



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 3/14/2018

To: Mayor and Plan Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Matt Sadowski – (262) 636-9152 matthew.sadowski@cityofracine.org

Case Manager: Jeff Hintz

Location: 1427 Junction Avenue, located approximately 300 feet south of the intersection of Washington Avenue and Junction Avenue.

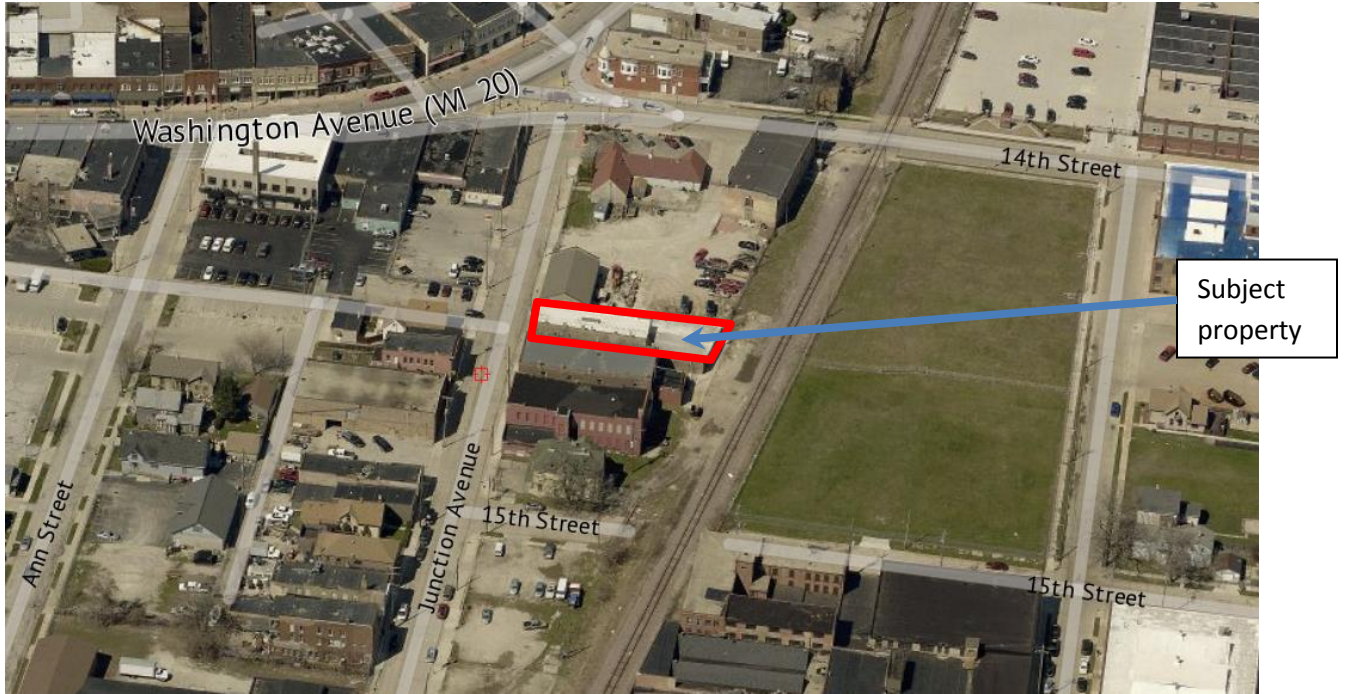
Applicant: Ty Charles of GreenLight E Recycling LLC

