



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 29, 2017

4:15 PM

City Hall, Room 205

Call To Order

Mayor John Dickert called the March 29, 2017 Plan Commission meeting to order at 4:23 p.m.

Present: 5 - Dickert, Wisner, Durkin, Martinez, and Veranth

Excused: 1 - Brodek

Approval of Minutes for the March 8, 2017 Meeting

A motion was made by Alderman Wisner, seconded by Commissioner Veranth, to approve the minutes of the March 8th meeting. The motion PASSED by a Voice Vote.

[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)

Recommendation of the City Plan Commission on 3-29-17: That the request be denied finding that per Sec. 114-154(1), the establishment, maintenance, or operation of the conditional use will be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.

Fiscal Note: N/A

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

Associate Planner Jill Johanneck re-introduced and reviewed the request that had been deferred at the March 8, 2017 City Plan Commission Meeting. Discussed what had changed about the application since the previous meeting. A petition to deny this conditional use was received.

Alderman Raymond DeHahn spoke against the request. Alderman DeHahn talked about how this might lower the income of the Douglas Ave. apartments and that there were too many of these facilities. Alderman DeHahn also referenced the petition that

out of 350 people in the Douglas Ave. apartments that 100+ signed the petition. Alderman Wisner questioned if there was a security plan and was told that at this point in time there was not. Ron Scasny described the operations and the letters of support received from multiple counties. He mentioned having done this for 40 years and that the State needs these kinds of establishments. Ron went on to explain about the boarding rooms and that this facility is more for "time-outs" a step down from in-patient or Emergency Room treatment. Tom Engles spoke and reviewed the history of Tellujia facilities. Stated they have a safety and security plan and as a note to the petition that the studio apartments will stay at market rate and that the CBRF is separate from boarding. Mr. Engles went on to explain that there will be staff on-site and awake 24/7. There will be 5-7 staff members during the day and 2 staff members at night. They will install 2-4 cameras and will meet to discuss things with the police. Mayor Dickert asked what freedoms the patients would have. Mr. Engles responded that they would be closely monitored, but allowed to go out to smoke and that there would be no use of monitoring bracelets. Ron Scasny then spoke again stating the front entrance and parking will be for the CBRF and the back parking will be for the studio apartments. Commissioner Mario Martinez stated that the security was not 100%. Mr. Engles agreed, but has not had significant incidents. They have a community coordinator that will connect tenants to resources that exist in the community and have a plan in place to follow. Mr. Engles then went on to describe the efforts being made in other communities. That it is not perfect, but they try to be pro-active offering opportunities for counseling, mediation and psychiatric help. Mayor Dickert said that he supported it and asked if there was opposition. Alderman DeHahn spoke again saying he was familiar with the security problems, the neighbors want a safe environment and that security of the proposed facility was not guaranteed. Mr. Engles spoke again that there may be 2-4 or even more cameras depending on input from the Police Department. Commissioner Durkin asked about the cross over from the parking lot to the adjacent one. Ms. Johanneck described it. Commissioner Veranth asked if it existed per deed. Ms. Johanneck responded that it was very narrow may be required by Fire Department. Commissioner Veranth then asked the applicants what rules were in place for residents what their access to the building, grounds and other areas in the neighborhood would be like. Mr. Scasny described the process then Mr. Engles further explained also stating they had a zero tolerance policy for alcohol. Mayor Dickert asked if there would be Non-Racine residents. Mr. Engles replied that initially no, but that they may accept people from other areas and re-stated that the rooms would be set at the market rate. Alderman Wisner questioned the petition from the Douglas Ave. Apartments, because there were no addresses on it. The manager of the Douglas Ave. apartments then described the petition to the commission. Some of the neighbors from these apartments spoke mentioning that someone was making noise in the facility already. Mr. Scasny responded that they already had rented space to 7 people and described the situation.

Discussion after the motion:

Mayor Dickert asked Assistant Director Matthew Sadowski to expand on what should be apparent for recommending denial.

A motion was made by Commissioner Martinez, seconded by Commissioner Veranth, to recommend denial of the request. The motion PASSED by a Voice Vote.

[295-17](#)

Subject: (Ord.0003-17) An ordinance adopting an amendment to a document titled "A Comprehensive Plan for the City of Racine: 2035" for the properties located at 1315 Kewaunee Street and 1442 & 1446 Dr. Martin Luther King Jr. Drive. (Res. No. 0141-17)

Recommendation of the City Plan Commission on 3-29-17: That the ordinance and associated resolution be adopted.

Fiscal Note: N/A

Assistant Director Matthew Sadowski began with a review of the properties in question explaining the comprehensive plan suggests these parcels be transitioned into residential. Two of three parcels already zoned B-1. The idea would be to change the comprehensive plan to allow these two to retain commercial zoning and to expand that zoning to the third parcel. Mayor commented briefly on the project.

A motion was made by Commissioner Durkin, seconded by Commissioner Martinez, to recommend adoption of Ordinance 03-17. The motion PASSED by a Voice Vote.

