



City of Racine

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

Meeting Minutes - Final City Plan Commission

Alderman Dennis Wiser
Mayor John Dickert
Molly Hall
Elaine Sutton Ekes
Vincent Esqueda
Tony Veranth
Pastor Melvin Hargrove

Wednesday, April 30, 2014

4:30 PM

City Hall, Room 205

Call To Order

PRESENT: 5 - Elaine Sutton Ekes, Vincent Esqueda, Tony Veranth, John Dickert and Molly Hall
EXCUSED: 2 - Melvin Hargrove and Dennis Wiser

Others present:

Matthew Sadowski, Assistant Director of City Development
Jill Johanneck, Associate Planner
Ken Plaski, Chief Building Inspector / Zoning Administrator

Approval of Minutes for the April 9, 2014 Meeting

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Esqueda, to approve the minutes of the April 9, 2014 meeting. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARING

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[14-10093](#)

Subject: (Direct Referral) Request by Chad Fuchs and Chad Lucchesi to operate C-Squared Rodent Supply at 1820 Melvin Avenue. (PC-14) (Res. No. 14-0198)

Recommendation of the City Plan Commission on 4-30-14: That the item be approved, subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1820 Melvin Ave](#)
[\(14-10093\) CU 1820 Melvin Avenue](#)

Associate Planner Johanneck provided an overview of the area, including site zoning and photos. A summary of the business was provided as follows:

The applicants propose to operate a breeding location for rodents to supply zoos, animal rehabilitation centers, keepers of carnivorous animals, and other businesses

with their product. They have also acquired contracts with Schlitz Audubon Nature Center, Grossboy Exotics and Animart. They are able to send the rats live or frozen.

The plan for caging the rats was provided. It involves an elaborate layout of heavy gauge plastic tubs and racks. The racks will be fixed with feeders and a drip watering system for the rodents. As a precaution to contain the inventory, the racks will be in contained production rooms, with only one door at a time open, and traps will be set up in the area just in case. There will be a coded commercial door, with the exterior moving door having a metal brush guard seal along the bottom. Video surveillance will be at each doorway, in the production rooms, and a camera monitoring the outdoor dumpster and shed.

The proposed odor control involves a ventilation exchange system, with fresh air being brought in and the cycle of air traveling through charcoal filters to eliminate the odors.

Site maintenance will be done by the business operators. Parking was calculated and is adequate for the business.

In researching the property, Staff identified an old easement on record requiring a 30-foot dedication for a future roadway. Neither the assessor nor engineering departments have information on the easement. The applicant stated he has worked with the Register of Deeds and advises the easement has been vacated. The verification will be provided to Staff by the applicant.

The Public Hearing opened at 4:45 p.m.

County Supervisor Monte Osterman, 2900 Wisconsin Avenue, spoke in support of the request.

The Public Hearing closed at 4:48 p.m.

No further discussion took place.

A motion was made by Commissioner Sutton Ekes, seconded by Commissioner Hall, to recommend approval of the request to operate C-Squared Rodent Supply at 1820 Melvin Avenue, subject to Staff recommendations. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

There meeting was adjourned at 4:50 p.m.