



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Final City Plan Commission

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

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Wednesday, October 13, 2010

4:15 PM

City Hall, Room 205

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### Call To Order

**PRESENT:** 4 - John Dickert, Elaine Sutton Ekes, Jud Wyant and Tony Veranth

**EXCUSED:** 3 - Vincent Esqueda, Gregory Holding and Eric Marcus

Others present: Matt Sadowski, Principal Planner  
Jill Johanneck, Associate Planner  
Rick Heller, Chief Building Inspector  
Brian O'Connell, Director of City Development  
Joe Heck, Assistant Director of City Development  
Kayla Collier, Planning Intern  
Alderman Jeff Coe  
Alderman Ron Hart  
Debbi Embry, Grant Facilitator

### Approval of Minutes for the September 29, 2010 Meeting

A motion was made by Commissioner Wyant, seconded by Commissioner Sutton-Ekes, to approve the minutes of the September 29, 2010 meeting. The motion **PASSED** by a Voice Vote.

#### 10-5562

**Subject:** (Direct Referral) Request by Douglas Stratton representing Regency West Apartments, LLC seeking a conditional use permit for the Regency West Apartments planned development at 2300 Loni Lane.

**Recommendation of the City Plan Commission on 9-29-10:** That the request be denied.

**Recommendation of the City Plan Commission on 10-13-10:** That the request be denied

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 2300 Loni Lane](#)  
[CUP 2300 Loni Lane \(possible conditions\)](#)

*Director of City Development Brian O'Connell provided the history of this item being before the Plan Commission and Common Council. The item was sent back to the*

*Plan Commission to allow the applicant more time to work on their proposal. It was noted the Staff recommendation for denial has not changed from previous Plan Commission meetings. A briefing of the proposal, with the most recent revisions, was presented to the Commission.*

*Mr. Mike Lerner of Development Consulting Services, Inc. came forward to speak to concerns that the proposed request is not in compliance with the Comprehensive Plan, and noted there are nearby lands that could be developed commercially. Mr. Lerner also reviewed several site changes they are willing to make, including additional landscaping, building a playground in lieu of basketball courts, providing landscape islands in the parking lot, maintenance, and adding designated open space. CPTED (Crime Prevention Through Environmental Design) was also discussed.*

*Alderman Coe came forward to voice his opposition to the proposal.*

*Commissioner Sutton-Ekes requested clarification on timing of letters received from the Housing Authority. Director O'Connell, while not speaking on behalf of the Housing Authority, commented as the Authority noting concern with the availability of housing opportunities for Section 8 voucher clients, and in a later letter the message intended to clarify they were not aware of Plan Commission concerns for this project.*

*Commissioner Sutton-Ekes also requested clarification on letters from City Staff supporting the development, and the timing of the approval of the Comprehensive Plan, with concern the support of the development may have changed based on the later adoption of the Comprehensive Plan. Director O'Connell advised letters of support are often requested early in the development process to allow developers to seek tax credits. The letters are generic and based upon existing zoning and what is allowed as a permitted use, and often few details are provided by the individuals requesting the letter.*

**A motion was made by Commissioner Wyant, seconded by Commissioner Sutton-Ekes, to recommend denial of the request as it is in conflict with the Comprehensive Plan. The motion PASSED by a Voice Vote.**

**10-5666**

**Subject:** (Direct Referral) Review of a Developer's Agreement for the Regency West Apartments planned development at 2300 Loni Lane.

**Recommendation of the City Plan Commission on 10-13-10:** That the agreement be received and filed.

**Fiscal Note:** N/A

**Attachments:** [Regency West PUD Dvlprs Agrmnt 1](#)

**A motion was made by Commission Sutton-Ekes, seconded by Commissioner Wyant, to receive and file the request. The motion PASSED by a Voice Vote.**

**10-5667**

**Subject:** (Direct Referral) Request by Amad Otallah seeking an extension of the time limit for certain site improvements at 2000 Lathrop Avenue.

*Director O'Connell advised a Conditional Use has previously been approved for this property. One of the conditions was that the parking area in the rear be re-paved and a storm drainage system be installed. The request is to extend the deadline until*

August 2011.

Mayor Dickert verified that the demolition in the rear of the building to provide additional parking has been completed.

The applicant, Amad Otallah, spoke and advised he may be able to complete the improvements as soon as April of 2011, and that a day care is still planned for the building.

A motion was made by Commissioner Wyant, seconded by Commissioner Sutton-Ekes, to approve the requested extension date of August 31, 2011. The motion PASSED by a Voice Vote.

