



City of Racine

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

Meeting Minutes - Draft

City Plan Commission

Mayor John Dickert
Alderman Dennis Wiser
Tom Durkin
Tony Veranth
Ann Brodek
Mario Martinez

Wednesday, February 8, 2017

4:15 PM

City Hall, Room 205

Call To Order

PRESENT: 5 - John Dickert, Dennis Wiser, Tom Durkin, Ann Brodek and Mario Martinez

EXCUSED: 1 - Tony Veranth

Approval of Minutes for the January 25, 2017 Meeting

A motion was made by Alderman Wiser, seconded by Commissioner Durkin, to approve the minutes of the January 25, 2017 meeting. The motion **PASSED** by a Voice Vote.

[110-17](#)

Subject: (Direct Referral) A request from Kathy Duff, representing of Save-A-Lot food stores, seeking a minor amendment to the Elmwood Plaza sign standards to allow blue non-illuminated lettering as part of their main identification wall signage. (PC-17)

Assistant Director of City Development Matt Sadowski stated Save-A-Lot is leasing a portion of the Elmwood Plaza to locate one of their stores. They have requested an exception to the Elmwood Plaza sign standards to allow for a portion of their signage to be blue, non-illuminated letters where green or red internally-lit signage is the standard.

Views of the storefront with the sign appearance and dimensions were presented, and the proposal conforms to the square footage allowed for the tenant space. Staff spoke in support of the request with blue, non-illuminated individual lettering, as the remainder of the sign is red and internally-lit, which is what will be seen at night.

The applicant has removed old signage from the canopy fascia. This has left behind a "ghost" effect where the signage was attached to the structure. This will require cleaning or painting, and if painted it should be in a color matching the canopy fascia.

A motion was made by Commissioner Durkin, seconded by Alderman Wiser, to approve subject to conditions presented. The motion **PASSED** by Voice Vote.

4:30 P.M. PUBLIC HEARING

4:30 P.M. PUBLIC HEARING

[111-17](#)

Subject: (Direct Referral) A request from Robert Parker seeking a conditional use permit to allow for used automobile sales and auto

repair at 3430 Douglas Avenue. (PC-17) (Res No. 0070-17)

Recommendation of the City Plan Commission 2-8-17: That the request be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 3430 Douglas Avenue](#)
[\(111-17\) CU 3430 Douglas Avenue](#)

Associate Planner Jill Johanneck reviewed the project area and presented an overview of the area and more specifically the parcel in question. A conditional use permit was approved for similar uses here in 2010, however the site has been vacant for several years. Exterior modifications to the building are not proposed with this review; however the applicant indicated he is considering some modifications in the near future. The applicant has advised staff he has another location in Caledonia to work in conjunction with this site.

There are 3 repair bays for auto repair, but without painting or tire work. The floor plan also contains an office, restroom, detail bay and storage areas. The site plan had presented a layout for parking and sale/repair vehicles which was over-intense for the size, configuration and location of the lot. A revised layout prepared by the applicant was presented with staff support. The new layout results sale area for a maximum of 20 vehicles, and accommodates for adequate customer, employee, and repair vehicle spaces. An exception of 2-feet, for a 22-foot wide drive aisle where 24-foot is required, was granted by the Commission. A cross-access/ingress-easement with 3440 Douglas, required but never recorded in 2010, remains a requirement of approval.

Further information on the Findings of Fact and general operations was provided. Days of operation were clarified to be Monday – Saturday, as vehicles may not be sold on Sundays. Both landscaping and signage plans will be submitted for review.

PHO: 4:41 p.m.

1. Robert Palmer, applicant, 3215 Wright Avenue. Inquired about the final decision on the parking lot layout, discussed projected sales, and added they will be offering warranties and financing. He also stated he would like to paint and potentially replace the roof next year.

PHC: 4:47 p.m.

Discussion ensued. Mayor Dickert inquired why they want to paint the block. Mr. Palmer advised to cover up the appearance of the secondary block that was installed when the property converted from a car wash to auto repair. It was stated review is required before any changes are made to the exterior of the building.

A motion was made by Commissioner Brodek, seconded by Alderman Wisner, to recommend approval subject to conditions a.-s., with modification to condition b. The motion PASSED by a Voice Vote.

Adjournment

Mayor Dickert adjourned the meeting at 4:48 p.m.

