



## **CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT**

**Meeting Date:** 4/8/2025

**To:** Mayor and Planning, Heritage and Design Commission Members

**From:** City Development Department, Division of Planning and Redevelopment

**Division Manager:** Steven Madsen – (262) 636-9153 [steven.madsen@cityofracine.org](mailto:steven.madsen@cityofracine.org)

**Case Manager:** Michelle Cook

**Location:** 1634 Washington Avenue

**Applicant:** Nsango Metzel, represented by Supermax Security Systems, LLC

**Property Owner:** Nsango Ndoti Mboyo Metzel

**Request:** Consideration of a conditional use permit to allow for a single-unit dwelling with ground-floor residential, at 1634 Washington Avenue, for property located in a B-2 Community Shopping Zone District as required in section [114-468](#) of the Municipal Code.

**BACKGROUND AND SUMMARY:** The applicant seeks to utilize the lot at 1634 Washington Avenue for a single-unit dwelling which would include residential on the ground floor. There is an existing housing unit on the lot that would be razed and a new residential unit constructed.

The Zoning Ordinance classifies dwelling units on the ground-floor as permissible in the B-2 Community Shopping Zone District upon the issuance of a conditional use permit (114-468).



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



Proposed Building Design, submitted by applicant, small edit by staff.

## GENERAL INFORMATION

**Parcel Number:** [09576000](#)

**Property Size:** 8,973 square feet

**Comprehensive Plan Map Designation:** Mixed-Use Commercial Emphasis

**Consistency with Adopted Plans:**

The [Racine Comprehensive Plan](#) states that:

- The plan should encourage the redevelopment of older areas and commercial areas.
- Maintain and develop a land use pattern that strengthens the character and livability of the City's downtown core, commercial and industrial areas, and neighborhoods.
- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.

**Corridor or Special Design District?:** Uptown Corridor



**Historic?:** N/A

**Current Zoning District:** B-2 Community Shopping

**Purpose of Zone District:** The B-2 community shopping district is intended to accommodate the needs of a much larger consumer population than is served by the neighborhood convenience district, thus a wider range of uses and structure sizes is permitted for both daily and occasional shopping.

**Proposed Zoning:** No change proposed

**Existing Land Use:** Residential

**Surrounding Zoning and Land Uses:**

<b>North</b>	R-3 Limited General Residence	Single-Unit & Multi-Unit Dwellings
<b>East</b>	B-2 Community Shopping	Single Unit Dwelling/Furniture Store
<b>South</b>	B-2 Community Shopping	Gas Station
<b>West</b>	B-2 Community Shopping	Single-Unit & Multi-Unit Dwellings

**Operations:** The application proposes to raze the existing dwelling unit on the property to accommodate a single-unit dwelling which would include residential on the ground floor.

## 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.

<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Area	6,000 square feet	8,973 square feet
Lot Frontage	30 feet	40 feet
Floor Area Ratio	2.5 maximum	N/A

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

<b>Yard</b>	<b>Required</b>	<b>Provided</b>
Front (south)	25 feet	25 feet
Side (west)	4 feet	5 feet
Side (east)	4 feet	5 feet
Rear (north)	35 feet	35+ feet

**Building design standards** (114-Secs. [735.5](#) & [736](#)): Single-family and two-family dwellings are not subject to building design standards as listed in the City's zoning ordinance (Sec. 114-732).

**Off-street parking and loading requirements (114- [Article XI](#)) :**

Use Type	Required	Provided
Dwelling, single-family	1	1*
Total	1	1*

\*The property currently has a driveway that will be used for the dwelling that will be constructed. Per Sec. 114-1148, parking is not allowed to take place in the required front yard of the property.

**Landscaping, screening and yard requirements (114- [Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)):** Landscaping and screening are not required on residential properties.

**Sign Regulations (114-[Article X](#)):** N/A

**Outdoor lighting, signs (114-[Sec. 742](#)):** Any lighting would have to comply with the development standards and focuses light onto the subject property and not onto adjacent properties.

**Rubbish and trash storage (114-[Article V](#) & [114-740](#)):** The property currently has city trash collection. Storing the containers out of view will meet the intent of the ordinance.

**Engineering, Utilities and Access:**

**Access (114-[1151](#)):** Vehicular access to the site is provided from the existing driveway off of Washington Avenue.

**Surface drainage (114-[739](#) & Consult Engineering Dept.):** Reuse of the 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 is not expected to impact the ability to serve this area.

**Exceptions to ordinance:** No exceptions are required for this proposal.

**Additional Planning and Zoning Comments:** N/A

## **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:

- 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 surrounding uses of the property include residential and commercial. The current house on the lot was built in the 1800's so the lot and its residential use predates the commercial uses in the area. Reestablishment of a use that has existed for centuries is not expected to be detrimental or an endangerment to public health, safety morals, comfort, or general welfare as the 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: This conditional use is not anticipated to be injurious to other properties in the general area. There is not expected to be any adverse impacts as a result of rebuilding a residential unit on the property. The existing dilapidated structure on the lot is more injurious to the neighborhood.

- 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: The establishment of the conditional use will allow the use to continue as it was intended. The property's size and location between two already existing residential units would not make it ideal for commercial use.

- 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: The applicant is not contemplating any changes to the access to this site. The ingress and egress from the site will occur from Washington Avenue.

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

Staff Comments: The land use plan for the City identifies this property as Mixed-Use Commercial Emphasis. This proposed usage is consistent with the objectives of the comprehensive plan and is of a lesser intensity than other uses allowed in this zone district.

**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: It is expected that this establishment will operate in accordance with the applicable regulations for this zone district. No exceptions are needed with this request and the proposed development is expected to fit with the mix of uses allowed to occur in the surrounding area.

## **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, subject to the consent of the applicant.
5. Defer with a continuance of the public hearing to a date certain, subject to the consent of the applicant.

**STAFF RECOMMENDATION:** BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM NSANGO METZEL, REPRESENTED BY SUPERMAX SECURITY SYSTEMS, LLC, FOR A SINGLE-UNIT DWELLING THAT INCLUDES GROUND-FLOOR RESIDENTIAL AT 1634 WASHINGTON AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning, Heritage and Design Commission on April 8, 2025 and dated February 10, 2025 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That the board and batten siding be moved to the upper portion of the second-level windows.
- d) That the final design of the dwelling unit be submitted to the Department of City Development for approval, prior to obtaining building permits.
- e) 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.
- f) That this conditional use permit is subject to Planning, Heritage and Design 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) Site photos of the property and general area; and
- 6) Submittal documents (view in Legistar)





## Conditional Use Permit - 1634 Washington Ave





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### Land Use Designation

- |                                 |                                |
|---------------------------------|--------------------------------|
| Mixed Use - Commercial Emphasis | Governmental and Institutional |
| High Density Residential        | Commercial                     |

- |                     |                   |
|---------------------|-------------------|
| Tax Parcel Boundary | Subject Property  |
| Street Centerlines  | Notification Area |

0 62.5 125 250 Feet





## Site Photos



Looking north at proposed location  
(Subject Property)



Looking west down Washington Avenue



Looking east down Washington Avenue



Looking southeast at gas station