



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 9/18/2023

To: Mayor and Planning, Heritage and Design Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Jeff Hintz – (262) 636-9151 jeff.hintz@cityofracine.org

Case Manager: Steven Madsen

Location: 1120 Douglas Avenue

Applicant: JAAV Properties representing Veasley Custom Auto

Property Owner: JAAV Property II, LLC

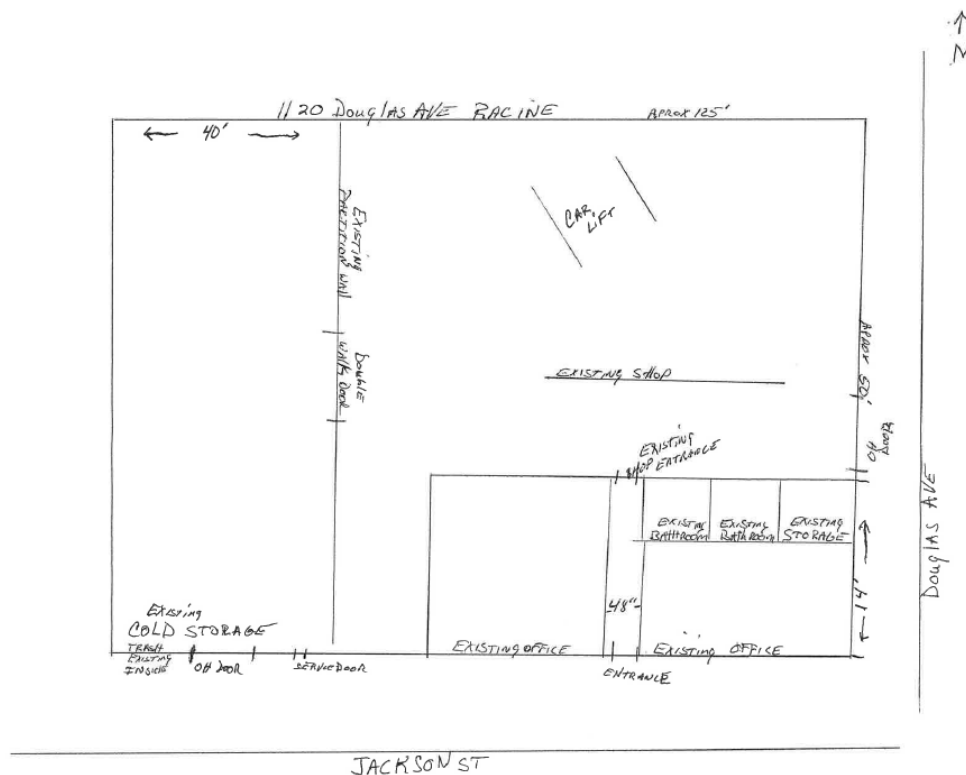
Request: Consideration of a conditional use permit for an auto repair shop at 1120 Douglas Avenue, which is located in a B-2 Community Shopping Zone District as allowed by Section [114-468](#) of the Municipal Code.

BACKGROUND AND SUMMARY: The application contemplates having an auto repair garage that would operate Monday – Friday from 8 am – 5:30 pm. The applicant states that no cars will be stored outside the building.

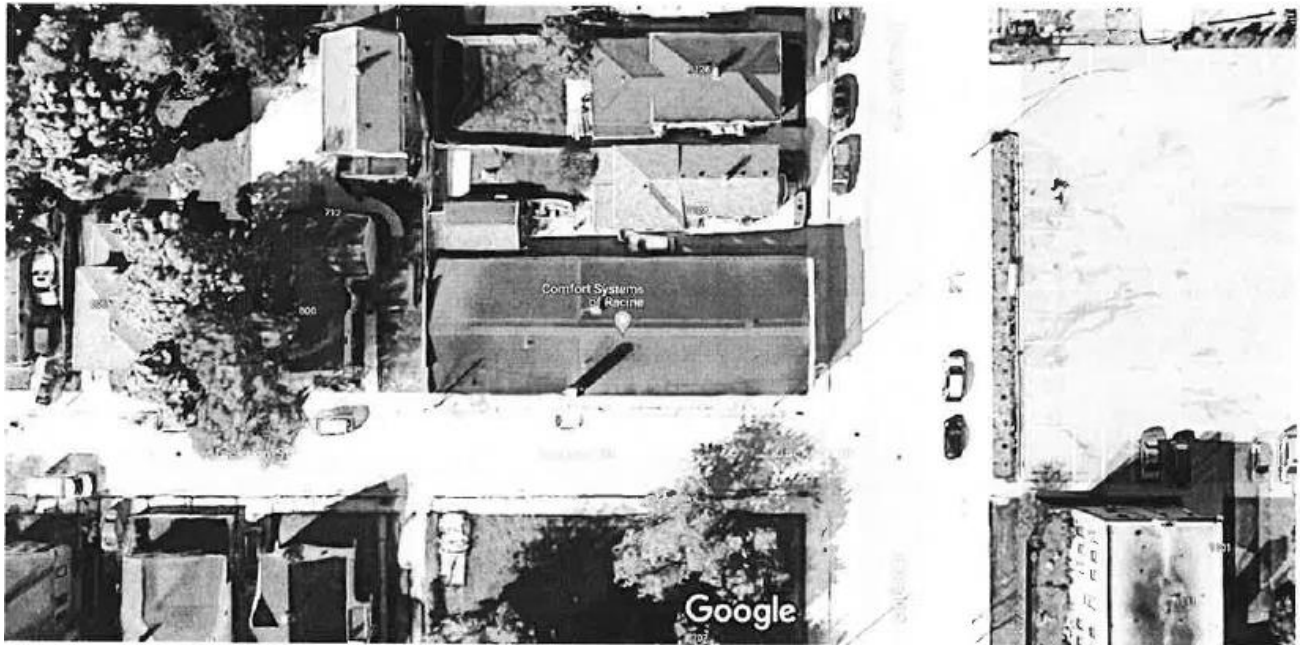
The Zoning Ordinance classifies an auto repair shop as a conditional use in the B-2 Community Shopping Zone District (114-468).