Property Owner: Mark Esch

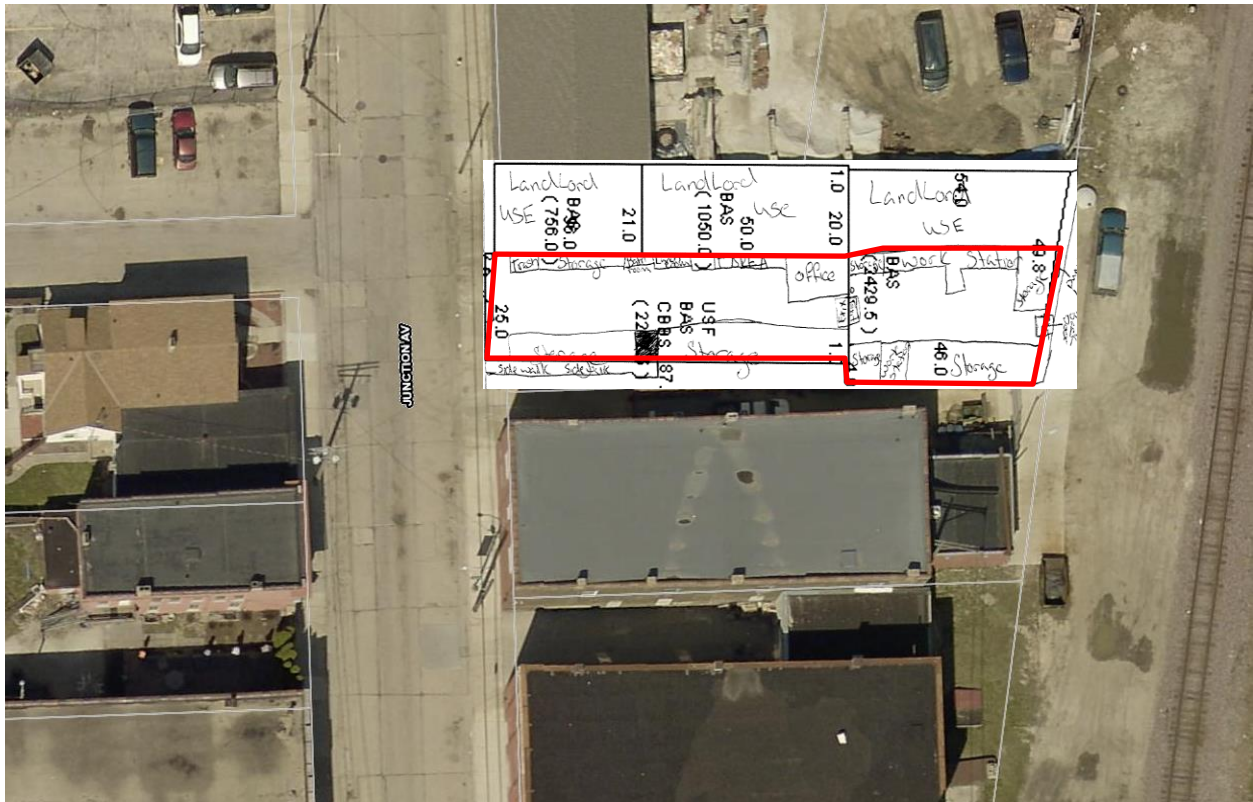
Request: Consideration of a conditional use permit to operate a Recycling drop-off site, in an existing building at 1427 Junction Avenue for property located in an I-2 General Industrial Zone District as required in section [114-588](#) of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant seeks to utilize a former industrial space for the business, GreenLight E Recycling. This space at 1427 Junction Avenue would operate between the hours of 7:00 AM and 3:30 PM. The business would employ two full time employees and five part time employees. The proposed establishment picks up all recycling materials from commercial customers; customers do not come to this address.

The Zoning Ordinance classifies a Recycling drop-off site as permissible in the I-2 General Industrial Zone District upon the issuance of a conditional use permit (114-588).



Birdseye view of the property, indicated in red (image from City Pictometry)



Site plan for the property, recycling center space shown in red.

Corridor or Special Design District?: Uptown Corridor

Historic?: N/A

Current Zoning District: I-2 General Industrial

Purpose of Zone District: The I-2 general industrial district is intended to accommodate those industrial activities which may produce moderate nuisances or hazards in areas that are relatively remote from residential and commercial development.

Proposed Zoning: No change proposed

Existing Land Use: Warehouse space and motorcycle/scooter repair establishment.

Surrounding Zoning and Land Uses:

| | | |
|--------------|------------------------|--------------------------------------|
| North | I-2 General Industrial | Warehousing and shop space |
| East | I-2 General Industrial | Railway right-of-way and vacant land |
| South | I-2 General Industrial | Warehousing and shop space |
| West | B-2 Community Shopping | Alleyway and live/work space |

Operations: The application indicates that two full time employees and five part time employees would work at the establishment. While no customers come to the site, the business does operate from 7:00 AM- 3:30 PM Monday to Thursday and on some Fridays.

