



## CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

**Meeting Date:** 7/15/2024

**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)

**Manager:** Michelle Cook

**Location:** 2330 Chicory Road and 3911 S. Memorial Drive

**Applicant:** Rich Kauffman, Butter Buds, Inc.

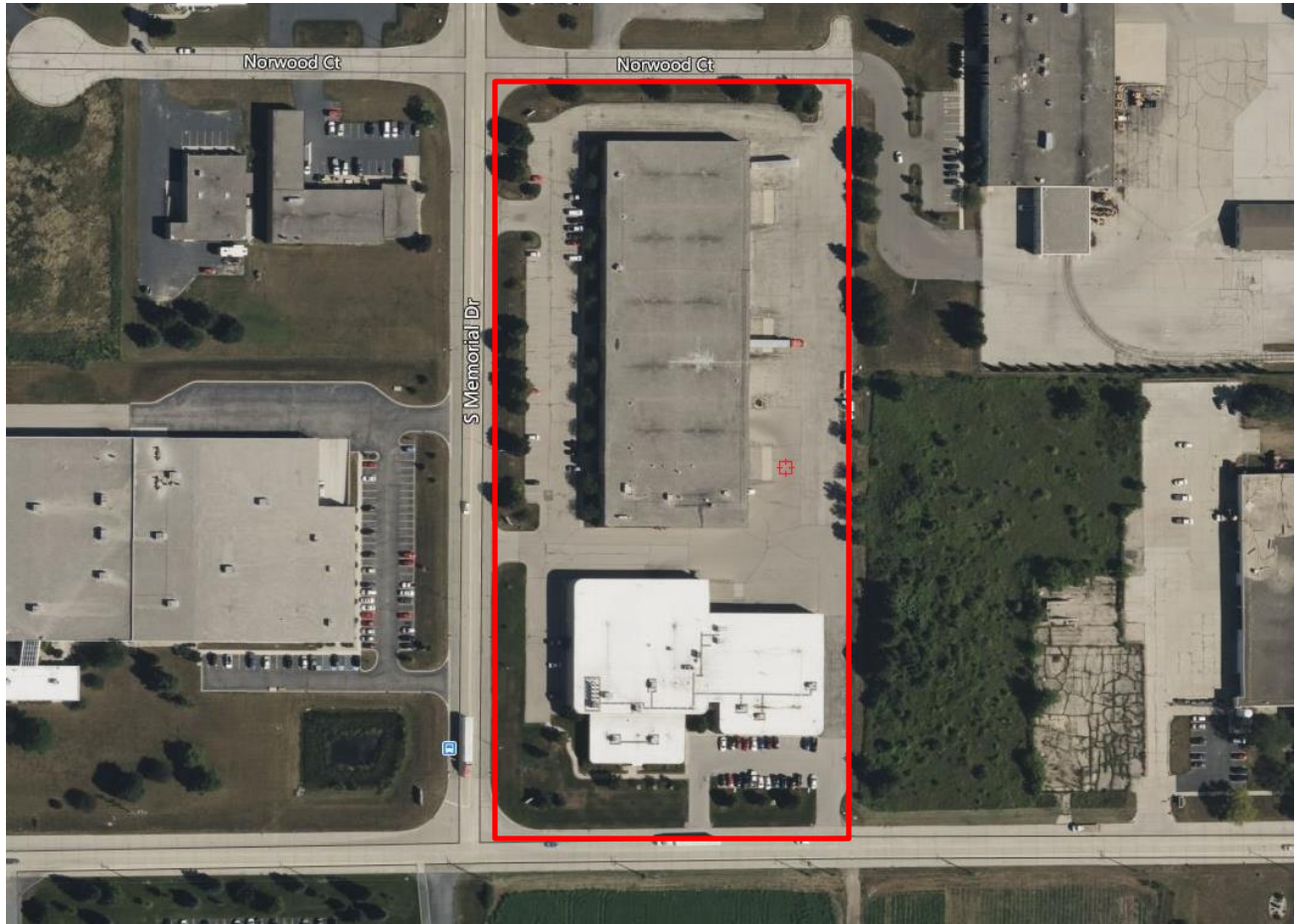
**Agent:** Mark Molinaro, Partners in Design Architects

