



# City of Racine

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

## Meeting Agenda - Revised City Plan Commission

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

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Wednesday, October 9, 2013

4:15 PM

City Hall, Room 205

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**PROCEDURAL NOTE:** While action on items typically proceeds in the order in which they appear on the agenda, certain items may be postponed to allow the start of public hearings at the published time of 4:30 p.m. Following the public hearings, the Plan Commission will resume action on postponed items.

### Call To Order

### Approval of Minutes for the September 25, 2013 Meeting

Ord.15-13 Ordinance 15-13

To reinstate Section 114-1078. - Signs permitted in the B2 District of the Municipal Code of the City of Racine, Wisconsin and make amendments to same.

The Common Council of the City of Racine, Wisconsin, do ordain as follows:

Part 1: Reinstate Section 114-1078. - Signs permitted in the B2 District of the Municipal Code of the City of Racine, Wisconsin as follows:

“Sec. 114-1078. - Signs permitted in the B2 District

Illuminated, non-flashing identification, and business signs are permitted in the B2 community shopping district, subject to the following conditions:

(1) *General application.*

a. *Area.* The gross area in square feet of all signs on a zoning lot shall not exceed two square feet for each lineal foot of building frontage or one square foot for each lineal foot of lot frontage, whichever results in the larger sign area; however, the maximum total area of all permitted signs for any establishment shall not exceed 300 square feet. Where

more than four signs are located on any zoning lot, the fifth such sign and each succeeding sign, respectively, shall reduce the total allowable sign area by 20 percent.

*b. Projection.* One projecting sign per building, to project no more than five feet horizontally from the building; and such sign must have a minimum clearance of eight feet above a public sidewalk and 15 feet above driveways or alleys.

*c. Height.* No sign shall project higher than 25 feet above curb level.

*d. Reserved.*

(2) *Shopping centers.* For shopping centers in single ownership or under unified control, or individual uses with a minimum frontage of 150 feet, one additional sign on each street frontage, other than those regulated in subsection (1) of this section, shall be permitted, subject to the following:

*a. Content.* Such sign shall advertise only the name and location of such center or individual use and/or the name and type of business of each occupant of the center.

*b. Area.* The gross area in square feet permitted for the additional sign on a zoning lot shall not exceed one-half square foot for each lineal foot of frontage of such zoning lot.

*c. Setback.* Such sign shall be set back a minimum of 25 feet from the front lot line of such center or individual use.

*d. Height.* No such sign shall project higher than 15 feet above curb level.”

Part 2: Amend the first paragraph of Sec. 114-1078. - Signs permitted in the B2 District by repealing the “,” after the word identification and repealing the words “and advertising signs.”

Part 3: Amend subsection (1) (c) of Sec. 114-1078 - Signs permitted in the B2 District by repealing the number “25” and replacing it with “15.”

Part 4: Amend subsection (2) (d) of Sec. 114-1078 - Signs permitted in the B2 District by repealing the number “25” and replacing it with “15.”

Part 5: This ordinance shall take effect upon passage by a majority

vote of the members-elect of the City Common Council and publication or posting as required by law.

Passed by the Common Council:

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Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Fiscal Note: N/A

13-9442

**Subject:** (Direct Referral) A request by Don Nummerdor, representing Open Pantry Food Marts, for a minor amendment to a conditional use permit to update signage at 2731 Durand Avenue.

*Reviewer: Matt Sadowski, Assistant Director*

*Recommendation: Approval, subject to conditions.*

*Agenda sent to: Jim Schutz (Open Pantry), Don Nummerdor (Sign Effectz, Inc.), and Alderman Dennis Wisser.*

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

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13-9443

**Subject:** (Direct Referral) A request by Ron Guarascio Jr., representing Teresa Sanchez, for a conditional use permit to operate a restaurant at 1510 Junction Avenue.

**Attachments:** [PH Notice - 1510 Junction Avenue](#)

*Reviewer: Matt Sadowski, Assistant Director*

*Recommendation: Approval, subject to conditions.*

*Agenda sent to: Teresa Sanchez, Ron Guarascio Jr., and Alderman Michael Shields.*

13-9444

**Subject:** (Direct Referral) A request from Dustan Balkcom, representing Living Light Community Center at 740 College Avenue, for a conditional use amendment to allow for the use of the main meeting room and café area as a rental hall.

**Attachments:** [PH Notice - 740 College Avenue](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Approval, subject to conditions.*

*Agenda sent to: Dustan Balkcom (Living Light Community Center), Timothy Pingitore (Living Light Church), and Alderman Jeff Coe.*

**13-9445**

**Subject:** (Direct Referral) A request from John Kleinschmidt for a conditional use to operate a maintenance and repair facility for semi trucks and trailers at 1913 Melvin Avenue.

**Attachments:** [PH Notice - 1913 Melvin Avenue](#)

*Reviewer: Jill Johanneck, Associate Planner*

*Recommendation: Approval, subject to conditions.*

*Agenda sent to: John Kleinschmidt (J & B Express) and Alderman Ray DeHahn.*

## **Administrative Business**

## **Adjournment**

**If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at (262) 636-9151 at least 48 hours prior to this meeting.**