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): There are no changes planned to the exterior of the building as a result of this proposal.

| Standard | Required | Provided |
|------------------|-------------|-------------------|
| Lot Area | No minimum | 6,930 square feet |
| Lot Frontage | 30 feet | 55 feet |
| Floor Area Ratio | 4.0 maximum | 1.25 |

Setbacks ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)):

| Yard | Required | Provided |
|-------|----------|----------|
| Front | 0 feet | 0 feet |
| Rear | 0 feet | 0 feet |
| Side | 0 feet | 0 feet |
| Side | 0 feet | 0 feet |

Building design standards (114-Secs. [735.5](#) & [736](#)): The composition of this building complies with the requirements of 114.735.5.b.1, however this building is not a new primary building or addition thereto. Exterior changes are not being sought with this application.

Off-street parking and loading requirements (114- [Article XI](#)) : The building occupies the entire lot and as such, no off-street parking occurs on the lot. The owner of the recycling business does not have a formalized written agreement, but does park some vehicles in a private parking area across the street in accordance with the requirements of [114-1148](#). A condition of this approval will be to formalize this agreement.

| Use Type | Required | Provided |
|-------------------------|----------|--------------------------|
| Motorcycle/scooter shop | 6 | 6-8 (off-site agreement) |
| Recycling Business | 4 | 0 |
| | | 0 |
| Total | 10 | 8 |

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): The lot is lacking landscaping at this time, and the building occupies all the space on the lot; the right-of-way is also minimal and utilities constrict the limited space already, the ability to provide landscaping does not exist on this lot.

Sign Regulations (114-[Article X](#)): Signage is not a part of this request and is not planned at this time. Any signage would require a subsequent approval and need to follow the sizing requirements outlined below; Illuminated, non-flashing on-premises signs are permitted.

| Sign Type | Allowable Sq. Ft. | Provided Sq. Ft. |
|------------------|---------------------|------------------|
| Projecting/Wall | 55 square feet* | N/A |
| Window signs | 50% of window area^ | N/A |
| Alleyway Signage | N/A | N/A |
| Total | 55 square feet | |

*Total size determination would be made based on sizes and types of other signage on the lot.

^Each building is allowed two (2) window signs under four (4) square feet in total size, which do not count against the total allowable signage.

Outdoor lighting, signs ([114-Sec. 742](#)): The lighting on the property complies with the requirement that lighting be arranged, shielded and oriented in a manner which does not direct radiation or glare onto adjacent properties.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The submitted plans show the business plans to store their trash receptacles inside the building. This complies with the requirements.

Engineering, Utilities and Access:

Access ([114-1151](#)): Vehicular access to the site is provided from Junction Avenue. Based on the submitted site plan, the applicant is not proposing changes to the access at this time.

Surface drainage ([114-739](#) & Consult Engineering Dept.): Reuse of the site and building is not expected to impact the surface drainage of this lot.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): All utilities are available for this site and the applicant proposal to utilize this site is not expected to impact the ability to serve this area.

Exceptions to ordinance: N/A

Additional Planning and Zoning Comments: In 2014 an automobile repair facility was approved on the property.

REQUIRED FINDINGS OF FACT:

CONDITIONAL USE FINDINGS (Sec. 114-154. – Standards.)

No Conditional Use shall be recommended by the Plan Commission unless it is found that that:

- 1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.**

Staff Comments: The operation of a recycling drop-off site would typically be expected to generate traffic to an area. While the site is technically a recycling drop-off site, the drop-off is done by employees of the business only. Aside from employees coming to the site for the workday, the operations are expected to be unnoticed by those visiting and working in the area. Additionally, the operation is that of essentially storage of electronics in the building. These factors coupled together lead staff to conclude that this use will not be detrimental or injurious to the health, morals and welfare of the general area.

- 2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

Staff Comments: The proposed operations by the applicant lend the site to function more like a warehouse than a recycling drop-off site. The storage of used electronic items until shipment off the site is not expected to be injurious to adjacent properties or those within the general vicinity of the proposed establishment. This usage of the site is consistent with other uses permitted in this zone district. Noxious effects are not anticipated with this business operation, as such property values are not anticipated to be diminished or impaired.

