



City of Racine

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

Meeting Minutes - Final

City Plan Commission

Wednesday, August 28, 2019

4:30 PM

City Hall, Room 205

Call To Order

Mayor Mason called the meeting to order at 4:30 p.m.

Present: 5 - Cory Mason, Jason Meekma, Trevor Jung, Samuel Peete, and Mario Martinez

Excused: 2 - Christina Hefel and Marvin Austin

Approval of Minutes for the August 14, 2019 Meeting

A motion was made by Alder Jung, seconded by Commissioner Peete, to approve the minutes of the August 14, 2019 meeting. The motion PASSED by a Voice Vote.

Start of Public Hearings

[0974-19](#)

Subject: Request by Shannon Gordon of Racine Unified School District seeking a conditional use permit to locate the Racine Community Health Center in the Julian Thomas Elementary School building at 930 Dr. Martin Luther King Jr. Drive. (PC-19).

Recommendation of the City Plan Commission on 08-28-19: That based on the required findings of fact, the request by Shannon Gordon of Racine Unified School District for a conditional use permit to locate the Racine Community Health Center in the Julian Thomas Elementary School building at 930 Dr. Martin Luther King Jr. Drive be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
[Review and Recommendation](#)
[Applicant Submittal](#)
[#0974-19 Resolution](#)

Mayor Mason opened the Public Hearing at 4:31 p.m.

Associate Planner Jeff Hintz described the request and explained the location of the site and showed the historic portion of the building and the addition by the contrast of

the brick. Hintz reviewed the zoning of the subject and adjacent properties, surrounding land uses and businesses, the public hearing notice map that was distributed to neighboring properties, the comprehensive plan land use designation for the site, and photos of the site and surrounding area. He stated the property is surrounded by predominately residential zoning to the north with some commercial surrounding. He stated, according to the City's land use, the site calls for a governmental institutional use, which the request would fall under.

Hintz stated the addition is located on the east side of the building and would house an elevator that would bring customers to and from the proposed health center on the site. He stated staff has requested as a condition the addition of some type of keystone or memorial to be placed on the building addition to note that it is a 2019 addition to differentiate it from the historic portion of the building.

Hintz described the possible actions of the Commission as well as the required findings of fact for approval of conditional use permits. Hintz reviewed each of the required findings in respect to the request. He stated staff is recommending approval of the request, subject to conditions a.-g.

Commissioner Peete asked if the hours of operation for the health clinic would coincide with the school hours and how the clients of the clinic would be separated from the school population.

Dottie-Kay Bowersox, Public Health Administrator for the City of Racine, stated the hours are Monday – Saturday starting at 8:00 a.m., with a few evening hours. She stated that people cannot get to the school from the entrance of where the clinic will be.

In response to Commissioner Martinez, Mayor Mason explained, regarding the access to the school, it is partly because it is in the lower level, however, they wanted to have a sequestered entrance from the school.

Mayor Mason thanked Racine Unified School District for entering into the partnership with the City and the County to help build a much needed health facility in the neighborhood.

Mayor Mason closed the public hearing at 4:40 p.m.

Discussion after the motion:

Commissioner Jung thanked everyone involved in the project for providing resources and essential services to the neighborhood.

Mayor Mason acknowledged the work of the Health Department in preparing the application for federal funds for the project.

A motion was made by Alder Jung, seconded by Commissioner Martinez, to recommend approval of the request subject to conditions a. – g. The motion PASSED by a Voice Vote.

[0975-19](#)

Subject: Request by Seth Raymond seeking a major amendment to a conditional use permit to add an additional day of service and expand hours of operation for the Hospitality Center at 614 Main Street (PC-19).

Recommendation of the City Plan Commission on 08-28-19: That based on the required findings of fact the request by Seth Raymond for a major amendment to a conditional use permit to add an additional day of service and expand hours of operation for the Hospitality Center at 614 Main Street be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [Public Hearing Notice](#)
[Review and Recommendation](#)
[Applicant Submittal](#)
[#0975-19 Resolution](#)

Planning Manager Matt Sadowski explained the request. He stated that the Hospitality Center was before the City Plan Commission last fall for some expansion of services and there was a review period put in place to determine compliance with the Conditional Use Permit. He stated that staff spoke with the neighbors of the Hospitality Center and saw that the Center is in substantial compliance with the conditions that were adopted last fall. Sadowski stated, based on that, the Hospitality Center has submitted a request to expand hours and add an additional day of operation.

