



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 26, 2016

4:15 PM

City Hall, Room 307

Call To Order

PRESENT: 5 - John Dickert, Dennis Wiser, Tom Durkin, Tony Veranth and Mario Martinez
EXCUSED: 1 - Ann Brodek

Others present:

Amy Connolly, Director of City Development
Matt Sadowski, Principal Planner/Assistant Director of City Development

Approval of Minutes for the October 12, 2016 Meeting

A motion was made by Alderman Wiser, seconded by Commissioner Durkin, to approve the minutes for the October 12, 2016 meeting. The motion **PASSED** by a Voice Vote.

[0747-16](#)

Subject: (Direct Referral) An application from Planet Fitness, represented by Chris Fish, seeking approval of a conditional use amendment to allow deviations from the Regency Mall Sign Criteria for exterior signage at Planet Fitness, 5538 Durand Avenue. (PC-16) (Res No. 0382-16)

Recommendation from the City Plan Commission on 11-09-16:

That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 5538 Durand Ave](#)
[Mall and Trademark Standards Staff Exceptions](#)
[\(0747-16\) CU 5538 Durand Avenue](#)

Assistant Director/Principal Planner Sadowski presented the proposal from Planet Fitness and explained the prior work on this item. He stated that Planet Fitness is looking to place a sign above the fascia and looking for three main criteria exceptions including the use of backer board.

Commissioner Veranth arrived at 4:27 p.m.

It was explained that the exterior entry is only an "egress door" with display type windows. Staff feels that the height of the sign is not proportionate with the space and not in keeping with past approvals of other signage for the mall. Mr. Sadowski showed comparisons between previous approvals and the Planet Fitness sign request.

Mr. Sadowski stated design standards of the mall do not allow a backer panel. He showed slides illustrating and explained what they are allowed to do with the standards that are in place.

Mr. Sadowski stated that staff recognized that this does not meet Planet Fitness' needs so the next consideration would allow them to have an entry --- it could have an exit door, so staff believes it's in the spirit of having an entryway.

Mr. Sadowski showed a table indicting mall sign standards, the Planet Fitness request and what Staff would allow (see the attached "Mall and Trademark Standards" for more detailed information).

Discussion ensued regarding the use of backer board for the signage and the sign height and what's allowed per the Regency Mall standards and the municipal code. Planet Fitness representatives sited larger signage and stacked signs being used for Ross' and HH Gregg, however, staff pointed out they have a much larger frontage area to accommodate the sign.

A motion was made by Alderman Wiser, seconded by Commissioner Durkin, to defer the item. The motion PASSED by a Voice Vote.

[0905-16](#)

Subject: (Direct Referral) An application from Vishal Investments, LLC, represented by Ted Gement, seeking approval of a minor amendment to a conditional use permit to locate a new pole sign at 1975 State Street. (PC-16)

Mr. Sadowski explained the request. The original request was for an exception to the ordinance for the sign; however, the applicant has returned with a sign design that complies with the height requirements and meets the clear vision triangle; the new sign is 15'-7/16" in height. Mr. Sadowski explained that a landscape plan would have to be submitted prior to the issuance of a sign permit.

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

[0906-16](#)

Subject: (Direct Referral) An application from Kortendick Ace Hardware, represented by Ryan Rudie of Butterfield, Rudie & Seitz Architects, seeking a minor amendment to a conditional use permit at 3806 Douglas Avenue, enclosing an existing canopy structure to create a cold storage building. (PC-16)

Mr. Sadowski presented the request. The applicant is looking to enclose the existing structure in order to create a cold storage building. Accessory structures are required to have 30% masonry, to protect lower levels from damage and create more value to the structure. Staff's recommendation is that there is not a need for masonry on all four sides of the building and that the steel match the main part of the building.

Ryan Rudie, Butterfield, Rudie & Seitz, Inc., represented the applicant. Mr. Rudie

indicated that everything is fine with the conditions listed.

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

4:30 P.M. PUBLIC HEARINGS**4:30 P.M. PUBLIC HEARINGS**[0908-16](#)

Subject: (Direct Referral) An Application from Darryl Sturino of Sturino Funeral Home, 3014 Northwestern Avenue, seeking a major amendment to a conditional use permit to construct an accessory structure (garage) to house property maintenance equipment. (PC-16) (Res No. 0370-16)

Recommendation of the City Plan Commission on 10-26-16: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3014 Northwestern Ave](#)
[\(0908-16\) CU Amend 3014 Northwestern Avenue](#)

Mr. Sadowski explained the request. The property is zoned Office, surrounded by R2 and R4 residential. The request is to install an accessory structure to the rear of the property. A public hearing is being held because the property is a conditional use permit and this a major amendment to that conditional use. The garage would be placed in the wooded area of the property, maximizing the adjacent landscape. He stated the design is to fit into future concepts to upgrade the site.

Mr. Sadowski described the design of the garage. He stated that the garage has a copula on top and shutters and classic panel door and is proposed to have vinyl siding. He stated that having 100% vinyl siding interferes with the 30% masonry requirement. Mr. Sadowski said we would want brick or masonry wainscoting on the south and east facades. The proposed conditions of approval reflect this requirement and, with those modifications to the plan, staff recommends approval.

John Murphy, AIA, Architectural Associates, presented for the petitioner and distributed information to the Commission. He stated they want to make it the most convenient home, by providing ADA convenience. So there are thousands of dollars of improvements and new canopy along the south side of the facility. The garage is a necessity in order to meet the 2017 construction. He stated future expansion includes a new drive and a new canopy. The proposed garage allows some of the work to be phased so that they can use the existing garage for handling of materials for the new construction. The garage would be built by the end of 2016. The architectural features of the garage were discussed.