- 3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

Staff Comments: This zone district allows uses at a scale and intensity which would likely be more detrimental to the development of the Uptown area. This operation of a recycling drop-off facility will better aid in the normal and orderly development of the area than many of the more intensive uses allowed in this zone district. The business operations proposed by the applicant lend the site to be more of a warehouse than a recycling drop-off site; the recommended conditions of approval ensure the property will be more passive than active in use. This more passive industrial use should allow the general area to develop in a manner prescribed by the Uptown Area Neighborhood Revitalization plan.

- 4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.**

Staff Comments: The site plan submitted by the applicant does not propose any changes to the access, utilities or drainage for the site. The reuse of this site and existing building is not expected to impact the provision of utilities for the property or general area.

- 5) Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.**

Staff Comments: Based on the site plan, the access to and from the site is not changing with this request. However the site does lack off-street parking at this time and Junction Avenue does have quite a bit of street parking already; adding the employees of this establishment to the mix could create some congestion due to limited parking turnover during business hours of the establishment. A recommended condition of approval is that a parking agreement is formalized and employee vehicles be kept off the street.

- 6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city.**

Staff Comments: The adopted land use plan in the Comprehensive Plan calls for this property to be industrial. As such, this proposal to reuse this site and building for what is essentially a warehousing and storage use, complies with the land use plan and the City of Racine Comprehensive Plan goals.

- 7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.**

Staff Comments: The submitted application form the applicant does not indicate any exceptions from the applicable regulations would be necessary to reuse this building for the storage of electronics recycling materials.

POSSIBLE ACTIONS FOR THE PLANNING COMMISSION

1. Approve the request as submitted; or
2. Approve the request with conditions deemed necessary to mitigate any adverse impacts that could arise from the project; or
3. Deny the request; or
4. Defer the request to obtain more specific information about the request.

STAFF SUPPORTS THE APPLICATION FOR THE FOLLOWING REASONS:

- This proposal will keep an existing building in service at an intensity more compatible with the surrounding area than other permitted uses in the Zone District.
- Sustainable reuse of land which utilizes existing utilities and services.
- This new business will provide jobs and economic opportunities for the community.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM TY CHARLES OF GREENLIGHT E RECYCLING, SEEKING A CONDITIONAL USE PERMIT TO ALLOW A RECYCLING DROP-OFF SITE AT 1427 JUNCTION AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Plan Commission on March 14, 2018 be approved subject to the conditions contained herein.
- b) That all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c) All storage of materials and other materials associated with the business operation to occur inside the building at the site.
- d) Only electronics shall be stored and handled at the site for recycling purposes.
- e) No drop-off of recyclables from customers is permitted to occur at the site.
- f) Parking agreement with adjacent owner within 500 feet to be formalized and documentation to be submitted to the City Development Department prior to obtaining occupancy for the building. Parking agreement to state the number of spaces, cost per month (if any) and describe where on the lot the spaces are located.
- g) Employee vehicles and vehicles associated with the business to be kept off the street except for loading and unloading.
- h) No processing and/or sorting of goods which are picked up for recycling shall occur in or on the street or sidewalk; any loading or unloading of goods shall be limited to no more than two (2) hours per day.

- i) That hours of operation are from 7:00 a.m. to 3:30 p.m., Monday to Friday.
- j) That all codes and ordinances are complied with and required permits acquired.
- k) That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common council.
- l) That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

ATTACHMENTS:

- 1) Property owner notification map indicating the subject property;
- 2) Aerial Photo indicating the subject property;
- 3) Zoning Map indicating the subject property;
- 4) Land Use Map from Comprehensive Plan, indicating the subject property;
- 5) Uptown Neighborhood Strategic Development Plan Subarea Map, 16th and Junction;
- 6) Site photos of the property and general area; and
- 7) Submittal documents ([click to view](#)).