**Property Owner:** BBFI Realty, Inc.

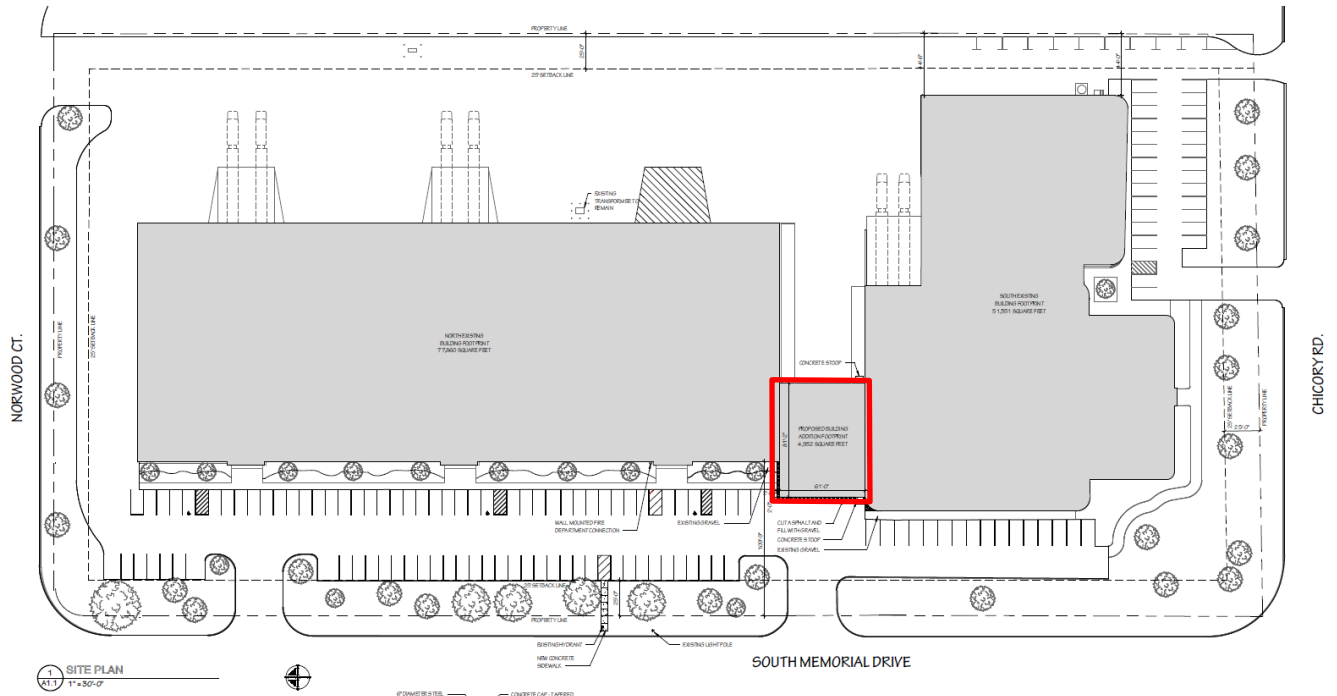
**Request:** Consideration of a request for a minor amendment to a conditional use permit which allows for a food manufacturing and processing plant at 2330 Chicory Road and 3911 S. Memorial Drive as allowed by Sec. 114-568 of the Municipal Code. The minor amendment contemplates adding a 4,952 square foot addition for finished product cold storage. The property is zoned I-1/IP Restricted Industrial/Industrial Park District.

**BACKGROUND AND SUMMARY:** The existing business operation on the site would remain unchanged. The minor amendment contemplates adding a 4,952 square foot addition for finished product cold storage. The addition will combine the two buildings on 2330 Chicory Road and 3911 S. Memorial Drive into a single structure.

