



November 17, 2023

Dear Property Owner:

The City of Racine Planning, Heritage and Design Commission has received an application from Jim Arneson of FoxArneson representing Woodman's Food Market seeking a conditional use permit amendment to the Regency Mall Planned Development at 5502 and 5500 Durand Avenue as allowed by Sec. 114-468 of the Municipal Code.

The application contemplates demolishing a part of the existing Regency Mall building and constructing a 243,500 square foot building for a Woodman's Food Market. The building would contain 136,000 square feet of retail floor area, 124,000 for the food store and 12,000 for the liquor store. The remainder 107,500 square feet will be storage area. The exterior will be constructed of precast concrete wall panels with multiple different types of accents. The food store would be open 24 hours a day and the liquor store would be open from 8:00 am to 9:00 pm. The food store and liquor store have separate entrances and no liquor can be purchased in the food store. Monday thru Friday there will be 20-30 trucks per day split 50/50 between tractor/trailer and straight trucks for deliveries most occurring between 5:00 am and 6:00 pm with 1-2 coming between 8:00 pm and 10:00 pm. Saturday and Sunday there will be 2-3 trucks per day. There will also be a gas station, quick lube, car wash and convenience store constructed on the Southwest part of the lot. The gas station would have 10 dispensers and a 3,078 square foot convenience store with a 3-bay quick lube oil center and a 2,174 square foot 2-bay car wash both constructed primarily of brick. The gas station and car wash would operate 24 hours a day, the convenience store would be open daily 7:00 am to 7:00 pm. The Lube station would be open Monday thru Friday 8:00 am to 6:00 pm, Saturday 9:00 am to 3:00 pm and Sunday 10:00 am to 3:00 pm. This location would have 2-3 tank trucks per day for deliveries.

The subject property is zoned B-2 Community Shopping District. The specific location is shown as "Subject Property" on the map on the reverse side of this page (flip page over).

A public hearing has been scheduled by the Planning, Heritage and Design Commission for **Monday, December 4, 2023 at 4:30 p.m., or soon thereafter**. The hearing will be held in Room 205 of Racine City Hall 730 Washington Avenue Racine, WI 53403.

Your questions can be submitted, or plans can be requested by contacting the Department of City Development at **(262) 636-9151**, by facsimile (fax) at **(262) 635-5347**, via email at **cdvplanning@cityofracine.org** or mailing to the Department of City Development, 730 Washington Avenue, Racine, WI 53403.

If you have any questions, feel free to contact the Department of City Development at (262) 636-9151.

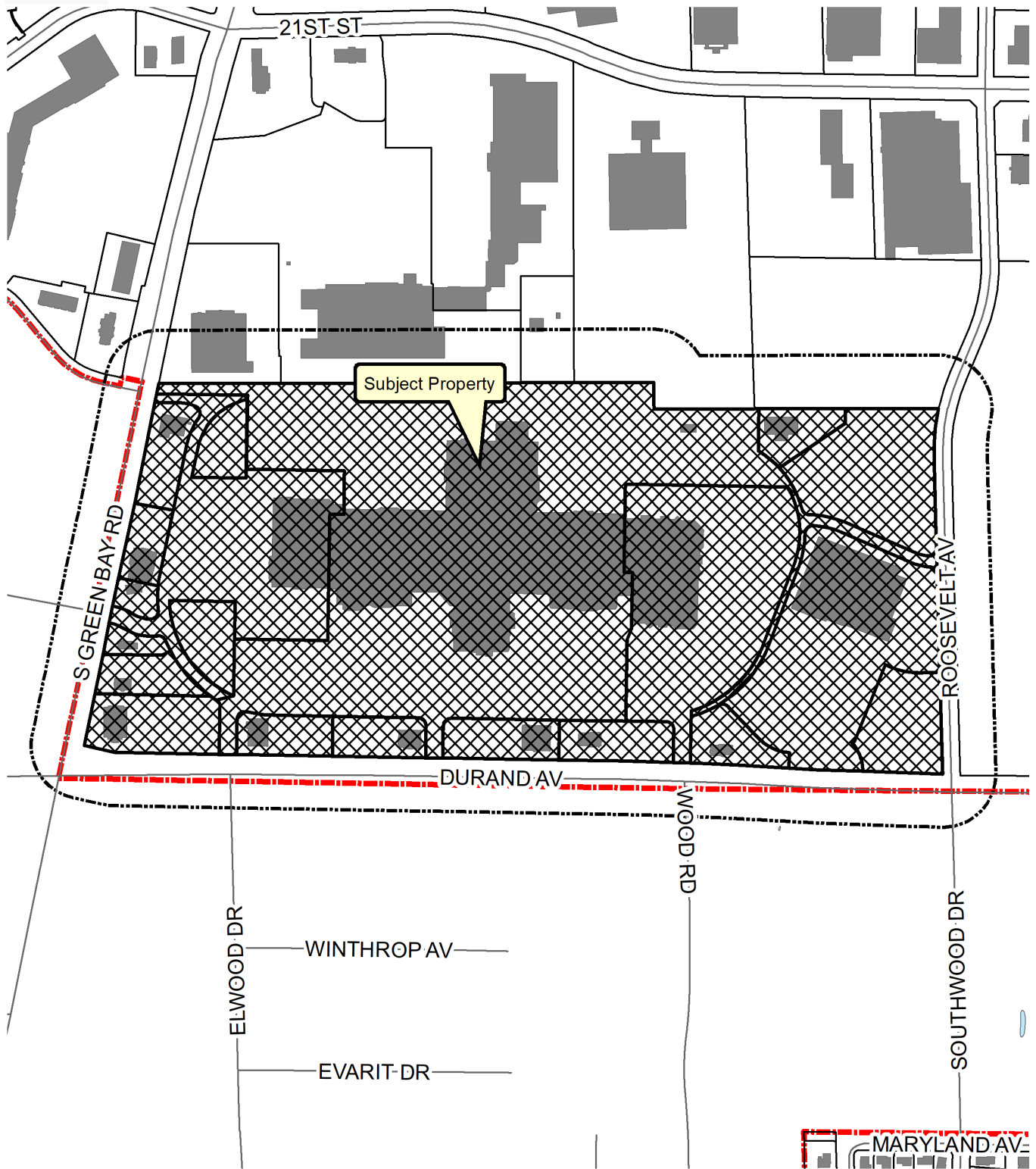
Jeff Hintz, CNU-A
Planning Manager

SJM

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



Conditional Use Permit - Regency Mall



Legend:

- Subject Property
- Notification Area
- Street Centerline
- Tax Parcel Boundary

Scale: 0 250 500 1,000 Feet