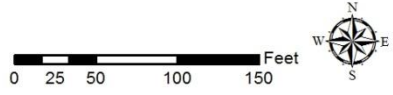


Conditional Use Request - 1427 Junction Avenue



Subject Property
 Notification Area

Street Centerline
 Tax Parcel Boundary
 Building Footprint





Conditional Use Request - 1427 Junction Avenue

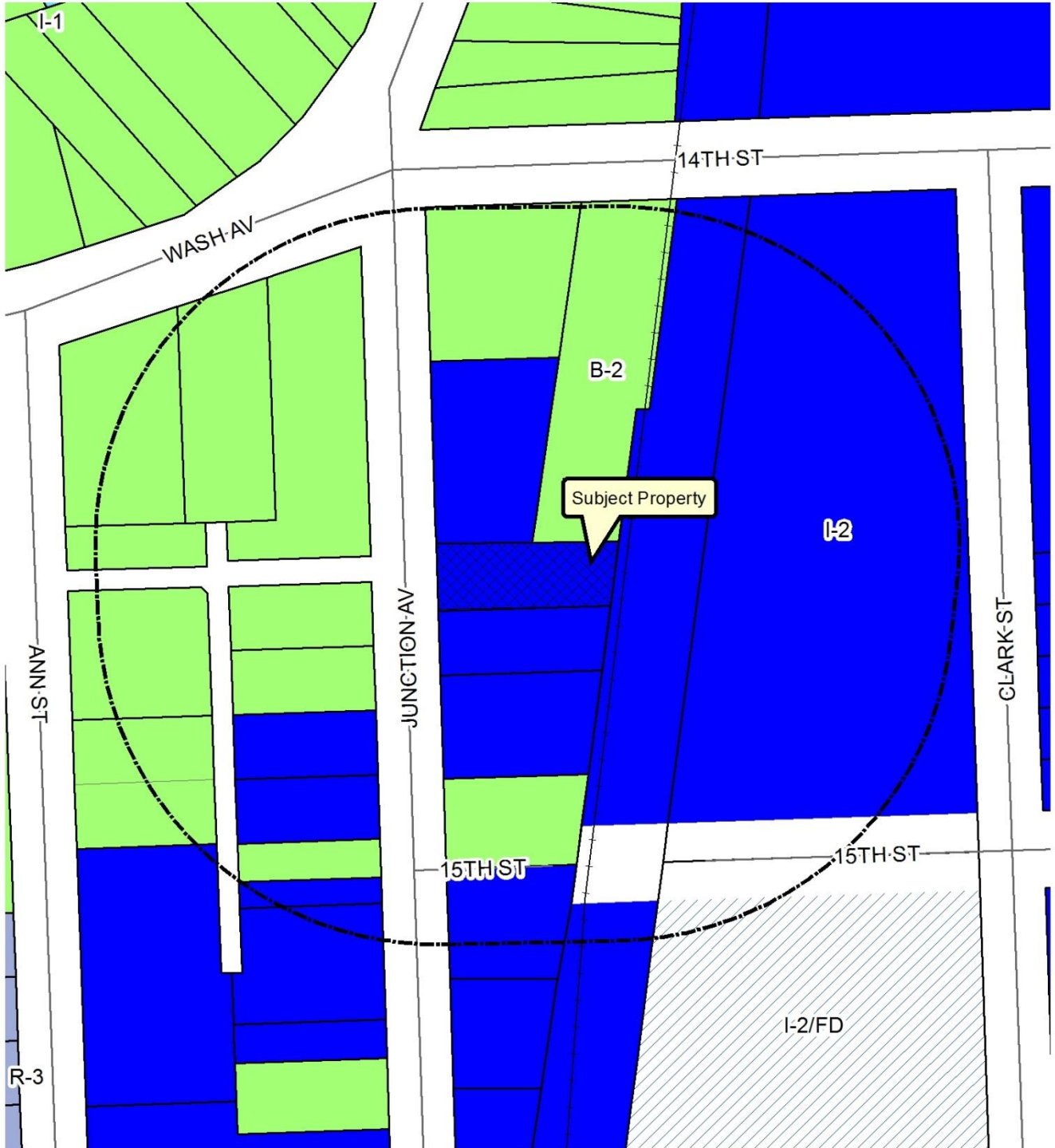


- Subject Property
- Street Centerline
- Notification Area
- Tax Parcel Boundary





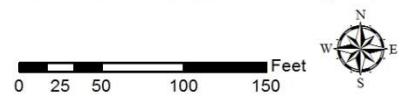
Conditional Use Request - 1427 Junction Avenue



