



City of Racine

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

Meeting Agenda - Final City Plan Commission

Mayor Cory Mason
Alderman Dennis Wiser
Tom Durkin
Tony Veranth
Mario Martinez
Christina Hefel
Marvin Austin

Wednesday, March 28, 2018

4:30 PM

City Hall, Room 205

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 March 14, 2018 Meeting

4:30 P.M. PUBLIC HEARING

[0312-18](#)

Subject: (Direct Referral) A request from Bill Pfister of Michael's Signs, representing North Pointe (Trinity) United Methodist Church, Inc., seeking a conditional use permit to install an electronic message center at 3825 Erie Street. (PC-18)

Attachments:

[3825 Erie St. Review & Recommendations](#)

[3825 Erie St. Applicant Submittal](#)

[3825 Erie St. Public Hearing Notice](#)

Staff Summary:

Consider recommending to the Common Council that the request be approved. The proposed sign will replace an existing outdated static sign totaling approximately 40 sq. ft. and whose sign face fully illuminated panel during the evening. The new sign will total 58 sq. ft. [32 sq. ft. static sign and a 26 sq. ft. electronic message center (EMC)]. The static sign will have only its graphics illuminated, and the EMC will be turned off between 10:00 p.m. and 7:00 a.m. Being an institutional use, and zoned R-1 Single Family Residential, a sign totaling up to 60 sq. ft. is permitted per Sec. 1140-1062. The conditional use is being requested per 114-1033 and pertains to the EMC which is allowed to be up to 50% of the sign's total square footage. Applicant is also requesting an exception to sec. 114-1033 as EMC's are required to be 200 feet from residential districts.

END OF PUBLIC HEARING[0246-18](#)

Subject: (Direct Referral) A request from Carolyn DeDeyne seeking a conditional use permit to operate a retail goods store selling new and used items at 2421 Geneva Street. (PC-18)

Attachments:[2421 Geneva St. Review & Recommendations](#)[2421 Geneva St. Applicant Submittal](#)[2421 Geneva St. Public Hearing Notice](#)*Staff Summary:*

Consider recommending to the Common Council that the request be approved. With the property being zoned B-1 Neighborhood Convenience District, retail goods stores selling used items are permissible with a conditional use permit [114-448(12)]. The store will occupy approximately 950 square feet – the northwestern tenant space of the existing building – and be open daily from 9:30 a.m. to 6:30 p.m. All store operations at this site such as, but not limited to, sales, storage, and display are required to be conducted indoors.

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.