The applicant, Darryl Sturino mentioned that the need the storage and plan to keep the other garage which is attached to the building. Mr. Murphy stated they are trying to upgrade the existing garage by matching the doors.

The Public Hearing closed at 5:05 p.m.

Mr. Sadowski stated the recommendation is to approve a 30-40" wainscoting on the areas on the two facades that are most susceptible to damage and also to allow the

vinyl siding. The site predates the masonry code, so consistent with vinyl siding that exist on the site.

A motion was made by Commissioner Durkin, seconded by Commissioner Martinez, to recommend approval of the item subject to conditions A.-J. The motion PASSED by a Voice Vote.

[0909-16](#)

Subject: (Direct Referral) An application from Jeff Gustin, Agent for Veteran's Outreach of Wisconsin, seeking a rezoning and a conditional use permit to operate a Transitional Living Facility at 1624 Yout Street. (PC-16) (ZOrd. 005-16)

Recommendation of the City Plan Commission on 10-26-16: That an ordinance be prepared and public hearing scheduled before the Common Council.

Further, that a Use Supplement and conditions of approval for the Conditional Use Permit be prepared.

Fiscal Note: N/A

Attachments: [PH Notice - 1624 Yout Street](#)

Public hearing opened at 5:08 p.m.

Mr. Sadowski made a presentation regarding the proposal. He showed the floor plans and the site plans for the site. Mr. Sadowski stated that the intent is to maintain the industrial zoning but to add a flex zoning to allow this use to be in the industrial zone. Today's meeting is to give staff permission to proceed, with the staff report and ordinance, and condition of approvals. This would be back at the November 9th Plan Commission Meeting for their November 15th meeting. Today is to get an understanding of the project and get public input and get the commission's sentiment on moving forward.

Fiona Murphy, 39 S. Vincennes spoke in support of the request. She stated she works with many different projects and this one is precedent setting in all of the best ways. She stated she met the applicant Jeff Gustin at the Hospitality Center and attended Continuum of Care (CoC) meetings to understand the situation for homelessness; was concerned about safety issues.

The project and its process were explained in great detail along with the difficulty in located a site and the need in providing shelter to veterans experiencing homelessness. The proposal is for more than providing shelter, it is a place for veterans to be restored and to receive the services they are entitled to (such as VA, trauma treatment, job skills training, etc.).

Gai Lorenzen spoke in support. She stated a team is being assembled that includes John Christiansen (deals with veterans trauma), and officers and other trained professionals who specialized in veterans and trauma. Help them move into permanent supportive housing. The goal is to have five houses built on site this winter. We want a safe and responsible project.

Monte Osterman spoke in support of the request. He stated that he has spoken with a lot of people who state we do not have a homeless veteran's problem in the city and those statements are not true. He stated the project has received support from

County Supervisor Melissa Kaprelian-Becker. People join the military because they believe in servant leadership. As veterans go through this program, they will inculcate servant leadership. This is the best thing that will happen from this initiative. They will bring others along that need the life change. He explained there is no other initiative that is as unique, as Ms. Murphy stated, and hopes the Commission supports the program.

Jay Wildfong – 2923 47th Street, Sturtevant – Spoke in support of the request. He is the Ground supervisor at Memorial Veterans Cemetery and has hired homeless veterans for the summer along with full time. He stated they are an addition to our community and a good asset.

Maria Liberty – 1607 Yout Street – Spoke in support of the request. She lives nearby the property and prior to the applicant's involvement, there have been gangs congregating in areas and a dumping problem on the property. She stated her father was a veteran and he would agree with this organization and what they are doing. Everything they do is for the Vets.

Bill May - 79 Woodfield Court, spoke in support of the request. He stated he was on the Racine area veterans' board and is familiar with the applicant's work with taking care of veterans at the grass roots area. He stated some of their members are part of the treatment court and at the end of the day, veterans don't need a handout, it's a hand up and this is an opportunity to provide this.

Public hearing closed at 5:33 p.m.

Mayor Dickert stated an email was received by Francis Bercher expressing questions regarding the drug court work and AODA perspective.

Mr. Sadowski stated the recommendation was that a public hearing be held, an ordinance be prepared and a use supplement and conditions for a conditional use be created.

Commissioner Martinez thinks it is an awesome concept; however, something needs to be changed so that we do not get to this point.

Commissioner Durkin asked questions regarding the facility and if the proposal was to provide mental health services.

Mr. Gustin responded that they provide peer support groups and they have medical professionals that would offer services.

Ms. Murphy stated the final portion of the mental health services, they will be working with John Christiansen, who specializes in veterans mental health care). She stated it has to be set up by the doctors who are setting up the most successful treatment for veterans' trauma. It's a different type of trauma than regular PTSD. It's very hard to see people who have so much to be proud of feel ashamed. There's a lot that goes into it – it has to be veteran specific.

Mayor Dickert explained the idea of the housing request is not just a place to go; it is a place to get help.

Commissioner Durkin expressed the difficulty of receiving treatment and care when you have to travel.

Ms. Murphy stated the treatment in permanent supportive housing is more successful

when you have peer groups and people with the same experience and have the stability of their own private space and to bring the services to them whenever possible.

A motion was made by Commissioner Wisner, seconded by Commissioner Durkin to recommend that an ordinance be prepared and a public hearing scheduled. The motion PASSED by a Voice Vote.

Adjournment

The meeting adjourned.