Birdseye view of the property, indicated in blue



Floor/Site plan for proposed use.



General site plan for entire parcel

GENERAL INFORMATION

Parcel Number: 01999000

Property Size: 4,800 square feet

Comprehensive Plan Map Designation: Industrial

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?: Douglas Avenue Corridor

Historic?: N/A

Current Zoning District: B-2 Community Shopping

Purpose of Zone District: The B2 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: Vacant

Surrounding Zoning and Land Uses:

North	R-3 Limited General Residence	Single unit Dwellings
East	R-3 Limited General Residence	Church
South	R-3 Limited General Residence	Vacant
West	R-3 Limited General Residence	Single unit Dwellings

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): The new building complies with all bulk and lot standards.

Standard	Required	Provided
Lot Area	No minimum	4800 square feet
Lot Frontage	30 feet	40 feet
Floor Area Ratio	4.0 maximum	.99

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)	0 feet	0 feet
Side (North)	0 feet	0 feet
Side (South)	0 feet	0 feet
Rear (West)	0 feet	0 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): The building complies with design standards.

Sign Regulations (114-[Article X](#)): No sign plan was submitted with this application. Any changes to signs would be reviewed by Planning Division Staff. Any signage would need to follow the sizing and other requirements outlined below:

Sign Type	Allowable Sq. Ft.	Provided Sq. Ft.	Maximum Height	Proposed Height
None Proposed	80 sq. feet	0*	15 feet	NA
Total				

* Any proposed signage would need to be approved by Planning Division Staff.

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

Use Type	Required	Provided
Auto Repair	0*	
Total	0*	2

*According to the Sanborn Maps this location was an auto repair garage in 1933 the code does not require any parking to be provided above what exists unless the use is more intense than the previous uses of the building. Since it was an auto garage in the past it is not required to provide additional parking.

Landscaping, screening and yard requirements (114- [Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): There are no planned changes to landscaping.

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](#)): There is not enough space for any kind of outdoor storage area for trash and waste. All trash must be stored indoors until it is picked up.

Engineering, Utilities and Access:

Access ([114-1151](#)): Ingress and egress is provided into the interior of the building from Douglas there is no space on the site for parking outside of the building.

Surface drainage ([114-739](#) & Consult Engineering Dept.): No changes in impervious surface are planned. If a paving permit were to be pulled the Engineering department would not require a stormwater management plan.

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 site was originally built for a similar use. As long as all the work is conducted indoors there should be no detriment to the public. Potential issues with this business type would be having outdoor spaces crowded with the storage of materials and junked vehicles. This is not possible on-site since the building takes up the entire property. The other major issue with the use would be the storage of vehicles waiting to be stored in the public right-of-way. The conditions imposed will help to stop this from occurring and protect the general welfare of the public

- 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: With the small capacity of the inside of the structure there should not be a large number of vehicles coming and going from the site. With the lack of storage space there should be no storage of trash, materials, or inoperable vehicles outside the building at any time. For these reasons the use of the parcel as an auto repair garage should not be injurious to the use and enjoyment of the properties 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 mostly developed. This area of Douglas is mostly residential, with a few businesses, and a neighborhood church. This building has been at this location operating generally in this manner for nearly 100 years. All the development that has occurred in the area at the time or since has been with this use already in existence. The continuance of this use here should not impede the normal or orderly 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 are already existing 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. The access to the site will not change and the building has functioned in generally this configuration since it was originally constructed.

