

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

For Questions Contact: Matthew G. Sadowski, Assistant Director/Principal Planner
E- Mail: Matthew.Sadowski@cityofracine.org
Phone: (262) 636-9152

AGENDA ITEM NUMBER: 0021-18

APPLICANT NAME: Town Bank

AGENT NAME:

ADDRESS OF PROPERTY IN QUESTION: 5101 Washington Ave.

CURRENT / MOST RECENT USE:

PROPOSED USE: N/A

CURRENT ZONING: B-2

PROPOSED ZONING: NA

ATTACHMENTS:

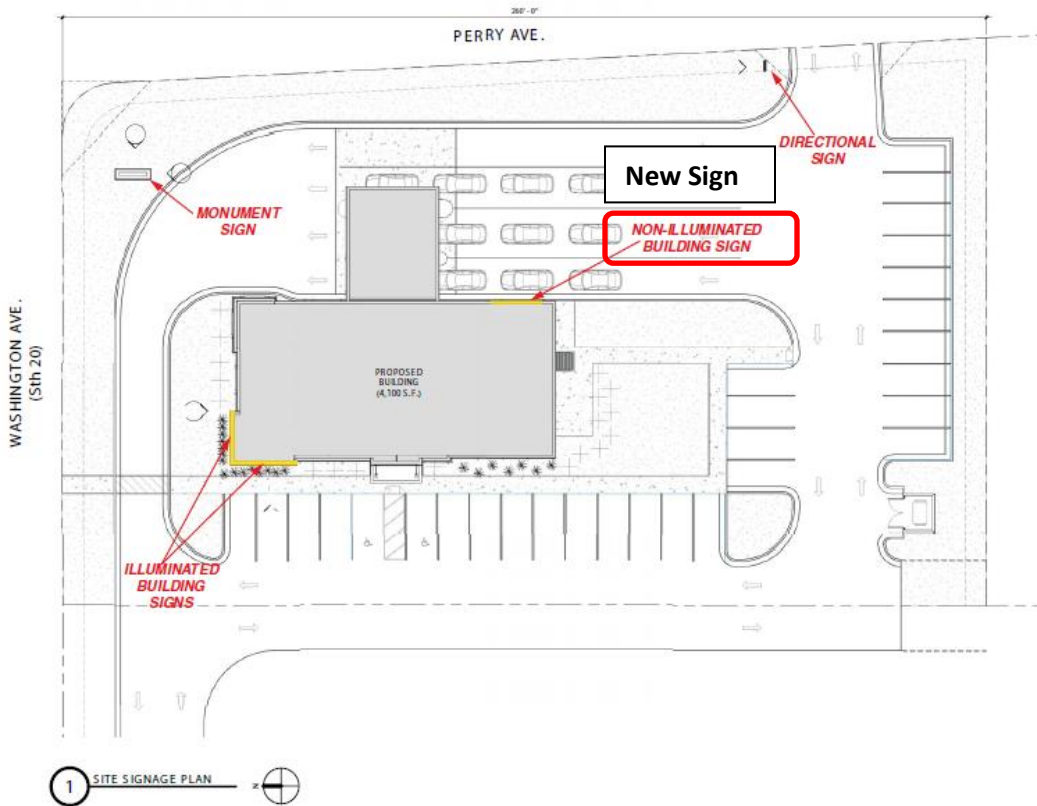
SUMMARY: Town Banks it seeking a minor amendment to their Conditional Use Permit to make changes to the proposed signage plan. There is an additional wall sign planned for the South East Corner of the building. The wall signs are larger and contain the phrase "A Wintrust Community Bank". The wall signs are no longer back lit they instead are translucent white acrylic. The monument sign is one foot taller and two feet wider with a slightly different design. The monument sign will also no longer be back lit but will have white acrylic push through lettering. **Aerial**



Aerial



Site Plan



Old Rendering



New Rendering



WEST ELEVATION

WEST ELEVATION

CONCEPTUAL RENDERING (MAY NOT BE TO EXACT SCALE)



NORTH ELEVATION

NORTH ELEVATION

CONCEPTUAL RENDERING (MAY NOT BE TO EXACT SCALE)

TO WHOM IT MAY CONCERN: JAMES R. JACOBSON, ARCHITECT

New Monument Sign



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

PARKING / ACCESS (114- Article XI) No Changes

NUMBER OF LEGAL, ON-SITE PARKING SPACES: N/A

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

Existing

SIGNAGE (114-Article X)

The new signage package complies with ordinance allowances.

EXTERIOR LIGHTING (114-Sec. 742) Existing

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

OUTSIDE STORAGE (114-Article V & 114-740) None

OPERATIONS No Changes

HOURS: N/A

NUMBER OF EMPLOYEES: FULL TIME: N/A **PART TIME:** N/A

EXCEPTIONS TO ORDINANCE: None

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.
Adequate ingress and egress are existing.
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.

POSSIBLE ACTIONS

DEFER:

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

DENY:

RECEIVE AND FILE:

RECOMMENDATION

THAT THE REQUEST FROM TOWN BANK SEEKING A MINOR AMENDMENT TO THEIR CONDITIONAL USE PERMIT TO AMEND THE PROPOSED SIGNAGE AT 5101 WASHINGTON AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on January 10, 2017 be approved subject to the conditions contained herein.
- b. That all codes and ordinances are complied with and required permits acquired.
- c. That all conditions from previous approvals be complied with.
- d. 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.
- e. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.