



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

**Meeting Date:** 12/1/2025

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

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

**Division Manager:** Steven Madsen – (262) 636-9151 [steven.madsen@cityofracine.org](mailto:steven.madsen@cityofracine.org)

**Case Manager:** Michelle Cook

**Location:** 1650 Russet Street

**Applicant:** Audreona Johnson, representing Brilliant and Beyond Childcare

**Property Owner:** First Church of God

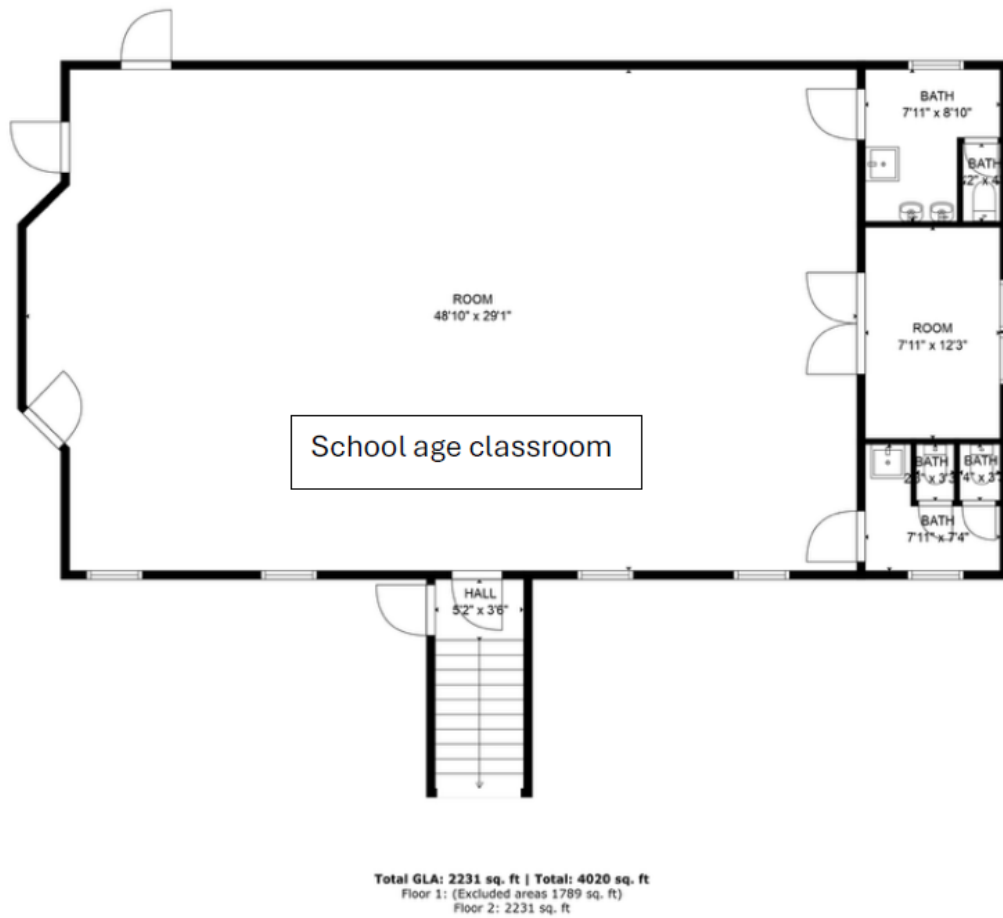
**Request:** Consideration of a conditional use permit for a group daycare at 1650 Russet Street, which is located in a O/I Office/Institutional Zone District as allowed by Section 114-428 of the Municipal Code.

**BACKGROUND AND SUMMARY:** The application contemplates having a group daycare for up to 50 children aged 6 weeks through 12 years. The facility would operate Monday through Friday from 6:00 AM to 10:00 PM with possible hours on the weekend.