[296-17](#)

Subject: (ZOrd.0001-17) An Ordinance rezoning 1315 Kewaunee Street from R-3 Limited General Residence District to B-1 Neighborhood Convenience District.

Recommendation of the City Plan Commission on 3-29-17: That the ordinance be adopted.

Fiscal Note: N/A

Assistant Director Matthew Sadowski discussed the project it would be an expansion of B-1 zoning into a residential area, but a logical expansion. The plans which had been reviewed at previous meetings were shown again. It was also stated that there would be no need for a Conditional Use Permit so it will be staff review for design standards.

A motion was made by Alderman Wisner, seconded by Commissioner Durkin, to recommend adoption of the ordinance. The motion PASSED by a Voice Vote.

[279-17](#)

Subject: (Direct Referral) A request from Ron Porasik, representing Screwheads Decking, for consideration of a minor amendment to the conditional use to allow expansion of business operations into Suite A of the building at 2711 Lathrop Avenue. (PC-17)

Associate Planner Jill Johanneck described the area, use of building, expansion plans, parking, the removal of two to four lights, trash location, no change to signage, landscaping, hours of operation, employees and mentioned it is a minor amendment. Commissioner Durkin asked for clarification on the removal of lights. Ms. Johanneck clarified the conditions about light fixture and exterior lights explaining where they were and that they were no longer needed, because of the less intense use of the parking areas (was previously a car sales lot).

Opened to discussion after the motion, the applicant Mr. Porasik stated that the owner did not want to remove lights. Mayor asked if they can be turned off. Applicant responded that they could, but that the owner is worried about security. Ms. Johanneck claimed that with the new use and other lights that this would be unnecessary. The applicant claimed that the owner had cited cars being stolen. Mayor Dickert asked for clarification if this when it was a car lot. The applicant said it was.

Mayor Dickert asked that the applicants continue to work with city staff to come to a compromise about the lights.

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

4:30 P.M. PUBLIC HEARINGS**4:30 P.M. PUBLIC HEARINGS**[282-17](#)

Subject: (Direct Referral) A request from the City of Racine, Department of City Development to rezone the property at 2124 Sixteenth Street from B-2 Community Shopping District, to R-3 Limited General Residence District as supported by the document "A Comprehensive Plan for the City of Racine: 2035, Land Use Plan Map". (PC-17) (ZOrd. 002-17)

Recommendation of the City Plan Commission on 3-29-17: That an ordinance be created and a public hearing before the Common Council scheduled.

Fiscal Note: N/A

Attachments: [PH RZ 2124 Sixteenth Street](#)

Assistant Director Matthew Sadowski introduced the topic discussing that the building was in a somewhat residential area. Wants to rezone to R-3 because B-2 is way too intense of a use for a residential area and that R-3 is supported by the comprehensive plan. Also mentioned since it has been a commercial building that with the new zoning it could still have commercial uses they would just be conditional uses.

Public Hearing Opened

1. Annabelle Rohleder. spoke from 1528 Taylor Ave. is for rezoning, but wonders if neighbors would have a say as to what goes into the corner store. Mr. Sadowski explained that all new businesses would have to have a conditional use which requires a public hearing and that all property owners within 200 feet would receive notice. Ms. Rohleder then asked if this would also be true for the building behind the property in question. Mr. Sadowski clarified this request is only for the corner building and that the other properties will be rezoned in the future.

2. Maxine Northington of 1544 Taylor Ave. said she was here to make sure that no store opens at this location again claiming that there is no space for parking, there will be excessive trash and noise that if a store is approved in the future it will be the same story different day that a store makes no sense.

3. Sonja (full name not provided) of 1531 Taylor Ave. spoke saying she had similar concerns about a store existing in this location. Ms. Sonja asked if there has been any recent interest in this property for a shop at this time. Mayor Dickert clarified that there is not. Ms. Sonja also asked about plans for a another building thinking it was a part of the same building. Mayor Dickert clarified that it was a different building. Ms. Sonja asked if there were any plan for a parking structure to have parking for a business at this location. Mayor Dickert answered saying any business that submitted a proposal would have to include what they would do for parking with it and it would be addressed at that time. Ms. Sonja asked if any future business would be able to have a liquor license. Mr. Sadowski explained that with the new zoning a new store would not be allowed to sell liquor and that the kind of business that could go in will be a less

intense use. Ms. Sonja stated that she was concerned that with the right permits and connections a conditional use could allow a similar use to open as previous uses. Mr. Sadowski responded saying it could be a convenience store, but could not sell liquor then clarified that with a conditional use the city can put conditions of approval that can be used to pull the permit. Ms. Sonja asked if it would take as long as it did for the Sunshine market. Mr. Sadowski said it depends on the severity of the problems. Mayor Dickert also added on saying that they can use this to control future uses.

Public Hearing Closed.

