



City of Racine

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

Meeting Minutes - Final

City Plan Commission

*Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez
Mayor Dennis Wiser
Christina Hefel*

Wednesday, August 9, 2017

4:30 PM

City Hall, Room 205

Call To Order

Interim Mayor Dennis Wiser called the August 9, 2017 Plan Commission meeting to order at 4:32 p.m.

PRESENT: 5 - Tom Durkin, Ann Brodek, Mario Martinez, Dennis Wiser and Christina Hefel

EXCUSED: 1 - Tony Veranth

Approval of Minutes for the July 26, 2017 Meeting

A motion was made by Commissioner Brodek, seconded by Commissioner Martinez, to approve the minutes of the July 26, 2017 meeting. The motion was **PASSED** by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS

[775-17](#)

Subject: (Direct Referral) A request from Giving to the Nations, Inc. seeking a conditional use permit to operate a community outreach facility at 1701-12th Street. (PC-17) (Res. 0277-17)

Recommendation of the City Plan Commission on 8-9-17: That the request of Giving to the Nations, Inc. for a conditional use permit to operate a community outreach facility at 1701 - 12th Street be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [\(775-17\) PH Notice - 1701 Twelfth St.](#)
[\(775-17\) 1701 Twelfth St. Submittals](#)
[\(775-17\) 1701 Twelfth St. Staff Review](#)

Intern Associate Planner Steven Madsen introduced the topic, explained some of the aspects of the business, and discussed the property.

Public Hearing was opened at 4:36 p.m.

Tonya Wilson of 1819 12th Street came up to speak. She asked about how soon the establishment would be up and running, what plans there were to refurbish the building and surrounding property. She stated that the property was purchased on November 2, 2004 and that nothing has been done to improve the property and that she believed the church had a food pantry on 13th street and was unsure as to why that had closed. She finally stated that she was concerned for this particular building being used for foods, the looks of the property, the hazards that may exist, and was curious as to what work was being done on the building.

Mayor Wiser asked Assistant Director Matthew Sadowski to answer these questions if he could. Mr. Sadowski explained that there were conditions to address the parking lot, the treatment of the building, and surrounding area. Mr. Madsen went on to explain that the conditions of approval were written to allow flexibility with dealing with the parking lot and that any possible hazards with the inside of the building would be handled by the Building Department during an occupancy inspection.

Lyn Nys of Giving to the Nations then spoke to answer the questions in greater detail. She claimed that they were aiming to be open by the end of the third quarter of 2017. Mentioned that Giving to the Nations were in charge of all of the upgrades for the properties. She went on to discuss many of their different partners and contractors that were either donating their services or offering reduced prices. She discussed that they want to use the property as a community outreach facility. The food pantry element would be set up in a grocery store style so clients can pick and choose from shelves the products they would like. They would have fresh and frozen foods, dairy products, and hygiene products. She discussed that their biggest food partner is Festival Foods and that Giving to the Nations actually gets to choose what they want from Festival Foods. They also partnered with Brightsmith and Larsen's for bread. She then informed that they have a deal with Feeding America to open up a mobile food pantry until they are operational. She went into greater depth of partnerships with contractors to get help getting the building ready to go. She described the need for fresh food in the area, because it is a food desert and that it was a good location, because of the large parking area and proximity to public transportation. Ms. Nys finished stating some of the other activities planned in the future like being a place for the public library bus, free eye exams and glasses giveaway, and school supplies giveaways.

Public Hearing Closed at 4:49 p.m.

Commissioner Brodek stated she thought it was a wonderful idea and had a question as to what the temporary storage in the conditions would entail. Ms. Nys stated there would be no need for outside storage for the pantry, any outside storage would be for giveaways and would always be temporary. Commissioner Martinez then asked what the target market was for this operation. Ms. Nys responded that the area was targeted, because there is no easy access to fresh food and that they hope to help 250 people from the neighborhood and city. She also explained the hours were determined by looking at other pantries and a desire to be open so that people that work during typical business hours could still receive help. Commissioner Martinez then asked what kind of experience they have. Ms. Nys answered explaining they have been working for three years with McKinley Middle School to help with a food drive for thanksgiving. They have worked before with social workers and RUSD to find people and families that are in need. She also explained that they would have no economical or regional restrictions that they will try to help anyone who seeks help. They will track demographics, because they have to for grants and the ultimately they are just looking to help people. Mr. Sadowski then discussed some of the zoning considerations for this establishment. First being that food pantries are usually only allowed in areas

zoned industrial or when they are accessory to a church. This operation, however, had a lot of different uses planned and a unique way of operating the pantry so after discussion decided it fit the concept of being the same general character as other conditional uses in the B1 district. The other consideration being the exception granted for outside storage. No outside storage of any kind is usually allowed in B1 district, but staff felt if operated as proposed and in the conditions that it would fit the use.