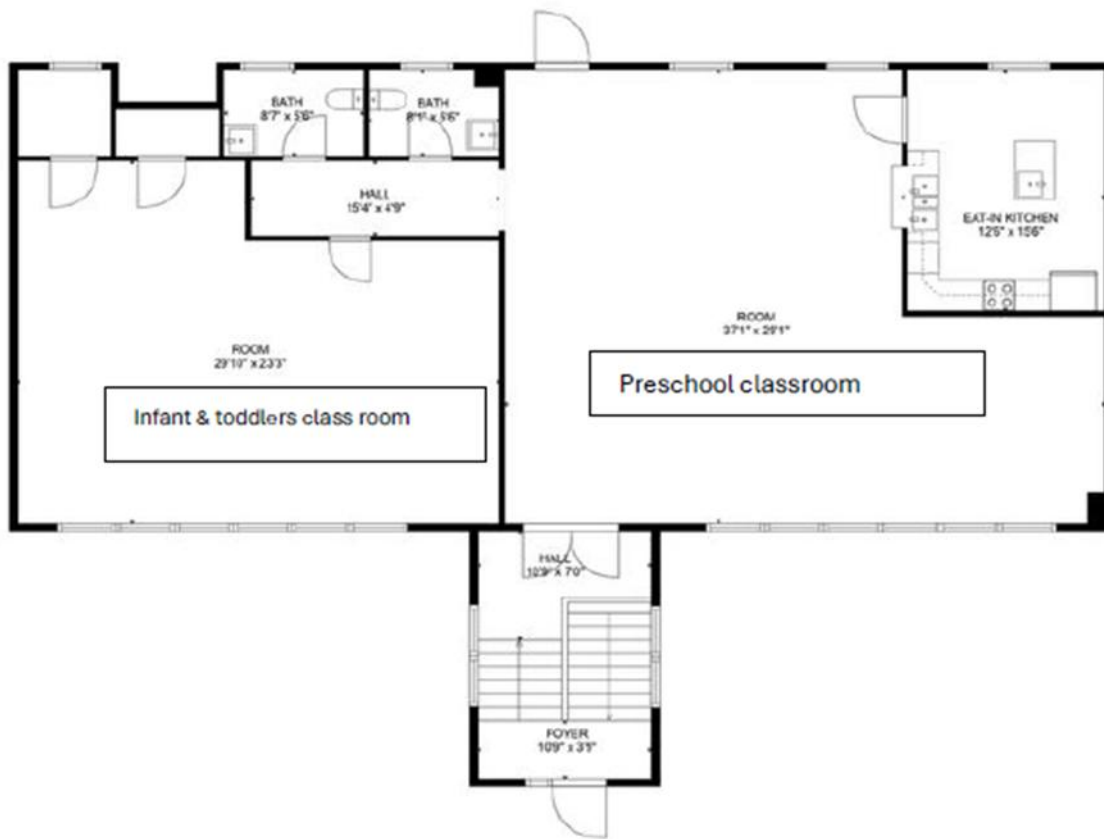
The Zoning Ordinance classifies a group daycare as a conditional use in the O/I Office/Institutional Zone District (114-428).



Birdseye view of the property, indicated in blue



Floor plan for proposed use (first floor), submitted applicant



Total GLA: 2231 sq. ft | Total: 4020 sq. ft  
Floor 1: (Excluded areas 1789 sq. ft.)  
Floor 2: 2231 sq. ft

Floor plan of the proposed use (second floor), submitted by applicant



General site plan for entire parcel, submitted by applicant

## GENERAL INFORMATION

**Parcel Number:** 11442000

**Property Size:** 27,707 square feet

**Comprehensive Plan Map Designation:** Medium Intensity

**Consistency with Adopted Plans:**

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

- Encourage development patterns that promote efficient and sustainable use of land, that can be readily linked by transportation systems and that utilize existing public utilities and services.
- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.

**Corridor or Special Design District?:** N/A

**Historic?:** N/A

**Current Zoning District:** O/I Office/Institutional

**Purpose of Zone District:** The O-I Office/Institutional District is designed primarily to accommodate office buildings, civic and governmental structures, and educational and institutional buildings in a mutually compatible environment. Compatible apartment structures may be allowed by conditional use permit.