- 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 only into and out of the structure on the site which should only be for vehicle being worked on. There should be no issues of overcrowding or traffic backing up into 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 current land use plan encourages the redevelopment or improvement of commercial properties. The parcel is also designated for industrial which this use does fit the definition of. The establishment of this conditional use will allow for a higher use for the commercial 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: The applicable sections of the zoning ordinance as they relate to this development are being met as required. No exceptions from the Municipal Code are 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 VEASLEY CUSTOM AUTO SEEKING A CONDITIONAL USE PERMIT TO OPERATE AN AUTO REPAIR GARAGE AT 1120 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning Heritage and Design Commission on September 18, 2023 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 before occupancy is granted another \$795 fee be paid for operating without a conditional use permit.
- d) That a double fee is paid for the occupancy permit for operating without an occupancy permit.
- e) That any changes to signage be submitted to Planning Division staff for review before approval.
- f) That nothing relating to the business including, but not limited to, materials, trash, cars waiting for repair, machinery, or construction vehicles be stored outside the building or in the public right-of-way.
- g) Hours of operation are Monday thru Friday 8:00 am – 5:30pm
- h) That the garage door be closed while work is being done.
- i) That no bodywork, painting or engine repair be done.
- j) That no work be conducted outside the building or in the public right-of-way.
- k) 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 approval of the Planning, Heritage and Design Commission.
- l) 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 - 1120 Douglas Avenue





Conditional Use Permit - 1120 Douglas Avenue



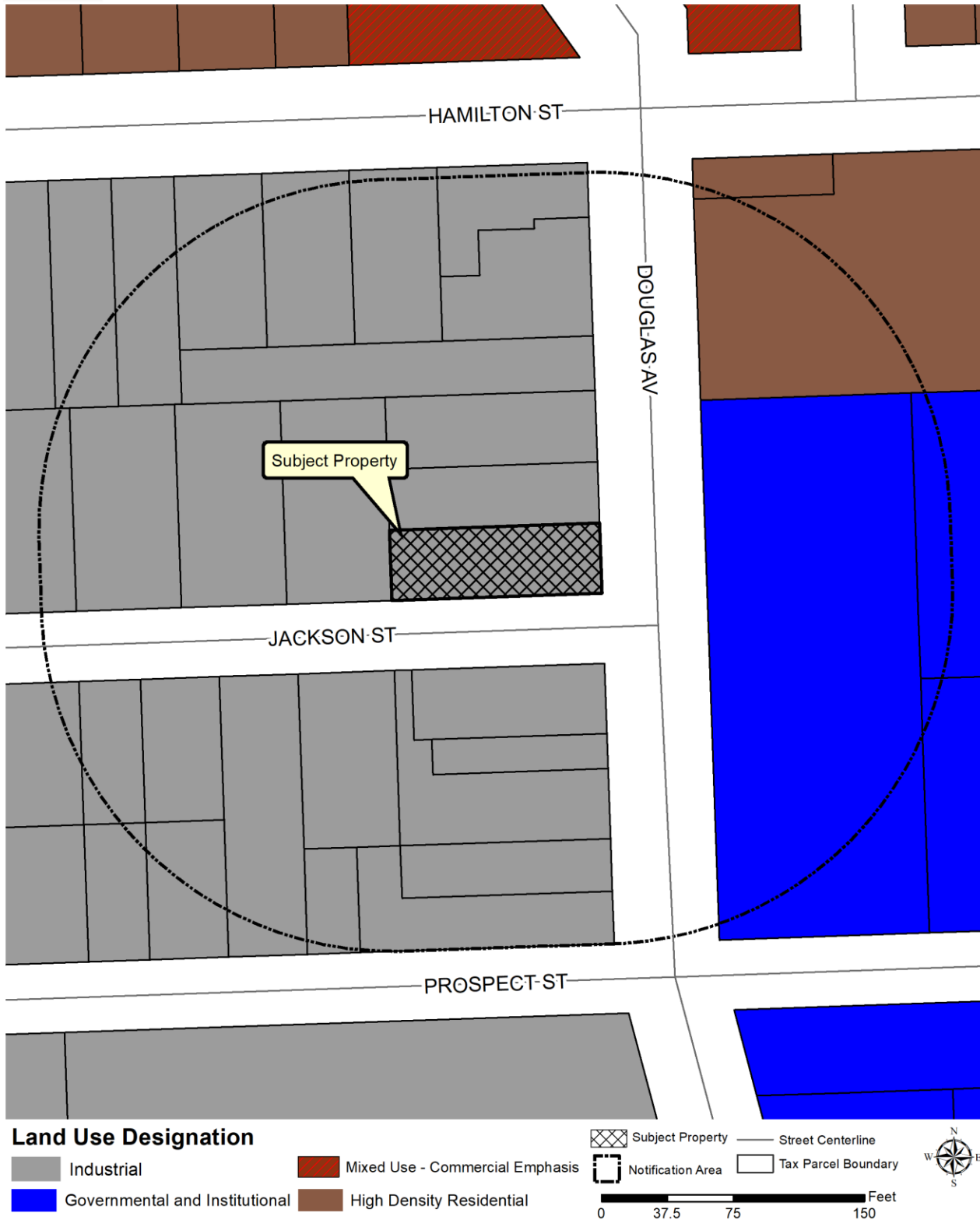


Conditional Use Permit - 1120 Douglas Avenue





Conditional Use Permit - 1120 Douglas Avenue



Site Photos



Looking West at the site



Looking South down Douglas Ave



Looking North down Douglas Ave



Looking North at the side of the site



Looking Northeast at the rear of the site



Looking Southwest at the side of the site