Zoning Designation

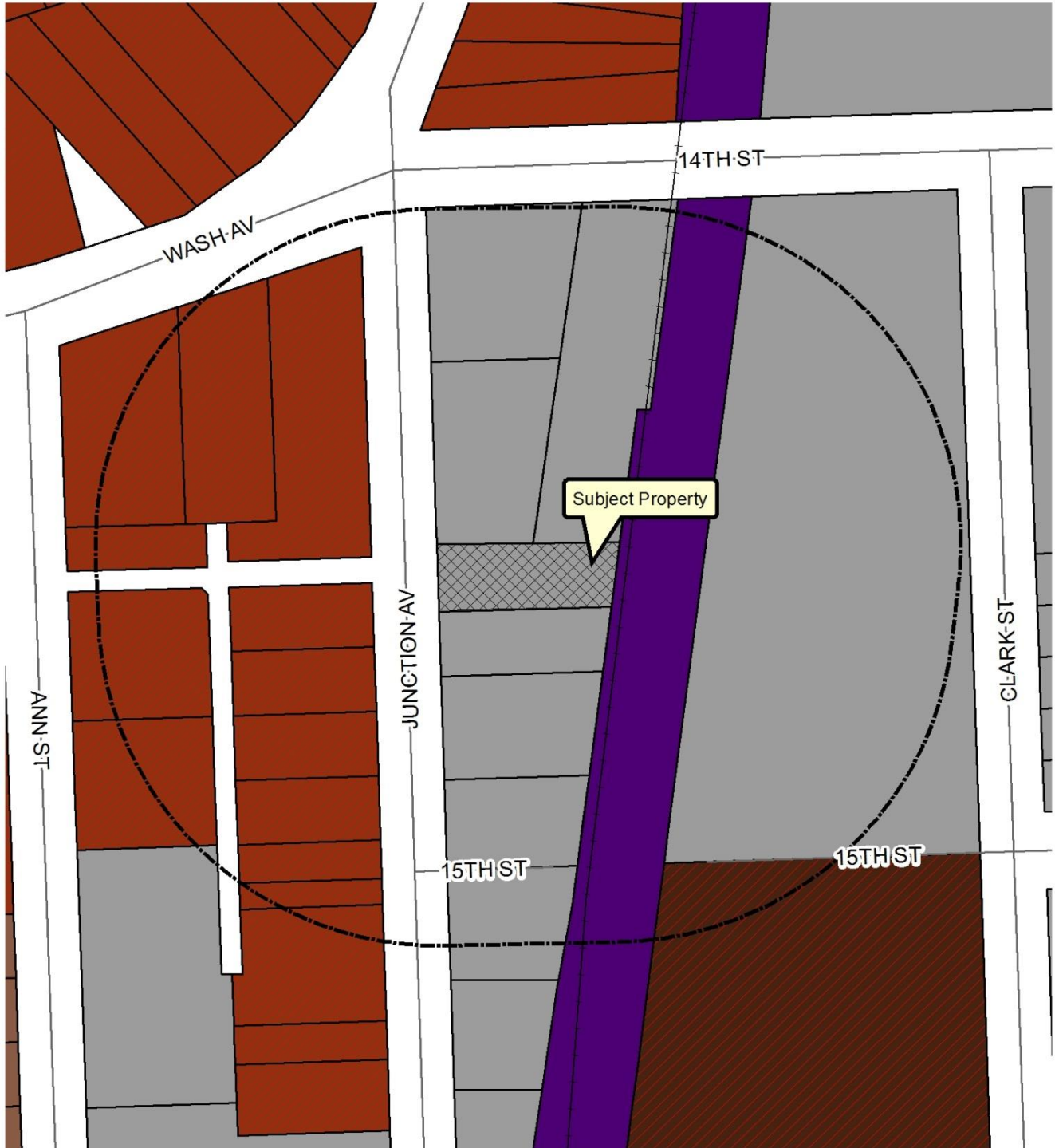
- Subject Property
- Notification Area
- Street Centerline
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- R-3
- B-2
- I-2
- I-2/FD