**Proposed Zoning:** No change proposed

**Existing Land Use:** Vacant

**Surrounding Zoning and Land Uses:**

|              |                               |                  |
|--------------|-------------------------------|------------------|
| <b>North</b> | R-3 Limited General Residence | Dwellings        |
| <b>East</b>  | R-3 Limited General Residence | Dwellings/Church |
| <b>South</b> | R-3 Limited General Residence | Dwellings        |
| <b>West</b>  | R-3 Limited General Residence | Dwellings        |

## ANALYSIS:

### Development Standards:

**Density** ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): The building comp

| Standard         | Required    | Provided        |
|------------------|-------------|-----------------|
| Lot Area         | 12,000      | 27,707 sq. feet |
| Lot Frontage     | 100 feet    | 267 feet        |
| Floor Area Ratio | 2.5 maximum | .18             |

**Setbacks** ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)): Nonresidential uses are not required to provided yards, except as required in 114-470.

| Yard         | Required | Provided |
|--------------|----------|----------|
| Front (East) | 25 feet  | 42 feet  |
| Side (North) | 8 feet   | 8 feet   |
| Side (South) | 15 feet  | 20 feet  |
| Rear (West)  | 30 feet  | 190 feet |

**Building design standards** (114-Secs. [735.5](#) & [736](#)): No new buildings or changes are being proposed. The building is considered existing legal non-conforming with design standards for commercial buildings.

**Sign Regulations** (114-[Article X](#)): Any signage would need to follow the sizing and other requirements outlined below and be approved by Planning Division Staff:

| Sign Type  | Allowable Sq. Ft. | Provided Sq. Ft. | Maximum Height | Proposed Height |
|------------|-------------------|------------------|----------------|-----------------|
| Wall Sign* | 60 sq. ft.        | 4.86 sq. ft.*    | 15 feet        | N/A             |
| Total      |                   |                  |                |                 |

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

| Use Type | Required | Provided |
|----------|----------|----------|
| Daycare  | 0*       |          |
| Total    | 0*       | 0*       |

\*This building was historically used as a daycare and would not require additional parking to be added.

**Landscaping, screening and yard requirements** ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): Screening is not proposed, however, screening from the residential properties to the South would be required.

**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 that does not direct radiation or glare onto adjacent properties.

**Rubbish and trash storage** ([114-Article V](#) & [114-740](#)): The applicant proposes to have trash stored in the rear of the property. Any outdoor container for trash would need to be screened by a trash enclosure.

**Engineering, Utilities and Access:**

**Access** ([114-1151](#)): Ingress and egress is provided into the site from a curb cut on Victory Avenue.

**Surface drainage** ([114-739](#) & Consult Engineering Dept.): No changes in impervious surface are planned. Additional pavement to the property may have to be reviewed by the Engineering Department.

**Sewage disposal and water supply** ([114-821](#) & Consult Engineering and S/W Utility): No changes to the usable space of the building are planned and there should be no increase on the use of utilities.

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

**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 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 last use in the building was a group daycare. The site has already generally been fitted to be a daycare including an area for an outdoor play space on the West side of the site. There are some improvements needed; however, the operation of a building will remain the same as it was prior to its vacancy.

- 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: There is proposed to be a maximum of 50 children on the site at various times of day. There is a play area in the rear of the property and the City's ordinance requires that all of the use in space be outside of the public right-of-way which should not be injurious to the use and enjoyment of other property in the immediate vicinity.

- 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 area is entirely developed. The site originally operated as a daycare and the site has already been fitted to be a daycare and its operation should not impede any development of the surrounding property.

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

Staff Comments: All utilities already exist to the building and should be adequate. The proposed changes should not require any changes to the utilities in order to operate. This proposal is to utilize an existing facility which is not expected to detrimentally increase traffic or exceed the capacity of existing infrastructure in the 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: Ingress and egress will remain unchanged and are from Victory Avenue. This will cause all the traffic to the site to be away from major streets that are within a few blocks.

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

Staff Comments: The current land use plan encourages the redevelopment or improvement of commercial properties. The establishment of this conditional use will allow for higher use for vacant property.

- 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: No exceptions from the Municipal Code would be required for this development.

## **POSSIBLE ACTIONS FOR THE PLANNING HERITAGE AND DESIGN 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 RECOMMENDATION:** BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM AUDREONA JOHNSON, REPRESENTING BRILLIANT AND BEYOND CHILDCARE SEEKING A CONDITIONAL USE PERMIT TO OPERATE A GROUP DAYCARE AT 1650 RUSSET STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning Heritage and Design Commission on December 1, 2025 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits and licenses be acquired.
- c) That any changes to signage be submitted to Planning Division staff for review before approval.
- d) That the following occur prior to occupancy, unless otherwise noted:
  - a. That a site plan showing pick-up and drop-off locations occurring on the site, as required by Sec. 114-428 (3)(c) be submitted for review and approval by the Department of City Development.
  - b. That plans for screening the residential properties to the South be provided to the Department of City Development for review and approval.
  - c. That peeling paint on the building be repaired.
  - d. That the boards on any windows on the property be removed and the windows restored.
- e) That the facility maintains a license to run a group daycare with the State of Wisconsin.
- f) That no minor changes be made from the conditions of this permit without approval of the Department of City Development and no major changes be made without the approval of the Planning, Heritage and Design Commission.
- g) 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- 1650 Russet St