A motion was made by Commissioner Durkin, seconded by Alderman Wiser. that an ordinance be created and a public hearing before the Common Council scheduled. The motion PASSED by a Voice Vote.

[Res.0284-17](#)

Subject: (Direct Referral) Review and discussion of the proposed establishment of the project plan, boundaries, and creation of Tax Incremental District 20, Regency Mall. (Res. No. 0143-17)

Recommendation of the City Plan Commission on 3-29-17: That but-for the creation of Tax Incremental District No. 20 redevelopment of the Regency Mall Area and listed projects would not occur, and that the project plan and boundaries for Tax Incremental District No. 20 be approved.

Fiscal Note: N/A

Attachments: [Racine TID No. 20 Project Plan 2nd Draft 2017-3-16](#)
[2017.3.14.TID 20 Formation Memo.Demographics](#)
[TID 20 FAQs](#)
[JRB Presentation 3 25 2017](#)

Director Amy Connolly introduced the topic and began to summarize it discussing the area it would cover, how it will work and why it is needed. Jordan Brown from RCEDC also spoke about the reasons for the creation of the district that there has not been investment into the property much of the activity in the mall was lost to competition and that the mall was 60% vacant. Mr. Brown also talked about the district including High Ridge. Mr. Brown discussed some of the advantages that are available at this time including the new owner of the majority of the Regency Mall building. Mr. Brown went on to summarize more of the strategies that will be used to rehabilitate this area. Mr. Brown then mentioned that this kind of strategy is supported by the comprehensive plan and went into detail of how other Tax Increment Districts (TID) have helped other nearby areas and have helped other outdated mall areas in other communities. Ms. Connolly then went on to say that all malls researched of comparable size have TIDs and is the only tool of substance that can be used as incentives for investment in this area. Ms. Connolly then went on to further explain each area that was included in the TID. Todd Taves was introduced and began talking about the economic feasibility of the project. Mr. Taves also explained how the money aspect of the TID would work that the developer would submit projects to the City and the City would agree to pay back a portion of the tax money collected to help cover the costs of the improvements. Mr. Taves went on to describe the numbers present in the proposal to the commission. Public Hearing on this topic was opened and closed at 6:06 p.m., because there were no speakers from the public. Discussion began with Commissioner Durkin asking

what direction the mall is going in. Ms. Connolly responded by stating that the new owners have a different model that focuses on drawing in female shoppers focusing on tenants that will appeal to them. The new owners have a history of making significant architectural internal changes as well as external updates which can attract new tenants. Commissioner Martinez spoke questioning whether this investment and strategy will actually turn the mall around and also commented on noticing that a large portion of the shoppers at the mall in his own experience were Spanish speakers and asked if there was some known reason for this. Ms. Connolly said she could not comment on this, but that the new owners know the market and the demographics. Ms. Connolly went on to talk about there being migration from Racine to the North and South which they will try to stop. Ms. Connolly went on to speak about how online shopping taking away from malls, but that there are people that still want to shop at a mall. Commissioner Martinez then went on to ask if there was a correlation between the recent success of South Ridge due to a more affluent populace and more work opportunities. Ms. Connolly said that this plays into the market, but that there was no evidence that the market here is not affluent enough to support a mall and then went on to explain a lot of the investment that has already been put into the area including upgrades to infrastructure and that it would be a waste to not help this area that would benefit the commercial corridor and even neighboring communities. Ms. Connolly also stated that the new owners have turned around malls in areas that were actually less affluent.

A motion was made by Commissioner Veranth, seconded by Commissioner Durkin, to approve Resolution 17-01 as described by Assistant Director Matthew Sadowski. The motion was PASSED by a Voice Vote.

[280-17](#)

Subject: (Direct Referral) Consideration of a resolution designating proposed boundaries and approving a project plan for Tax Increment District No. 20, City of Racine, Wisconsin. (PC-17) (Res. No. 0143-17)

Recommendation of the City Plan Commission on 3-29-17: That the resolution adopting TID No. 20 be adopted.

Fiscal Note: N/A

Attachments: [TID 20 Public Notice](#)

Passed as a part of the motion made on the previous item.

[281-17](#)

Subject: (Direct Referral) A request from Dennis Dahlen, representing Christ Church United Methodist, seeking conditional use approval for an electronic message center sign at 5109 Washington Avenue. (PC-17) (Res No. 0125-17)

Recommendation of the City Plan Commission on 3-29-17: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH 5109 Washington Ave](#)

Associate Planner Jill Johanneck described the project details and a history of the properties. A conditional use was denied before because there were two separate

properties and the church wanted a sign on the parcel the church was not on, but the parcels were combined. Ms. Johanneck went on to describe the details of the sign. The public hearing was opened and closed at 6:26 p.m., because there were no speakers from the public present.

A motion was made by Commissioner Veranth, seconded by Commissioner Durkin to recommend approval of the electronic message center sign. The motion PASSED by a Voice Vote.

Adjournment

Alderman Wiser adjourned the meeting at 6:30 p.m.