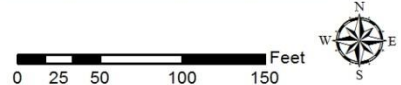


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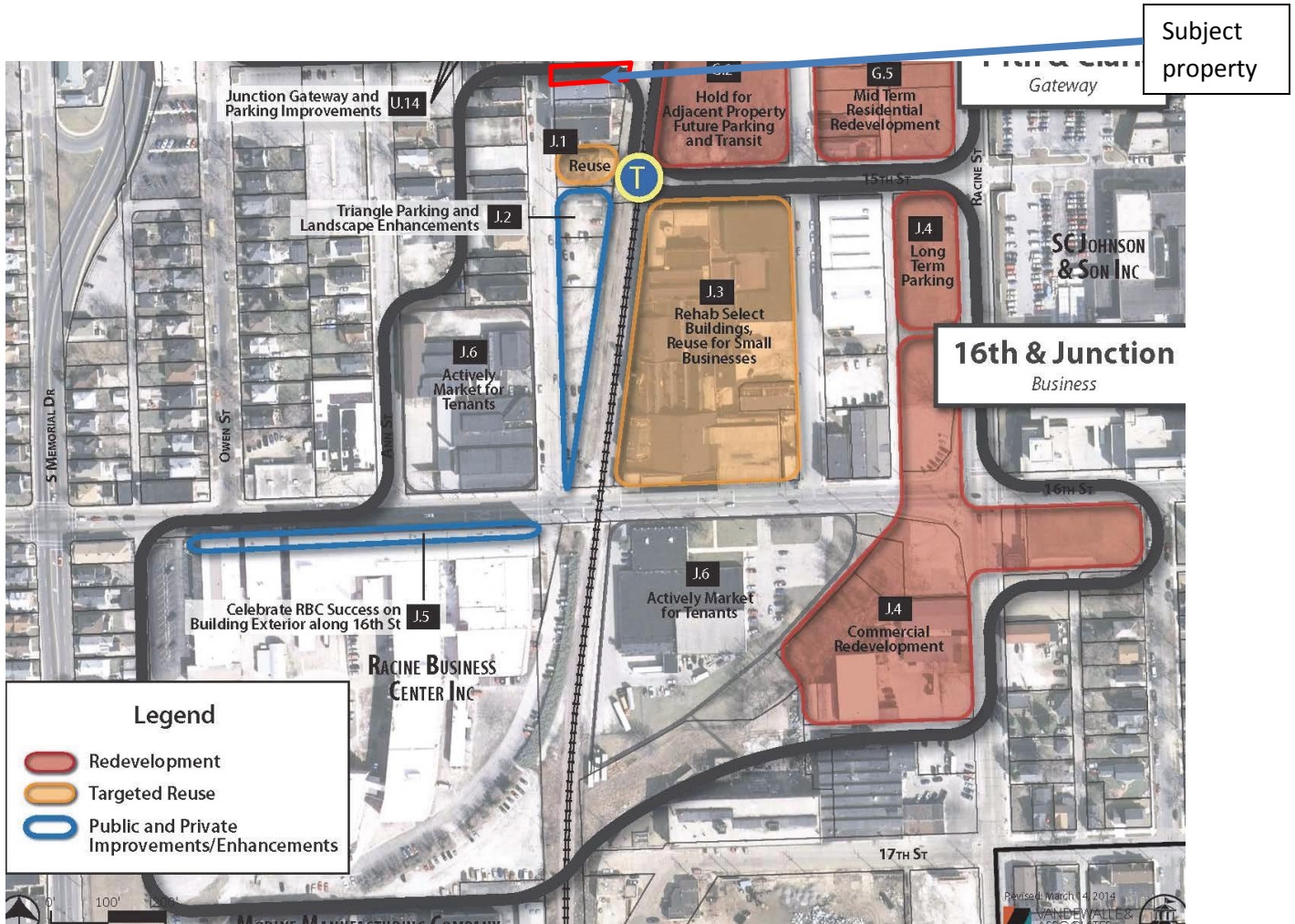
Comprehensive Plan Designation

- | | | |
|--|---|--|
|  Mixed Use - Residential Emphasis |  High Density Residential |  Industrial |
|  Mixed Use - Commercial Emphasis |  Transportation, Communication and Utilities | |



Uptown Neighborhood Strategic Development Plan

Subarea Map, 16th and Junction



Site Photos



Looking at east at subject property



Looking (north) from subject property



Looking (west) from subject property



Looking (south) from subject property



Looking at entrance to subject property



Looking at eastern side of Junction Avenue