



City of Racine

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

Meeting Minutes - Draft City Plan Commission

*Mayor John T. Dickert, Alderman Gregory Holding
Atty. Jud Wyant, Atty. Elaine Sutton Ekes
Vincent Esqueda, Alderman Eric Marcus, Tony Veranth*

Wednesday, December 8, 2010

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 4 - Elaine Sutton Ekes, Gregory Holding, Jud Wyant and Eric Marcus

EXCUSED: 3 - John Dickert, Vincent Esqueda and Tony Veranth

Others present: Matt Sadowski, Principal Planner
Jill Johanneck, Associate Planner

Approval of Minutes for the November 10, 2010 Meeting

A motion was made by Alderman Holding, seconded by Commissioner Sutton Ekes, to approve the minutes of the November 10, 2010 meeting. The motion PASSED by a Voice Vote.

10-5865

Subject: (Direct Referral) Request by Richard Olson of Racine Indoor Motocross, LLC seeking an amendment to a condition of Res.10-2232 regarding access for a pedestrian river walk and/or bike path along Root River frontage at 526 Marquette Street. (Res.10-2319)

Recommendation of the City Plan Commission on 12-8-10: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [\(10-5865\) CU Amend 526 Marquette Street](#)

Principal Planner Sadowski provided an overview of the property and the prior approval for this site to be utilized as an indoor motocross track. The applicant expressed concern over one of the conditions of approval by the Common Council, specifically the condition requiring the ten (10) foot easement along the Root River. He is concerned this easement will impede his property, and he may have to remove a portion of his building to meet the requirement. Staff has prepared new language to address the concerns of the applicant, yet still meet the intent for future use of this area as a walking/biking path.

Upon discussion, it was agreed that condition No. 8 will be amended as follows: "That a site plan be submitted for the review and approval of the director of City Development with the illustration of a ten (10) feet wide non-exclusive pedestrian and/or bicycle right of way along the property's Root River frontage, and with the text labeling the illustration as "Ten (10) feet wide non-exclusive, future controlled access

pedestrian and/or bicycle right of way amenity to be constructed and maintained by the City of Racine or its designee." A memorandum of agreement shall be recorded with the Racine County Register of Deeds. Nothing in this condition shall obligate the property owner to remove or alter the existing building.

A motion was made by Commissioner Wyant, seconded by Alderman Marcus, to recommend approval of the revision to condition No. 8 of the Conditions of Approval. The motion PASSED by a Voice Vote.

4:30 P.M. PUBLIC HEARINGS**4:30 P.M. PUBLIC HEARINGS****10-5850**

Subject: (Direct Referral) Request from John Thielen of Gateway Technical College seeking to amend a conditional use permit for Gateway Technical College campus at 1001 Main Street to construct an addition to the "Tech Building" for a storage and repair facility for maintenance vehicles and equipment. (Res.10-2320)

Recommendation of the Downtown Area Design Review

Commission on 12-2-10: That the item be approved subject to conditions.

Recommendation of the City Plan Commission on 12-8-10: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1001 Main St.](#)
[\(10-5850\) CU Amend GTC \(1001 Main Street\)](#)

Mr. Sadowski provided an overview of the proposal. The storage and repair building would be 2,016 square feet in size and used for storage and repair of maintenance equipment which currently sit in the parking lot. The design of the building matches the existing Gateway structures, and will be built into the berm to reduce visibility. It was noted the DADRC recommended approval of the design at their December 2, 2010 meeting.

Public hearing opened at 4:48 p.m.

Mark Molinaro, the architect for the project, provided the Commission and overview of the proposal.

Public hearing closed at 4:49 p.m.

A motion was made by Alderman Marcus, seconded by Commissioner Wyant, to recommend approval of the request subject to Staff conditions. The motion PASSED by a Voice Vote.

10-5866

Subject: (Direct Referral) Request from Tamara A. Beyer, DVM of Beechwood Veterinary Clinic seeking consideration of a request to amend a conditional use permit for 2625 Eaton Lane to allow overnight boarding of up to 30 dogs. (Res.10-2321)

Recommendation of the City Plan Commission on 12-09-10: That

the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 2625 Eaton Lane](#)
[\(10-5866\) CUP Amend 2625 Eaton Lane](#)

Alderman Marcus recused himself from discussion and participation on this item due to a possible conflict of interest.

Mr. Sadowski provided background on the location and information on the existing conditional use for Proper Paws, including original conditions of approval, location, zoning, and use of the site. The applicant, who is in the process of purchasing the existing business, is requesting to add indoor boarding for up to 30 dogs, and a modification of the hours of operation.

Public hearing opened at 4:52 p.m.

- 1. Tamara Beyer, the applicant, spoke on her plans to purchase the business from the existing owner and advised there would be no additional notice or adverse affects from the boarding activities if approved.*
- 2. Ray DeHahn, 7th District Alderman, spoke in favor of the request.*
- 3. Mark Dresen, 1135 Arthur Ave., spoke in favor of the request.*
- 4. Nyla McKendry, 2625 Eaton Ln., is the current owner and spoke in favor of the request.*
- 5. Julie Gozdowiak, 2026 Wisconsin Ave., spoke in favor of the request.*

Public hearing closed at 5:00 p.m.

A motion was made by Commissioner Wyant, seconded by Commissioner Sutton Ekes, to request subject to Staff conditions. The motion PASSED by a Voice Vote with Alderman Marcus abstaining.

Administrative Business

None.

Adjournment

Commissioner Wyant moved to adjourn the meeting at 5:02 p.m. Seconded by Commissioner Sutton Ekes, motion carried.