



City of Racine

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

Legislative Report

File Number: Res. 0401-21

Agenda Date: 06/01/2021

File Type: Resolution

Conditional Use Permit at 301 6th Street and 608 Wisconsin Avenue

Resolved, that based on the findings of fact, the request from CCM-Porters LLC seeking a conditional use permit to build and operate a mixed use development at 301 6th Street and 608 Wisconsin Avenue, is approved, subject to the following conditions:

- a. That the plans presented to the Planning, Heritage, and Design Commission on May 20, 2021, be approved subject to the conditions contained herein.
- b. That all use-based license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c. That all of the following occur prior to occupancy, unless otherwise noted:
 1. Signage be approved by the City of Racine Planning, Heritage, and Design Commission prior to installation on the site.
 2. All comments from the City Joint Plan Review team be addressed prior to the permitting and/or final occupancy of the proposed improvements.
- d. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in “c” above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney’s Office and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- e. That an exception from the requirement of Racine Ordinances section 114-1080(1) be granted, allowing for a total of 800 square feet of exterior building signage rather than 400 square feet of signage.
- f. That a uniform signage package be submitted for review and approval by the PHDC with the following design guidance:

1. Comply with basic design standards applicable to the downtown area, as expressed in Racine Ordinances section Chapter 114, Section X, and those contained in the documents Downtown Design Standards and the Downtown Design Guidelines.
 2. Single signs shall be no larger two square feet for each lineal feet of store frontage or 100 square feet in total size, whichever is less, and that no total building street frontage have more than 300 square feet of signage in total. Any retail establishment shall be required to have a projecting sign.
 3. Illumination of signage shall be by indirect means such directional lighting or goose-neck type lighting fixtures.
- g. That all codes and ordinances be complied with and required permits acquired.
 - h. That no minor changes be made from the conditions of this permit without approval of the Planning, Heritage, and Design Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
 - 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