Land Use Designation

□ Tax Parcel Boundary  
— Street Centerlines

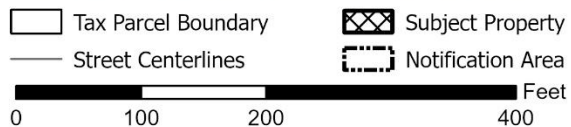
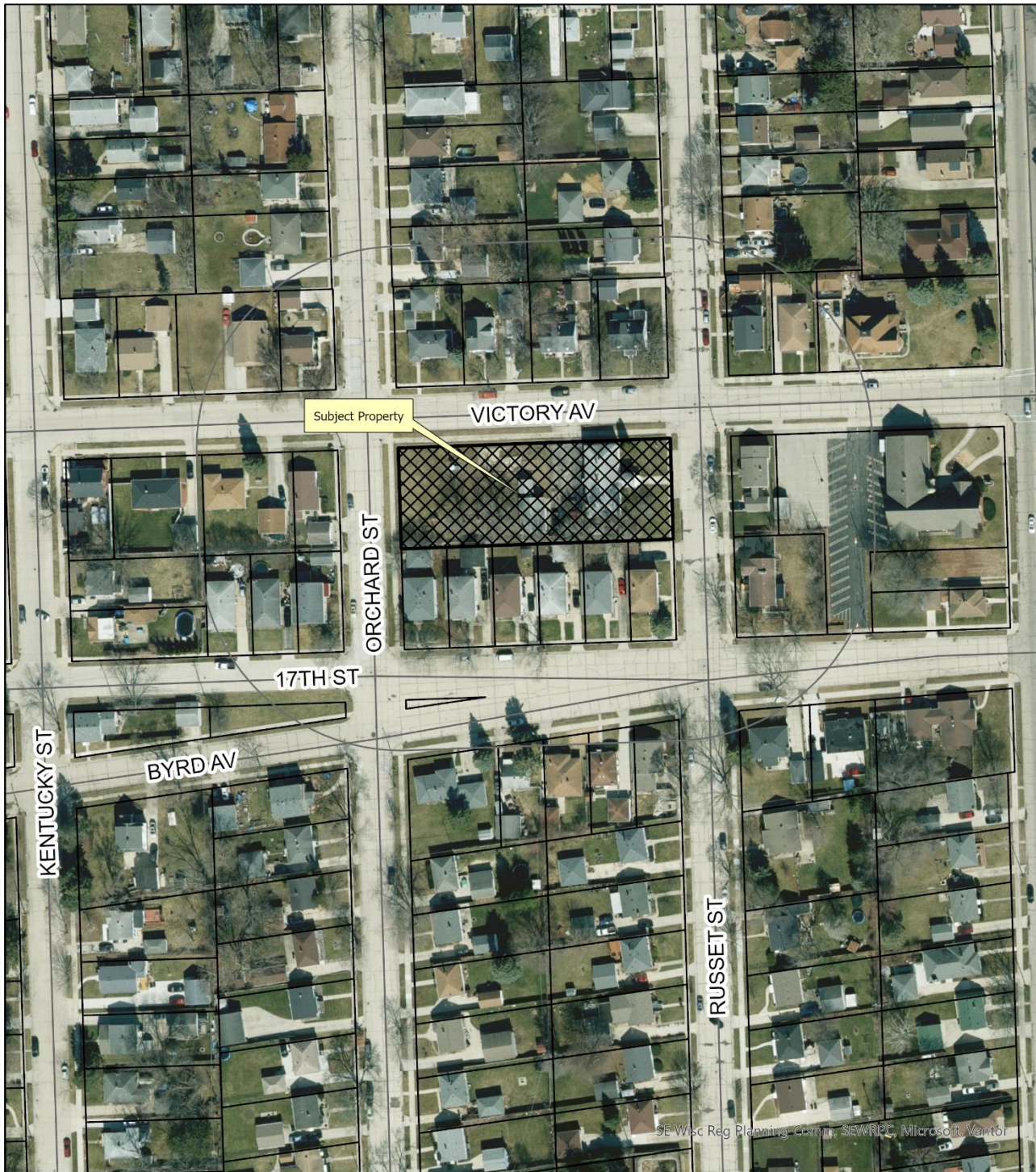
▨ Subject Property  
⋯ Notification Area

