



# City of Racine

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

## Legislative Report

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**File Number: Res. 1145-23**

**Agenda Date: 01/16/2024**

**File Type: Resolution**

Major Amendment to the Planned Development Conditional Use Permit - Regency Mall

Resolved, that based on the findings of fact, the request by Clint Woodman representing Woodman's Food Market to amend the Planned Development at 5502 and 5500 Durand Avenue is approved, subject to the following conditions:

- a. That the preliminary plan presented to the Planning Heritage and Design Commission on December 4, 2023, be approved subject to the conditions contained herein.
- b. That all codes and ordinances are complied with and required permits and licenses be acquired.
- c. That any changes to signage be submitted to Planning Division staff for review before approval.
- d. That all parking maximums be removed from the Planned Development.
- e. That the food store be granted 1,800 square feet for signage.
- f. That a Traffic Impact Analysis be completed to show the impact the development may have on the surrounding streets specifically on Roosevelt Avenue and on the signalized intersection at Roosevelt Avenue and 21st Street.
- g. That a stormwater management agreement be approved before a building permit is issued.
- h. That no minor changes be made from the conditions of this permit without approval of the Department of City Development and no major changes be made without approval of the Planning, Heritage, and Design Commission.
- i. That this conditional use permit is subject to Planning, Heritage, and Design Commission review for compliance with the listed conditions.

Fiscal Note: N/A