordinance when a conditional use is requested.

PHO: 5:56 p.m.

1. Alderman Perez. Stated he likes the plan, but is irritated with suggestions to make aesthetic improvements and said that is why people don't want to live or build here. Mr. Sadowski added the ordinance require and support aesthetics, safety, etc.

PHC: 6:04 p.m.

A motion was made by Commissioner Durkin, seconded by Commissioner Veranth, to recommend approval subject to staff recommendations as presented. The motion PASSED by a Voice Vote.

218-17

Subject: (Direct Referral) Request from Austin Potrikus & Lindsey Kennedy seeking a conditional use permit for a mixed-use facility at 1626 Douglas Avenue having three uses: (1) auto repair, maintenance and restoration, (2) vehicle storage, (3) retain and/or office space. (PC-17) (Res No. 0102-17)

Recommendation of the City Plan Commission on 3-8-17: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1626 Douglas Avenue](#)
[\(218-17\) CU 1626 Douglas Avenue](#)

A review of the property in question, project views and surrounding uses were presented and a review of the site project plan was presented.

The primary tenant would be AMPdmotors, LLC. They engage in repair, maintenance and vehicle restoration. The area to the rear will be a climate-controlled vehicle storage, and plans for the two front areas may include either an office or storage (fully enclosed), however this has yet to be determined.

It was noted no regular, heavy traffic is anticipated, maintenance is the responsibility of AMPdmotors, LLC, they will be planning to install a security system, and all storage will be indoors. In relation to parking, 30 off-street spaces are required and 4 are proposed on the street, with 5 more additional in the parking lot. This will need to be addressed by the applicants. Further, a full site-plan is to be submitted, the building is in need of painting, and signage will require staff review.

Findings of fact were presented to the Commissioners, as required per ordinance, when considering a conditional use approval.

PHO: 6:13 p.m.

1. Austin Potrikus, applicant, 3241 St. Claire St. Was available to answer questions.

PHC: 6:14 p.m.

A motion was made by Commissioner Durkin, seconded Commissioner Martinez, to recommend approval subject to staff recommendations as amended. The motion PASSED by a Voice Vote.

Adjournment

Alderman Wisser adjourned the meeting 6:16 p.m.