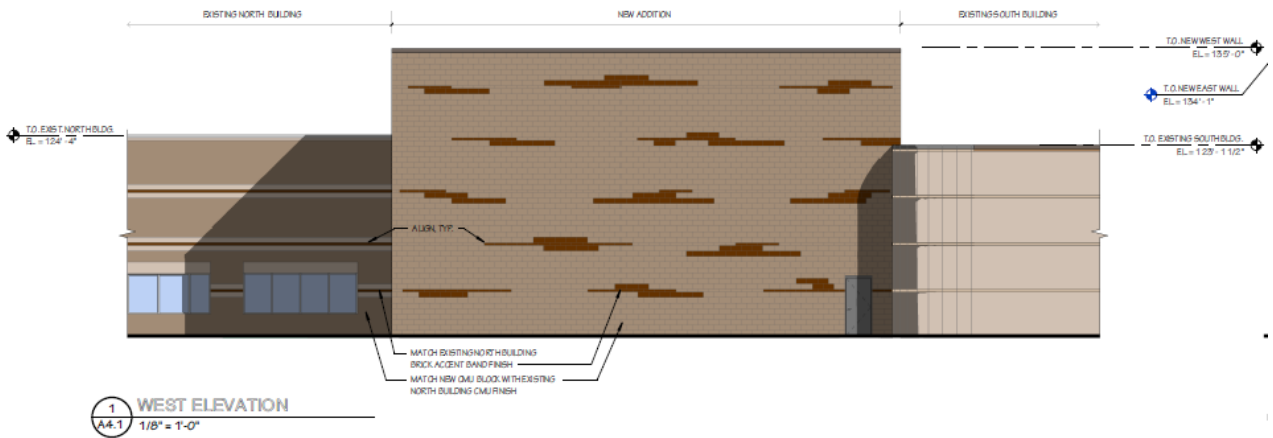
The Zoning Ordinance classifies food manufacturer, packaging and processing as permissible in the I-1 Restricted Industrial Zone District upon the issuance of a conditional use permit (114-568). This addition as a minor amendment is allowable by Sec. 114-155 of the Municipal Code.



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



Site plan for the property, submitted by the applicant. Proposed addition in red.



West elevation for the building addition, submitted by the applicant.

## GENERAL INFORMATION

**Parcel Number:** 16875029 and 16875030

**Property Size:** 8.311 acres

**Comprehensive Plan Map Designation:** Industrial Business Park

### Consistency with Adopted Plans:

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

Foster development of the industrial base to provide for employment opportunities in current and next generation manufacturing through the retention (or expansion where prudent) of industrially zoned lands.

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

**Historic?:** N/A

**Current Zoning District:** I-1 Restricted Industrial

**Purpose of Zone District:** The I-1 Restricted Industrial District is intended to provide an environment suitable for industrial activities that do not create appreciable nuisances or hazards, or that require a pleasant, hazard-free and nuisance-free environment.

**Proposed Zoning:** No change proposed

**Existing Land Use:** Food (Dry Ingredient) Manufacturer

### Surrounding Zoning and Land Uses:

<b>North</b>	I-1 Restricted Industrial	Packaging and Shipping facility
<b>East</b>	Mount Pleasant (C-4 General Industrial)	Vacant land
<b>South</b>	Mount Pleasant (C-4 General Industrial)	Farmland
<b>West</b>	I-1 Restricted Industrial	Sign manufacturer/Print graphic manufacturer

## ANALYSIS:

Development Standards:

**Density** ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): There are buildings as a result of this proposal.

<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Area	No minimum	362,027 square feet
Lot Frontage	30 feet	860 feet
Floor Area Ratio	1.0 maximum	.37

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

<b>Yard</b>	<b>Required</b>	<b>Provided</b>
Front	0 feet	67 feet
Side	0 feet	60 feet
Side	0 feet	67 feet
Rear	0 feet	44 feet

**Building design standards** (114-Secs. [735.5](#) & [736](#)): The proposed addition meets the requirements of the code pertaining to additions on existing buildings.

**Off-street parking and loading requirements** (114- [Article XI](#)): Off-street parking is required at 2 spaces for each 3 employees. The parking is adequate to accommodate the request. There are approximately 122 parking spaces on the site, allowing for 177 employees.