0 75 150 300 Feet



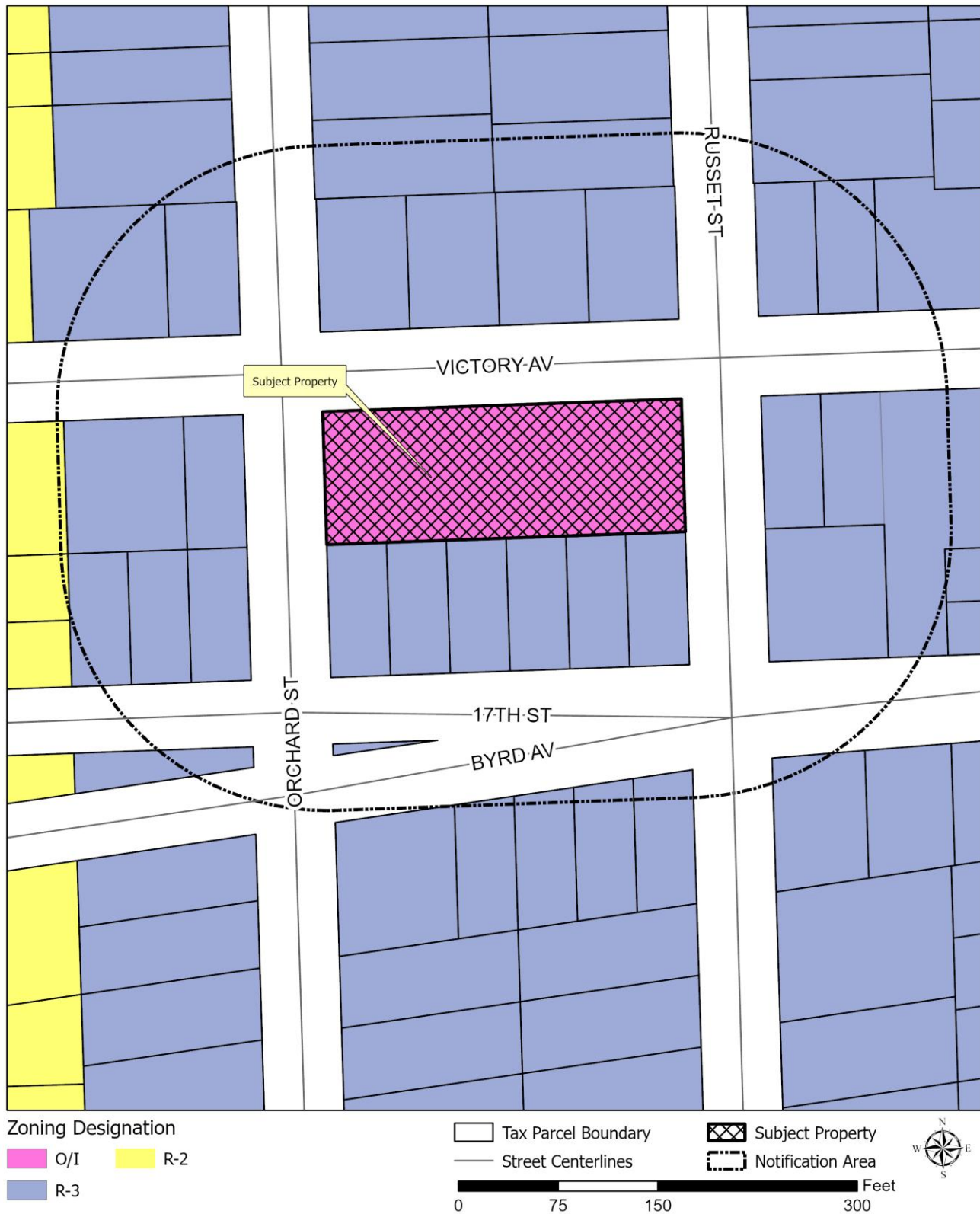


## Conditional Use Permit - 1650 Russet St



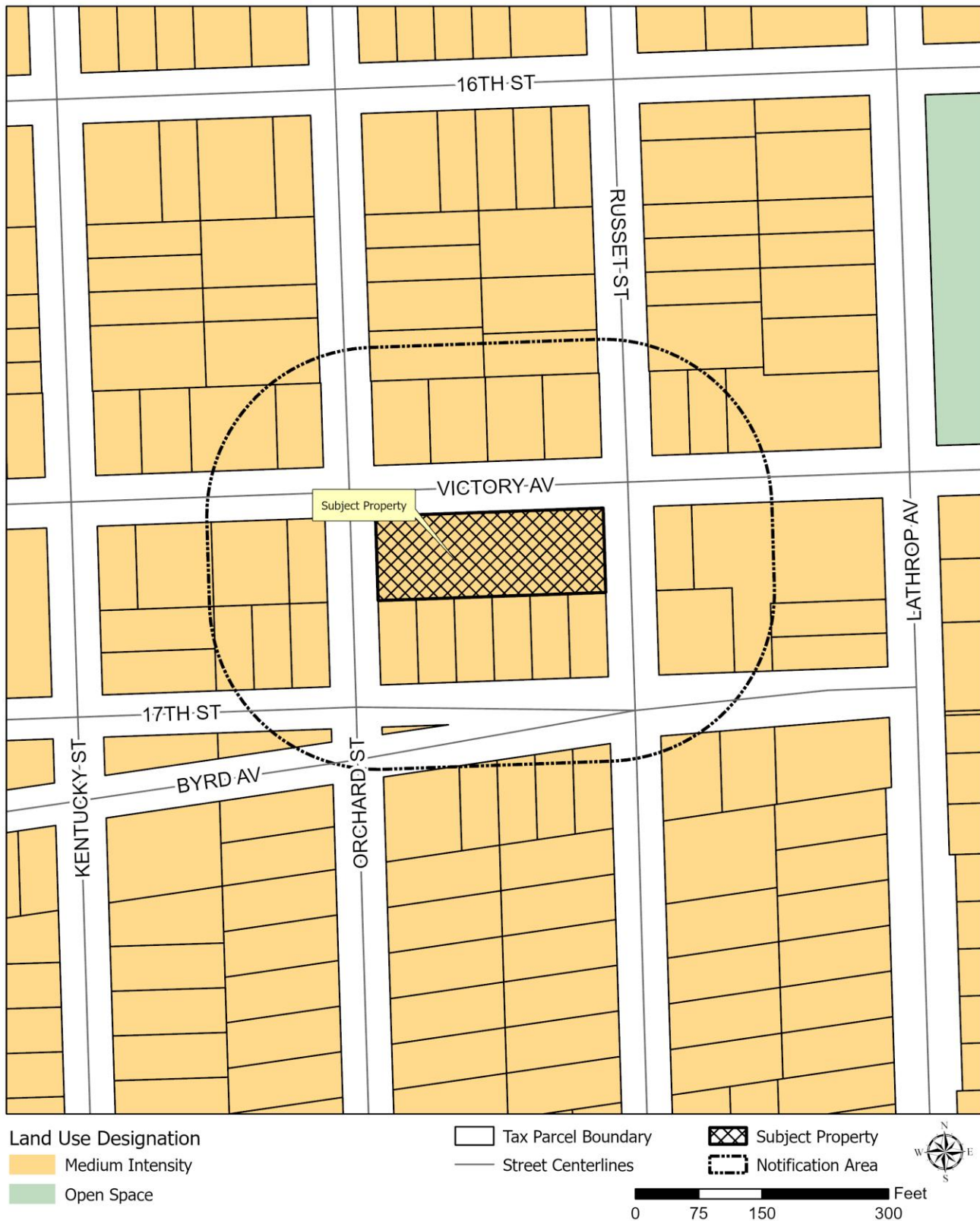


## Conditional Use Permit - 1650 Russet St





## Conditional Use Permit - 1650 Russet Ave



## Site Photos



Looking West at Subject Property



Looking East at Subject Property



Looking Southwest at Subject Property



Looking East from Subject Property