

CITY OF RACINE
DEPARTMENT OF CITY DEVELOPMENT
STAFF REVIEW COMMENTS AND RECOMMENDATION

For Questions Contact: Matthew G. Sadowski, Assistant Director/Principal Planner
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AGENDA ITEM NUMBER: 902-17

APPLICANT NAME: TLC Sign Inc.

AGENT NAME:

ADDRESS OF PROPERTY IN QUESTION: 5302 Washington Avenue

CURRENT / MOST RECENT USE: Gas Station

PROPOSED USE: Gas Station

CURRENT ZONING: B-2

PROPOSED ZONING: NA

ATTACHMENTS:

SUMMARY: The gas station at 5302 Washington Avenue currently has the Ayra's brand TLC Sign is looking for a minor amendment to the Conditional Use Permit for this location to change the branding to BP. The plans provided by TLC Sign have the canopy changing to BP colors with the BP emblems, The pylon sign changing to have BP signs and color and the pumps being changed to have BP colors and signage. Currently for the building itself the only plan is to remove any signage for the previous operator.

DENSITY (114-Article V: Article VII, Div. 5&8)

Existing

SETBACKS (114-Article V: Article VII, Div. 6)

Existing

DRAINAGE (114-739 & Consult Engineering Dept.)

Existing

UTILITIES (114-821 & Consult Engineering and S/W Utility)

Existing

ARCHITECTURE (114-Secs. 735.3 & 736)

Existing no changes suggested

PARKING / ACCESS (114- Article XI)

NUMBER OF LEGAL, ON-SITE PARKING SPACES: NA

Existing

LANDSCAPING (114- Article V: Article VII, Div. 6 & 7)

Existing

SIGNAGE (114-Article X)

Changes to the canopy, gas pumps and pylon sign to match BP branding.

EXTERIOR LIGHTING (114-Sec. 742)

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FIRE/POLICE (Consult Fire, Police, and Building Depts.)

No changes to use should be fine

OUTSIDE STORAGE (114-Article V & 114-740)

Existing

OPERATIONS

HOURS: NA

NUMBER OF EMPLOYEES: FULL TIME: NA PART TIME: NA

EXCEPTIONS TO ORDINANCE: No Exceptions needed.

CONDITIONAL USE FINDINGS (Sec. 114-154. – Standards.)

No conditional use shall be recommended by the plan commission unless such commission shall find that:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.
Operated per conditions this criterion will be met.
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
Operated per conditions this criterion will be met.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
Operated per conditions this criterion will be met.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
Adequate utilities, access and drainage are existing.

5. Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.
Proper measures have been taken.
6. The proposed conditional use is not contrary to the objectives of the current land use plan for the city.
The proposed conditional use is not contrary objectives of the current land use plan.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.
Operated per conditions this criterion will be met.

POSIBLE ACTIONS

DEFER:

APPROVE: Recommended (SEE NEXT PAGE FOR FULL LIST OF RECOMMENDED CONDITIONS OF APPROVAL)

DENY:

RECEIVE AND FILE:

RECOMMENDATION

THAT THE REQUEST FROM TLC SIGNS INCE SEEKING A MINOR AMENDMENT TO THE CONDITIONAL USE PERMIT TO CHANGE THE AESTHETICIS AND BRANDING OF THE GAS STATION AT 5302 WASHINGTON AVENUE BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on September 13, 2017 be approved subject to the conditions contained herein.
- b. That all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c. That all signs shall be professionally made and comply with all zoning ordinance requirements.
- d. That all codes and ordinances are complied with and required permits acquired.
- e. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common council.
- f. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.