**Sign Regulations** (114-[Article X](#)): Signage is not a part of this request. Any signage would have to conform to Sec. 114-1091 of the Municipal Code and be reviewed by the Department of City Development prior to permitting and installation.

**Outdoor lighting, signs** ([114-Sec. 742](#)): Outdoor lighting complies with all development standards. There are no changes proposed to the lighting on the site.

**Rubbish and trash storage** ([114-Article V](#) & [114-740](#)): Garbage is stored out of view of the public which complies with the requirements.

**Engineering, Utilities and Access:**

**Access** ([114-1151](#)): Vehicular access to the site is provided from Chicory Road, Norwood Ct., and Memorial Drive. 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.): As-built copy of the plans for the storm connection to the City system will need to be provided.

**Sewage disposal and water supply** ([114-821](#) & Consult Engineering and S/W Utility): The site contractor will need to coordinate with the Water Utility to shut of the existing water services as part of the proposed cut, cap and reuse. The Village of Mount Pleasant owns the sanitary sewer on and behind the project so the applicant should contact the Mount Pleasant regarding any additional requirements.

**Exceptions to ordinance:** N/A

**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 building addition is not expected to endanger any public safety or general welfare. The operations will not change and the property is located in a highly industrial area of the City; isolated from less intensive development. Other uses in the area are similar in intensity.

- 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 site will operate as it always has and the building addition is not anticipated to be injurious to any other property in the area. The operation has limited public traffic to the site and is of the same intensity as uses which would be allowed by right in this zone district. This proposal shows that investment in the area for industrial purposes is prudent, wise and is expected to enhance the overall aesthetics of the area. As presented, it is not anticipated that the proposal will diminish or impair values in the general area.

- 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 site is located in an industrial park, surrounded by other industrial uses. The proposed addition will combine the two buildings into a single facility and the remainder of the site will be unchanged and operate in conjunction with the surrounding uses.

- 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 building addition is not expected to impact the provision of utilities for the property or general area, however, some adjustments and coordination with surrounding utilities are required.

- 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 site plan submitted by the applicant does not show any changes to ingress or egress to the site. The existing access is adequate for the proposed building addition and there is ample parking for the vehicles on the site.

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

Staff Comments: The Comprehensive Plan calls for a land use pattern which strengthens the character and livability of the City's downtown core, commercial and industrial areas. The proposed use is industrial in nature, which complies with the current zoning on the lot and the current land use plan.

**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: This site conforms to all the applicable regulations of the zoning ordinance. No exceptions are requested with this application.

## **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; or
5. Defer with a continuance of the public hearing to a date certain.

**STAFF RECOMMENDATION:** BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM MARK MOLINARO OF PARTNERS IN DESIGN ARCHITECTS REPRESENTING RICH KAUFFMAN OF BUTTER BUDS, INC. FOR A MINOR AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT AT 2330 CHICORY ROAD AND 3911 S. MEMORIAL DRIVE:

- a) That the plans presented to the Planning, Heritage, and Design Commission on July 15, 2024 be approved subject to the conditions contained herein.
- b) That all conditions of Resolution No. 1750 be complied with.
- c) That all conditions from the JPRT review letter dated July 10, 2024 be addressed.
- d) That all codes and ordinances are complied with and required permits acquired.
- e) 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 from the conditions of this permit without the approval of the Planning, Heritage, and Design Commission.
- f) That this conditional use permit is subject to Planning, Heritage, and Design Commission review for compliance with the listed conditions.

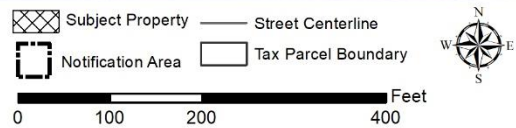
**ATTACHMENTS:**

- 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).