Commissioner Durkin then asked about the condition that would allow the parking lot to go unrepaired until June 1, 2018 and if it were safe for them to operate like this. Mr. Sadowski stated he was unsure whether or not the parking lot as is would be a safety issue. Mr. Madsen stated that the parking lot would have to be dealt with before the issuance of an occupancy permit. Alderman Tate then spoke about the property and questioned what effort had been made to interact with the neighborhood and get volunteers from the area and asked what measures had been/ will be taken to inform people of their operations so people know when they are open and what they can receive. Ms. Nys responded that they have multiple partners to help find and inform possible volunteers and possible clients. Mr. Sadowski then clarified that they could in fact operate before dealing with the parking lot, because of the condition that they could submit a financial surety and still open. Commissioner Brodek then asked what the time table was for the parking lot being paved. Ms. Nys stated there was no specific date, but that it would be done before any activities were done on site.

A motion was made by Commissioner Martinez, seconded by Commissioner Brodek, to recommend approval subject to conditions a-j. The motion PASSED by a Voice Vote.

[776-17](#)

Subject: (Direct Referral) A request from Eihab Atout, representing Miles of Smiles Academy, seeking a conditional use permit for a daycare center in the building at 1816-16th Street. (PC-17) (Res. 0278-17)

Recommendation of the City Plan Commission on 8-9-17: That the request from Eihab Atout, representing Miles of Smiles Academy, for a conditional use permit to operate a daycare center at 1816 - 16th Street be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [\(776-17\) PH Notice - 1816 Sixteenth St.](#)
[\(776-17\) 1816 Sixteenth St. Staff Review](#)
[\(776-17\) 1816 Sixteenth St. Submittals](#)

Assistant Director Matthew Sadowski introduced the topic and described the property and operation. He discussed the property and how it will take advantage of shared parking and dumpster enclosure that was not on the site.

Public Hearing Opened at 5:16 p.m.

William Morris of 5318 37th Place, Pleasant Prairie, an architect representing the building owner spoke about the building. He described that the building was currently empty and that, most recently, the first floor was pizza place and the second floor was apartments. He went on to say that the plan is to strip the insides and put up new walls, bring the bathrooms up to code and that they designed large spacious rooms to fit requirements from the State. He mentioned that the daycare will have approximately 60-85 children and that the owner of the property was very involved with the

neighborhood.

Eihab Atout of 2400 Ryan Road, Oak Creek, then spoke stating that he has been a part of multiple daycare operations and that the State has even more standards that will be looked into before they are allowed to operate.

Public Hearing closed at 5:20 p.m.

Commissioner Brodek asked about the common use aspect and what the relationship was with the property owner that they would have the common use with. Mr. Atout responded that the same owner owns all of the properties and that they would have a written agreement stating they will have the ability to use the parking and dumpster enclosure. Commissioner Durkin asked what the timetable for opening was. Mr. Atout responded that they are looking in 90 days. Commissioner Durkin questioned if that was enough time to complete the construction mentioned earlier. Mr. Atout said that it would be enough. Commissioner Martinez asked about the type of exposure around that property and if that was considered. Mr. Atout responded that there was another business the owner ran across the street and that they were right next to a COP house so they felt it was fine.

Discussion after the motion: Alderman Tate then spoke discussing concerns with the daycare being located in an area around a high traffic liquor store and down the street from a high traffic gas station/ liquor store. Mr. Atout responded that they looked for the good thing nearby like the COP house, not just the bad. Commissioner Martinez stated that it being near the COP house gave him some ease of thought though he was still admittedly worried about the location. Commissioner Brodek then stated that she believed they would be young children under supervision at all times which makes it easier to accept being near liquor stores.

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

END OF PUBLIC HEARINGS

[777-17](#)

Subject: (Direct Referral) A request from James Rawlings seeking a minor amendment to a conditional use permit for a façade and signage update for the Wendy's Restaurant at 4910 Washington Avenue. (PC-17)

Attachments: [\(777-17\) 4910 Washington Ave. Staff Review](#)
 [\(777-17\) 4910 Washington Ave. Submittals](#)

Intern Associate Planner Steven Madsen introduced the topic and discussed some of the minor changes that would be occurring to the façade and signage. Mr. Madsen also described that updated conditions of approval had been handed out to include a condition that dealt with screening for rooftop mechanicals. A representative of Manna Inc. spoke and said he represented the applicant, James Rawlings, and that he was asked to come to the meeting to figure out what the requirements for rooftop screening would actually be. Mayor Wisner informed him that they can work with staff to work out those details as they move forward.

A motion was made by Commissioner Durkin, seconded by Commissioner Hefel, to approve subject to conditions a-f. The motion PASSED by a Voice Vote.

Adjournment

Mayor Wiser adjourned the meeting at 5:31 p.m.