



City of Racine

Meeting Agenda

City Plan Commission

Room 103, City Hall

*Mayor Gary Becker, Alderman John M. Engel,
John Dickert, Elaine Sutton Ekes,
Vincent Esqueda, Joseph Muratore, Jr.,
Jud Wyant*

Wednesday, February 8, 2006

4:15 PM

Room 103, City Hall

Mayor Becker called the meeting to order at 4:17 p.m.

Approval of Minutes for the February 8, 2006 Meeting

05-1363

Subject: Direct Referral. Consideration of a request by Antoinette Marie Zell, MD of Swift Care requesting a Conditional Use Permit to replace an existing sign panel with an electronic (LED) sign panel at 2405 Northwestern Avenue. The property is zoned O/I Office Institutional District.

Recommendation: Approve, with conditions:

- a. That the plans stamped "Received February 1, 2006" and presented to the Plan Commission on February 8, 2006 be approved subject to the conditions contained herein.
- b. That all signs be professionally made.
- c. That this approval includes the removal of two existing monument signs and the installation of two new monument signs containing one-sided electronic signs on each monument. Final design of monument signs shall be submitted for the review and approval of the Director of City Development.
- d. That the electronic signs are for the exclusive use of a walk-in clinic and a pharmacy.
- e. That the total number of non-directional signs at this location shall not exceed five separate signs and the total square footage of such signs shall not exceed a total of 350 square feet.
- f. That the following information shall be submitted for the review and approval of the Director of City Development:
 1. Prior to the issuance of a sign permit, a scalable site plan indicating

the exact location of the approved monument signs that provides information such as setbacks from sidewalks, offsets from driveways, and vision triangles.

2. By March 1, 2006, a policy stating the manner in which the electronic signs and all other exterior signage shall be utilized.

3. By May 1, 2006, a landscaped plan depicting planting beds at the base of the two monument signs. The landscaping shall be planted by July 1, 2006.

g. That no pennants, banners, streamers or other temporary signs shall be displayed at this location.

h. That all applicable codes and ordinances be complied with and required permits acquired.

i. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.

j. That this permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Attachments: P.H. 2405 Northwestern.pdf

Subject: Item _____ of 02-07-06. Ordinance No. _____-06 to amend Chapter 114, Article VI, create Sec. 114-635, create Division 1. AC Access Corridor Overlay District, and create Division 2. FD Flex Development Overlay District.

Recommendation: Adopt.

Ord.0916-06 ORDINANCE NO. 5-06 RELATING TO ZONING - To amend the title of Chapter 114, Article VI, create Sec. 114-635, create Division 1. AC Access Corridor Overlay District, and create Division 2. FD Flex Development Overlay District, of the Municipal Code of the City of Racine, Wisconsin relating to Zoning.

06-1447

Subject: Consideration of an ordinance amendment to alter the area defined as the "downtown area" to facilitate the implementation of the updated Downtown Plan.

Recommendation: Defer.

[06-1448](#)

Subject: Consideration of an ordinance amendment referencing design documents cited in the updated Downtown Plan as resources to be consulted when considering a project in the downtown area.

Recommendation: Defer.

06-1447

Subject: Consideration of an ordinance amendment to alter the area defined as the "downtown area" to facilitate the implementation of the updated Downtown Plan.

Recommendation: Defer.

[06-1524](#)

Subject: Direct Referral. Certified Survey Map for the Southside Industrial Park (former Jacobson/Textron property) at 1721 Packard Avenue.

Recommendation: That the four parcels Certified Survey Map submitted by the Redevelopment Authority for the property at 1721 Packard Avenue be approved, subject to the following language:

"Resolved that this Certified Survey Map, located in the City of Racine, is hereby approved by the Common Council of the City of Racine on this _____ day of _____, 2006."

Fiscal Note: N/A

Public Hearings at 4:30 p.m.

[06-1520](#)

Subject: Direct Referral. Consideration of a request by Andy Bohl of Bohl Automotive seeking a conditional use permit to offer for sale up to five vehicles at 2525 Douglas Avenue.

Recommendation: Defer.

Attachments: [P.H.-Bohl.pdf](#)

[06-1521](#)

Subject: Direct Referral. Consideration of a request by Ignacio Castaneda seeking a conditional use permit to operate an auto repair facility at 1440 West Street.

Recommendation: Pending.

Attachments: P.H. - Castaneda.pdf

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at least 48 hours prior to this meeting.