

CITY OF RACINE
DEPARTMENT OF CITY DEVELOPMENT
STAFF REVIEW COMMENTS AND RECOMMENDATION

For Questions Contact: Matthew G. Sadowski, Assistant Director/Principal Planner
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AGENDA ITEM NUMBER:

APPLICANT NAME: Racine Habitat for Humanity

AGENT NAME: Jan R. Roland

ADDRESS OF PROPERTY IN QUESTION: 1716 Geneva St.

CURRENT / MOST RECENT USE: Ground Floor Living Unit

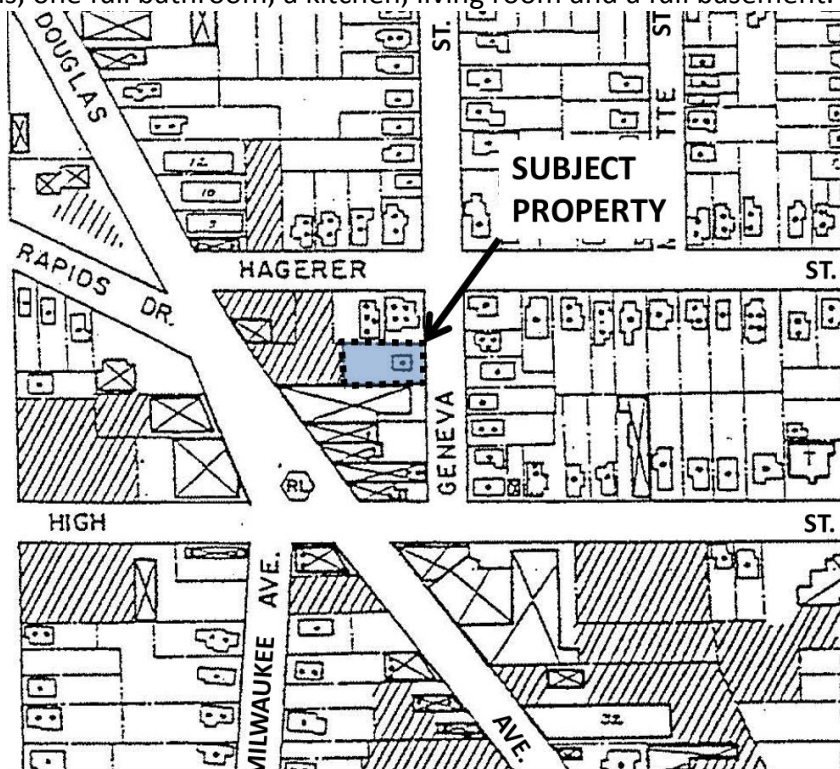
PROPOSED USE: Ground Floor Living Unit

CURRENT ZONING: B-2

PROPOSED ZONING: NA

ATTACHMENTS:

SUMMARY: Racine Habitat for Humanity wants to remove the existing residential structure from the site and replace it with a new one. Since the zoning is B-2 Community Shopping District this will require a Conditional Use. The old house pre-dated the B-2 zoning and was non-conforming. The house is one story and is approximately 1,200 square feet in size. It will have three bedrooms, one full bathroom, a kitchen, living room and a full basement.



DENSITY (114-Article V: Article VII, Div. 5&8)

The lot is 7,342.2 square feet. On the lot will be a single unit and a single accessory structure. The total building coverage on the lot is about 1,517.8 square feet leaving 5,824.4 square feet of open space. This gives a floor to area ratio of .32 well within the F.A.R requirement for the B-2 district.

SETBACKS (114-Article V: Article VII, Div. 6)

The rear setback is 64.37'. The side yard setbacks are 15' on the North side and 16' on the South side. The front setback is 15'. The front setback is smaller than required for a single family residence in the B-2 district. However, this 15' setback would place the front of the house about halfway between the setbacks of the adjoining buildings to the North and South. With this, we are recommending an exception be granted to allow the front setback to be 15'.

DRAINAGE (114-739 & Consult Engineering Dept.)

Site grading and drainage has already been reviewed by the engineering department.

UTILITIES (114-821 & Consult Engineering and S/W Utility)

Existing

ARCHITECTURE (114-Secs. 735.3 & 736)

It is a one floor Ranch style house with a porch. The siding is planned to be 4" exposure vinyl and the roof is planned to be 30 year fiberglass shingles. We are recommending that the 4" exposure vinyl be replaced with smart siding. We are recommending this because it is in a commercial zone and the smart siding looks better and is more durable.

PARKING / ACCESS (114- Article XI)

NUMBER OF LEGAL, ON-SITE PARKING SPACES: 3

This meets the requirement.

LANDSCAPING (114- Article V: Article VII, Div. 6 & 7)

We have asked for a landscaping plan to be provided.

SIGNAGE (114-Article X)

There should be no signage for this use

EXTERIOR LIGHTING (114-Sec. 742)

There is one ceiling light fixture for the front of the house and one wall mounted light fixture by the back entrance.

FIRE/POLICE (Consult Fire, Police, and Building Depts.)

NA

OUTSIDE STORAGE (114-Article V & 114-740)

No outside storage.

OPERATIONS

HOURS: NA

NUMBER OF EMPLOYEES: FULL TIME: NA **PART TIME:** NA

EXCEPTIONS TO ORDINANCE: That the front setback be allowed to be 15’.

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

No conditional use shall be recommended by the plan commission unless such commission shall find 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.
Operated per conditions this criterion will be met.
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.
Operated per conditions this criterion will be met.
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.
Operated per conditions this criterion will be met.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
Adequate utilities, access and drainage are existing.
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.
Site has no ingress or egress
6. The proposed conditional use is not contrary to the objectives of the current land use plan for the city.
The proposed conditional use is not contrary objectives of 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.
Operated per conditions this criteria will be met.

POSIBLE ACTIONS

DEFER:

APPROVE: Recommended (SEE NEXT PAGE FOR FULL LIST OF RECOMMENDED CONDITIONS OF APPROVAL)

DENY:

RECEIVE AND FILE:

RECOMMENDATION

THAT THE REQUEST FROM JAN ROLAND REPRESENTING HABITAT FOR HUMANITY SEEKING A CONDITIONAL USE PERMIT TO ALLOW A GROUND FLOOR RESIDENCE AT 1716 GENEVA STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on October 11, 2017 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. That the porch be painted after 12 months when the treated lumber has had time to dry.
- d. That smart siding be used instead of the 4" Exposure Vinyl.
- e. That a landscaping plan be provided and approved before issuance of building permits.
- f. That samples and specs of all building materials be provided and approved before the issuance of building permits.
- g. That all codes and ordinances are complied with and required permits acquired.
- h. 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.
- i. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.