#### 4:30 P.M. PUBLIC HEARINGS

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[10-5668](#)

**Subject:** (Direct Referral) Request by the State of Wisconsin, Department of Corrections for Conditional Use approval to demolish and replace a portion of the maintenance/warehousing building at 1414 Albert Street. (Res.10-2231)

**Recommendation of the City Plan Commission on 10-13-10:** That the request be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 1414 Albert Street](#)  
[CUP 1414 Albert Street \(10-5668\)](#)

Director O'Connell introduced the item, identifying the building as being utilized by the juvenile youth correctional facility on North Memorial Drive.

Associate Planner Johanneck advised the building is located on the northwest corner of Albert Street and Frederick Street. The building has been used as an accessory building to the correctional facility since 1996. An overview was provided of the area, zoning, and photos of the building appearance. The most recent use has been for computer repair by the State.

The portion of the building to be razed is the south end, and the re-build will be 1,500 square feet smaller, allowing for an increase in the amount of on-site parking spaces. The building will contain offices, training facilities, data and maintenance areas, wood shop, paint booth, and storage. The exterior of the building will be painted to match the existing correctional facility. As the rebuilt portion of the building will be smaller than the existing, and the uses are permitted in the I-2 zoning district, Staff recommendation is for approval subject to conditions.

Public Hearing opened at 5:15 p.m.

Randy Marquardt, of Specialty Engineering Group, came forward to speak. He noted concern with one of the conditions of approval concerning fencing and privacy slats. It was agreed that Staff will look into the concern and work with the applicant for a resolution.

Public Hearing closed at 5:16 p.m.

A motion was made by Commissioner Wyant, seconded by Commissioner

Veranth, to recommend approval of the request subject to conditions with review of the requirement concerning fencing and privacy slats. The motion PASSED by a Voice Vote.

[10-5669](#)

**Subject:** (Direct Referral) Request by Richard Olson for Conditional Use approval to operate an indoor motocross training and event center at 526 Marquette Street. (Res.10-2232)

**Recommendation of the City Plan Commission on 10-13-10:** That the request be approved subject to conditions.

**Fiscal Note:** N/A

**Attachments:** [PH Notice - 526 Marquette Street](#)  
[CU 526 Marquette Street \(10-5669\)](#)

*Director O'Connell introduced the item as an existing warehouse building located west of the Marquette Street Bridge, north of Water Street near the Racine Street intersection. An overview of the area, surrounding zoning, and trail systems within the Root River planning area in which this property lies were discussed.*

*Associate Planner Johanneck reviewed the request, the building appearance, condition of on-site parking area, and adjacent views from the building. Ms. Johanneck advised there are 60 on-site spaces available, and 3 additional parking areas within 500-feet of the site as allowed per code for accessory or overflow parking in the event that the on-site parking is not adequate. The applicant owns all properties on which the overflow parking will be provided.*

*A total of 630 parking spaces are required based on the square footage of the building, and 270 are being provided with the on-site and accessory parking areas. Staff felt the required parking amount is unreasonable, since the majority of the building interior will be occupied by the dirt racing track for riders. An overview of the interior layout was reviewed.*

*Due to the nature of the use, air quality and noise are concerns. The applicant has advised that OSHA requirements for noise and interior air quality will be met. The track will be watered to reduce dust. Comments from Fire Prevention included concerns regarding the sprinkler system, carbon dioxide and ventilation requirements, NFPA standards for flammable liquids, and a remediation plan for potential flammable liquids spills. Ms. Johanneck requested to add as a condition of approval that all concerns expressed by the Racine Fire Department be resolved prior to issuance of an occupancy permit.*

*Public Hearing opened at 5:30 p.m.*

*Mr. John Klingman, no address provided, spoke in favor of the proposal.*

*Mr. Richard Olson, the applicant, answered questions concerning exhaust emissions, the type of materials used on the track, utilization of the parking at the school/church adjacent to the property, and sound issues related to the type and number of bikes that will utilize the track at a given time.*

*Clarification on the hours of operation were provided. The facility will be open Wednesday - Friday 2:00 p.m.-9:30 p.m.; and Saturday-Sunday 9:00 a.m.-9:00 p.m.*

*Public Hearing closed at 5:35 p.m.*

**A motion was made by Commissioner Wyant, seconded by Commissioner Sutton-Ekes, to recommend approval of the request subject to conditions. The motion PASSED by a Voice Vote.**

### **Administrative Business**

*None.*

### **Adjournment**

*Commissioner Sutton-Ekes moved to adjourn the meeting at 5:50 p.m. Motion carried without objection.*