Sadowski reviewed the zoning of the property, site photos, the floor plan related request, surrounding area photos, and explained the current and proposed hours by the Center. He stated the Hospitality Center is requesting additional hours to meet a gap by area homeless shelters. He stated the current hours are Monday, Tuesday, Thursday, and Friday from 7:30 a.m. – 1:00 p.m. and the Center is proposing hours of Monday through Friday from 7:30 a.m. to 2:30 p.m. Sadowski stated staff is supportive of the hours, however, the recommendation from staff would be for guests awaiting shelter openings and those guests with service appointments. He stated the neighbors support the mission of the Center, however, there are occasional concerns with the property such as loitering and parking. He stated the neighbors have stated there have been definite improvements in the site. He stated the compromise is that while the Center benefits with the expanded hours, it is more fine-tuned. He stated the recommendation from staff would not limit staff or board members, it would just provide structure for guests visiting the site.

Sadowski explained the possible actions of the Commission and reviewed the required findings of fact as related to the request. He stated in regards to required finding 1., continued compliance is crucial to meeting that request. Regarding 2., enforcement of operational standards and compliance. Sadowski stated, while less frequent, there are still conflicts that exist on the site. He stated the proposed conditions assist to bridge the concerns of the neighbors with the service needs of the Center. In regards to required finding 3., he stated if compliance cannot be maintained it could be injurious. He stated based on the required findings of fact, staff is recommending approval of the request subject to conditions a. – h. Sadowski reviewed the proposed conditions of approval.

Mayor Mason opened the public hearing at 4:54 p.m.

Seth Raymond, Executive Director of the Hospitality Center, spoke in support of the request. He stated every Tuesday, a team goes out and meets at least eight community members sleeping outside at night. He stated their goal is to connect

those individuals with available resources, however, at Tuesday night the conversations end with a "but we are not open tomorrow". He stated an average of 110 individuals visit the Center daily. He stated they share the same goal as their downtown neighbors, however, they need additional time to be able to provide services, and not only to the homeless. Raymond asked that the Plan Commission remove the condition that would provide for appointments to be made. He discussed his potential discrimination concern with the condition. He described that they have active monitors that act as greeters, loitering enforcers, and cleanup the sidewalk when necessary.

In response to Alder Jung, Raymond stated that he did not necessarily mean discrimination in a legal sense. He stated they work with many clientele and everything that the Center does drives to open up safety. He stated he means possibly discriminating against those who are not able to follow the stipulation of making an appointment for services.

Alder Jung asked why the request for expanded hours to 2:30 p.m.

Raymond stated they have a lot of programming that they are trying to fit in a three hours timeslot. He stated he is hoping that the expanded time will provide services and close the gap between the Center being open and the Homeless Assistance Leadership Organization (HALO).

Alder Jung asked about the services of the Hospitality Center and if appointments were needed to be made for an AA group, etc.

Raymond stated the services are first come, first serve, and show up as you are able.

Alder Meekma asked about where the issues stem from regarding parking.

Raymond stated that based on their location, there are five parking spots in the front of the building. He stated they have deliveries coming in and volunteers parking. He stated it is a function of limited parking.

Alder Meekma asked on average how many parking spaces are being occupied and how long deliveries last.

Raymond stated two to three spaces and deliveries are under five minutes.

Alder Meekma asked about trespassing and why that was a concern.

Sadowski stated neighbors stated they have found people wandering through and sleeping in buildings.

Raymond responded the hours of operation of the Hospitality Center has nothing to do with individuals sleeping in buildings.

Chris Hansen, volunteer and advisory board member for the Hospitality Center, spoke in favor of the request. She asked for expansion of hours and the additional day to help eliminate the gap in services. She stated she came to the Center six years ago and it has grown since then by services and community support. She stated since the last request, the Center has worked hard to comply, however, there is an ongoing and ever increasing need to provide a safe space for those suffering from homelessness, mental health issues, etc. She stated the Center does not just provide free food, but helps to nourish its guests. She stated more than 75 volunteers work at the Center to

provide services and they strive to leave people better than they find them. She urged the Plan Commission to thoughtfully consider their request to expand the hours as requested.

Holly Hess, volunteer and member of the Downtown Street Outreach Team, spoke in support of the request. She stated the Hospitality Center meets a vital need in the community and every day 110 people access the services of the Center. She stated there are more than 75 active volunteers and two staff members that carry out the services. She stated the Center maintains a sense of connection in the community. She explained in the past, there has been some concern about those gathering around the Center, however that is not true. She stated staff and volunteers have gone out of their way during the past six months to make sure that visitors are not loitering and to keep the area clean. She stated the Hospitality Center is a worthy and critical member of the community and that if they are open, then those seeking shelter would not have to go to other area businesses to seek shelter. She stated most of the guests do not drive; they are walking from their locations.