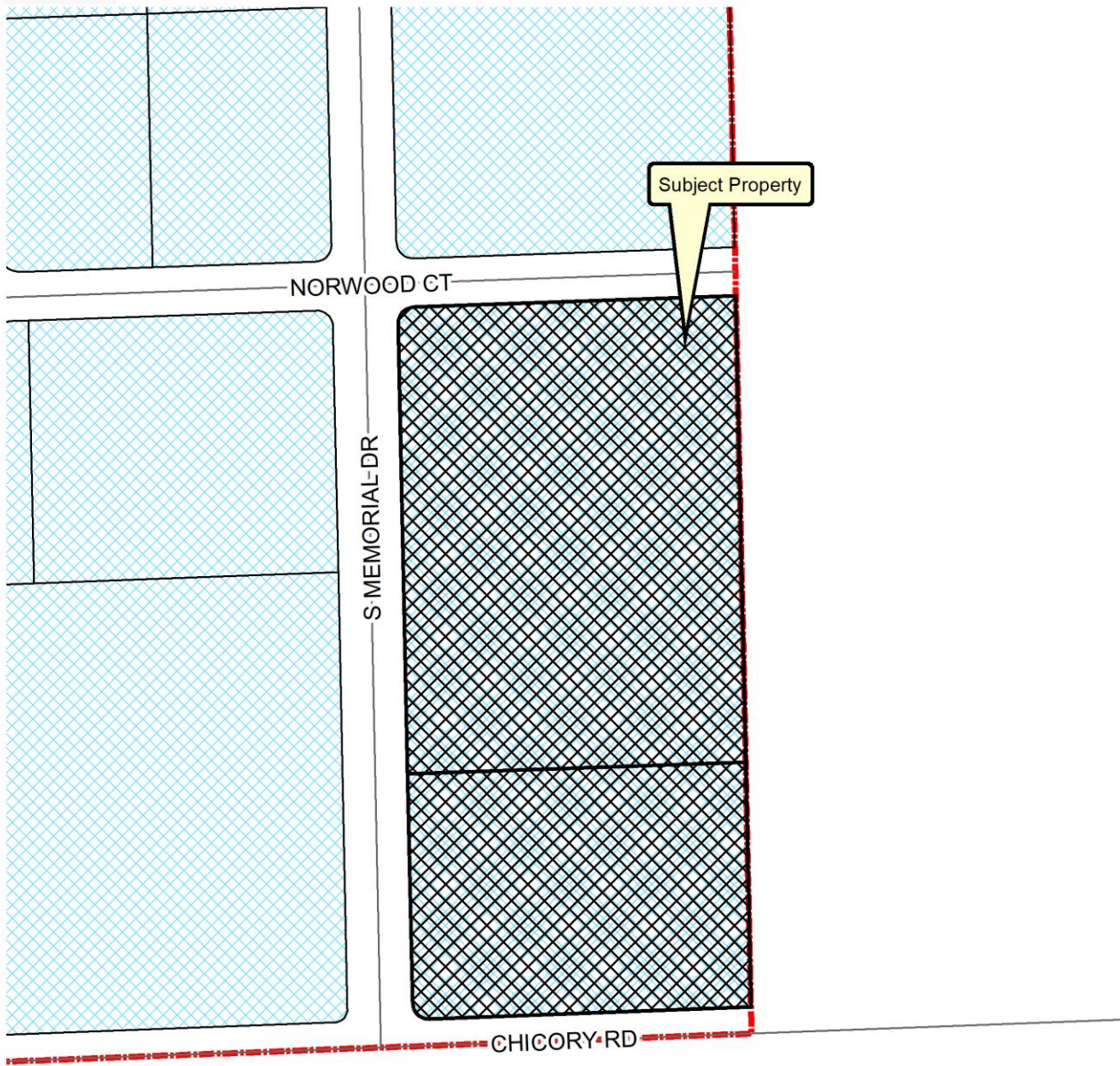
# Conditional Use Minor Amendment - 2330 Chicory Road







