



City of Racine

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

Meeting Minutes - Final

City Plan Commission

Mayor Cory Mason
Alderman Dennis Wiser
Tom Durkin
Tony Veranth
Mario Martinez
Christina Hefel
Marvin Austin

Wednesday, February 14, 2018

4:30 PM

City Hall, Room 205

Call To Order

PRESENT: 7 - Cory Mason, Dennis Wiser, Tom Durkin, Tony Veranth, Mario Martinez, Christina Hefel and Marvin Austin

Others Present:

Matthew Sadowski, MUP, AICP, Assistant Director/Principal Planner
Jeff Hintz, MUP, CNU-A, Associate Planner
Jeffrey Towne, Economic Development Specialist
Katie Knoff, Interim Secretary
Laura Detert, Manager of Housing and Community Development
Nicole Larsen, Deputy City Attorney
Lee Brown, FAICP, President of Teska Associates, Inc.
Micheal Blue, FAICP, Principal of Teska Associates, Inc.

Approval of Minutes for the January 31st, 2018 Meeting

Commissioner Veranth arrived at 4:34 p.m.

A motion was made by Alderman Wiser, seconded by Durkin, to approve the minutes of the January 31st meeting. The motion PASSED by a voice vote.

PUBLIC HEARINGS

[0154-18](#)

Subject: (Direct Referral) A request from Selastine Jackson of We Care Community Care Center seeking a conditional use permit to operate a community center at 1300 Douglas Avenue. (PC-18) (Res. 0057-18)

Recommendation of the City Plan Commission on 02-14-18: That the request be approved, subject to conditions A.-J.

Fiscal Note: N/A

Attachments: [\(0154-18\) 1300 Douglas Ave Review & Recs \(2\)](#)
 [\(0154-18\) 1300 Douglas Ave Submittals](#)
 [\(0154-18\) 1300 Douglas Ave PH Notice](#)

Mayor Mason opened the public hearing at 4:35 p.m.

Sadowski stated the property is in the Douglas Avenue Corridor District. He stated the property is zoned B-2 Community Shopping District with more B-2 along Douglas Avenue and R-3 Limited General Residential to the Northeast and Southwest. He stated the applicant is working on getting a written statement from the American Legion to meet the parking requirement.

Christian Kielbasa spoke in support of the Community Center. He stated he does the paperwork for the Community Center and that he established the Community Center's account with Feeding America.

Larry Pillons spoke in support of the Community Center. He stated that he is a member of the American Legion that has been working with Ms. Jackson, and is willing to work with Ms. Jackson to allow parking on the American Legion parking lot.

Selastine Jackson spoke in support of the Community Center. She stated that she has been working on getting this Community Center for five years to help get kids off of the streets. She wants to help them with homework and find jobs.

Sadowski stated that staff notified the Douglas Avenue Business Improvement District and received no response from them.

There being no persons present requesting to speak on the item, Mayor Mason closed the public hearing at 4:44 p.m.

A motion was made by Alderman Wisner, seconded by Veranth, to recommend approval of the item subject to conditions A.-J. The motion PASSED by a voice vote.

[0155-18](#)

Subject: (Direct Referral) A request from Kaitlin Lesperance of Private Stock Tattoo, LLC seeking a conditional use permit for tattoo establishment on the second floor of the building at 240 Main Street. (PC-18) (Res. 0058-18)

Recommendation of the City Plan Commission on 02-14-18: That the request be approved, subject to conditions A.-I.

Fiscal Note: N/A

Attachments: [\(0155-18\) 240 Main Street Review & Recs](#)
 [\(0155-18\) 240 Main Street Submittals](#)
 [\(0155-18\) 240 Main Street PH Notice](#)

Mayor Mason opened the public hearing at 4:45 p.m.

Hintz stated the property is within the Downtown Area Design Review District, but no plans have been made for changes to the outside or signage of the property. He stated

the property is zoned B-4 Central Business Zone District, surrounded by the same as well. He stated off-street parking is not required for the district and the use keeps the historic building occupied.

Mary Kaprelian stated she currently owns one building and has owned many buildings in the downtown area and has been very involved in historic preservation of the downtown area. She stated she is concerned with changes that will be done to the façade and the dumpsters overflowing.

Sean Fletcher, co-owner of Private Stock Tattoo, LLC., stated this is an expansion of their business to be by appointment only for him and Kaitlin Lesperance's clientele only. He stated they plan to maintain the façade as they appreciate the historical artwork. In response to Veranth, Fletcher stated their hours will be 10 a.m.-5 p.m. daily by appointment only.

Doug Nicholson spoke in favor of the tattoo establishment; he stated he owns four businesses in the downtown area. He stated he has worked with Fletcher and Lesperance many times, including dual promotions. He stated that their business is very professional, always contributes to downtown events, and donates to local charities.

Durkin asked for verification that any future signage or façade changes would need Plan Commission approval first. Hintz verified this as true.

Sadowski stated staff notified Racine Downtown Corporation and received no response from them.

There being no persons present requesting to speak on the item, Mayor Mason closed the public hearing at 5:10 p.m.

A motion was made by Durkin, seconded by Martinez, to recommend approval of the item subject to conditions A.-I. The motion PASSED by a voice vote.

END OF PUBLIC HEARINGS

[0156-18](#)

Subject: (Direct Referral) Session two of a two session series of Plan Commission training conducted by Michael Blue, FAICP of Teska Associates, Inc. (PC-18)

Staff Summary: The item should be received and filed upon the conclusion of the session.

During this two part training series, topics to be covered will include things such as:

- Standards of approval for conditional uses, ordinance amendments, rezoning, planned developments, and land divisions.
- The relationship to other bodies at the City such as: Common Council, Redevelopment Authority of the City of Racine, Downtown Area Design Review Commission, Landmarks Preservation Commission, and others.
- Use of projects, plans and codes; such as the zoning ordinance, 2035 Comprehensive Plan, RootWorks Plan, Downtown Plan and design

guidelines, Uptown and West Racine plans, and others.

--The linkages to economic development, urban design, preservation, and site plan design and review.

--Processes and conducts such as taking testimony, deliberations, use of staff reports, findings of fact, and ex parte communications.

Attachments: [\(0097-18 & 0156-18\) Racine City Plan Commission Training 1-31 and 2-14 2018](#)

A motion was made by Wisner, seconded by Hefel, to suspend the rules of the meeting. The motion PASSED by a Voice Vote.

Hearing no objections Mayor Mason opened the floor for discussion.

The Plan Commission training commenced, topics discussed include: differences between variances and conditional uses, essential topics in running an effective meeting, economic development, design review, site plan review, historic preservation, sustainability, transportation, and resources.

A motion was made by Alderman Wisner, seconded by Martinez, to receive and file the item. The motion PASSED by a voice vote.

Adjournment

A motion was made by Alderman Wisner, seconded by Durkin, to adjourn the meeting at 7:43 p.m. The motion PASSED by a voice vote.