Walter Herman, Advisory Board Member and Lead Volunteer for the Clothes Closet, spoke in support of the request. He stated that homestead taxes are done for those who go to the Center and the vast majority who go to the Center live downtown. He stated some visitors of the Center are very low income and do not have a whole lot so the Center tries to help them so they do not become homeless. He stated they are neighbors just like the area businesses are neighbors. He stated the Center is a safe place that allows people to have a meal, receive clothing, carry personal care items, and have all of the services needed for those who live downtown. He stated every day, the Center receives two to five people who need emergency services.

Dan Dumont, owner of Dewey's Restaurant and Sports Bar, spoke regarding the request. He stated Seth and his group have really stepped up since they met. He stated he would like to see the Center open up all of the time, however, he explained that he is in a business district. He stated there are great people in the church, however, there are still issues with people sleeping upstairs in his building. He stated there are other properties available for the Center. He stated it is a great thing they do and is behind the mission 100 percent, but does not feel it is in the right place.

Sadowski stated Joe Muratore was unable to attend the meeting, however, he sent in an email with his concerns. He stated that some of the conditions reflect the concerns and ways to come to a compromise.

Mayor Mason closed the public hearing at 5:18 p.m.

Discussion after motion:

Alder Meekma proposed an amendment to e. to remove the stipulation that they would have to have guests by appointment – remove everything after 2:30 p.m.

Mayor Mason suggested, and Alder Meekma accepted, removing condition e. and changing 1:00 p.m. to 2:30 p.m. in condition d. Seconded by Commissioner Martinez.

Alder Meekma stated that it sounds like the Center has done everything asked of them and more. He stated the neighbors have commented that they are doing a great job and that the parking and trespassing are all matters of speculation – it could be guests it could not be guests. Alder Meekma explained that even if we were to move the Center, which is a cost that the Center could not afford, it might not be realistic.

He stated it is best to provide the best resources that they need to give them the tools needed to reduce those on the streets. He stated he has difficulty understanding why parking would be an issue with the parking ramp across the street. He stated they are trying to work with those who have brought up concerns and he hopes we can support the nonprofit and the impressive work they are doing.

Commissioner Martinez stated he was lucky and thankful to take a tour of the Center and was impressed with the organization of staff and volunteers and smiles from so many people. He explained their impact on the neighborhood.

Alder Jung commended the leadership of the Center. He stated that clearly they have met the standards and he is excited to support the Conditional Use Permit.

A motion was made by Alder Jung, seconded by Commissioner Peete, to approve the request, subject to conditions a. – h with the amendment of removing condition e. and changing 1:00 p.m. to 2:30 p.m. in condition d. The amendment was seconded by Commissioner Martinez. The motion and amendment PASSED by a Voice Vote.

End of Public Hearings

[0976-19](#)

Subject: Request by John Shannon, representative for JPMCC 2003-ML1 Green Bay Retail, LLC seeking approval of a Certified Survey Map for the properties at 2211 S. Green Bay Road (PC-19).

Recommendation of the City Plan Commission on 08-28-19: That the request by John Shannon, representative for JPMCC 2003-ML1 Green Bay Retail, LLC, for a Certified Survey Map for the properties at 2211 S. Green Bay Road be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [Comments and Recommendation](#)
[Applicant Submittal](#)
[#0976-19 Resolution](#)

Hintz explained that the request is for a subdivision of land to draw a line to separate the Home Depot property so it is on a lot by itself and leave the remainder of the shopping center on its own lot to help facilitate redevelopment activities. Hintz showed what the property would look like after the split of the lot. He stated staff is recommending approval subject to conditions a.-e.

Alder Meekma asked about the pan handle at the top of the map shown.

Hintz stated it 1/3 of ownership of the lot is with Culvers, one to the property, and another to the bank however it is a shared easement. John Shannon, the applicant's representative, confirmed that it is part of the property.

Commissioner Peete asked about the benefit of the split.

Shannon stated that the property is a 30 acre property with some defunct retail space

and a vibrant Home Depot space. He explained that a REMIC mortgage exists which is a federally backed mortgage and as a condition of that mortgage you can neither detract from nor take buildings down. He stated the property is in a trust and splitting the property allows them to find a buyer for the property providing the best opportunity to raise tax money.

In response to Commissioner Peete, Shannon stated the mortgage would remain in place until the property is sold and then that mortgage will be paid off and then the REMIC rule would be removed. Shannon stated the equity would remain the same in the Home Depot and the additional value and equity will come when the defunct portion gets redeveloped.

Commissioner Martinez asked if there were a correlation with the project and the mall project.

Shannon stated he does not really know the answer to the question, however, it is a part that the owner is looking to redevelop.

A motion was made by Alder Meekma, seconded by Alder Jung, to recommend approval of the request subject to conditions a.-h. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned at 5:36 p.m.