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### Zoning Designation

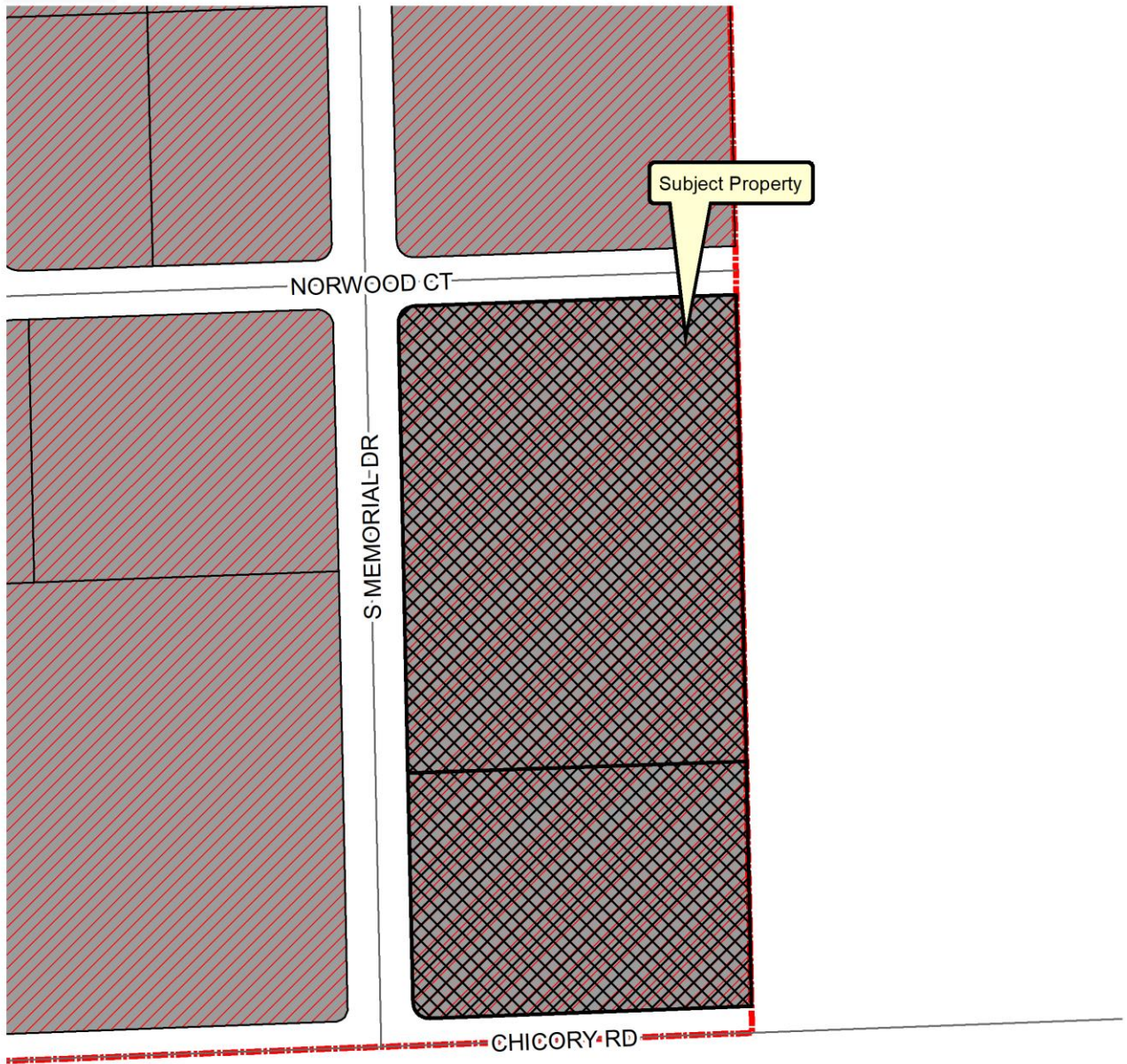
I-1/IP






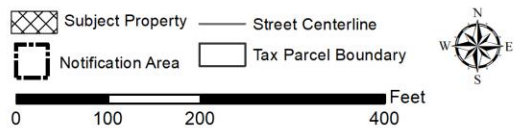


# Conditional Use Minor Amendment - 2330 Chicory Road



### Land Use Designation

 Industrial/Business Park



### Site Photos



Looking east at site (proposed addition area)



Looking northeast at site (Memorial Drive)



Looking northeast at site (Chicory Road)



Looking southwest from site



Looking west from site