



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 8/28/2019

To: Mayor and Plan Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Matt Sadowski – (262) 636-9152 matthew.sadowski@cityofracine.org

Case Manager: Jeff Hintz

Location: 930 Dr. Martin Luther King Jr. Drive on the Northwest corner of the intersection of State Street and Dr. Martin Luther King Jr. Drive.

Applicants: Shannon Gordon

Property Owner: Unified School District No 1 (Julian Thomas School)

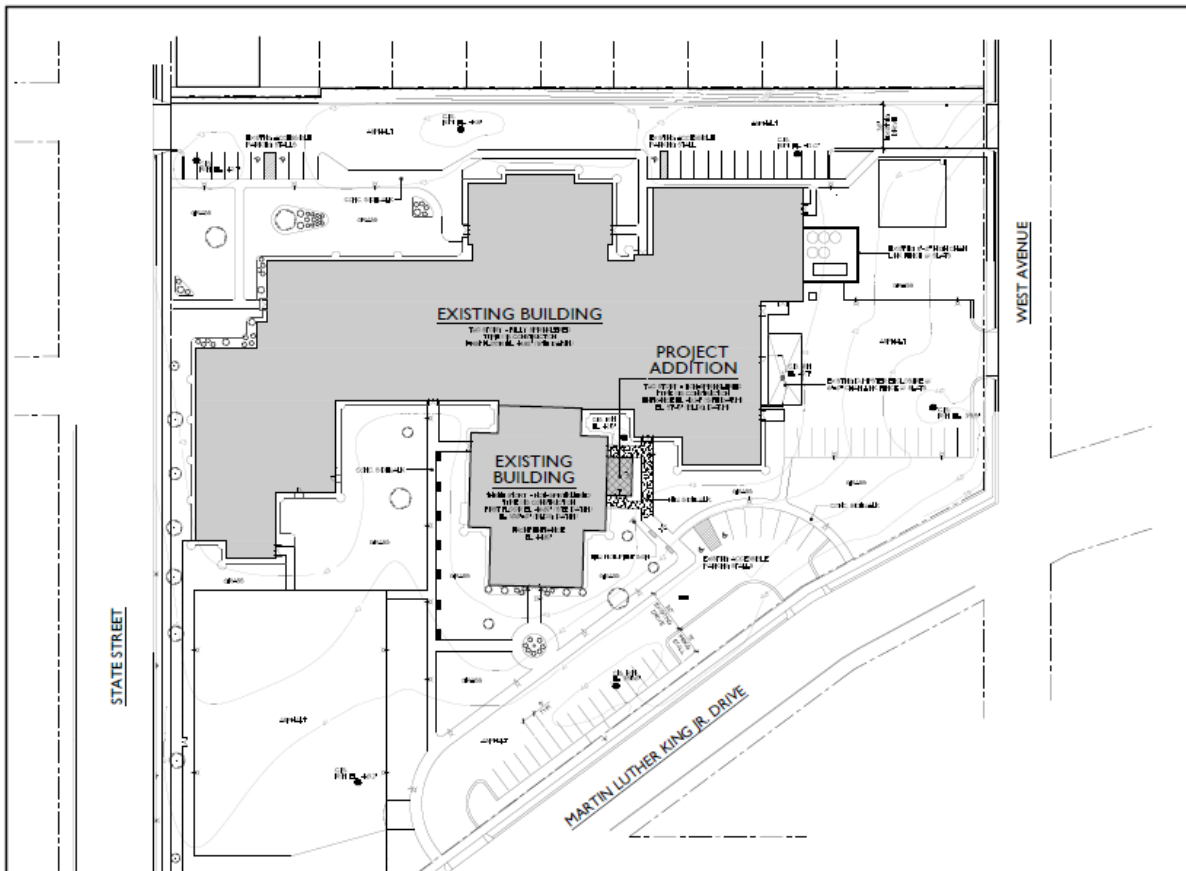
Request: Consideration of an application from Shannon Gordon of Racine Unified School District seeking a conditional use permit to locate the Racine Community Health Center (RCHC) in the Julian Thomas Elementary School building at 930 Dr. Martin Luther King Jr. Drive.

BACKGROUND AND SUMMARY: The basement level of the original, historical school building, is proposed to be utilized as a Racine Community Health Clinic, intended to serve the 54,614 individuals located in the 53404 and 53403 zip codes. An entire section of the school will be remodeled into a community health center which is intended to improve access to health care for the children attending the school and their families and community members living in close proximity to the school.

The proposed use of the health clinic is permissible upon the issuance of a conditional use permit, pursuant to section 114-308 (which refers back to Sec. 114-274, where Health and Medical Institution is listed) of the Municipal Code.



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



Proposed site plan, submitted by applicant.

GENERAL INFORMATION

Parcel Number: [02895000](#)

Property Size: 5.89 acres

Comprehensive Plan Map Designation: Government Institutional

Consistency with Adopted Plans:

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

- The plan should encourage the redevelopment of older areas and commercial areas.
- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.
- Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.

Corridor or Special Design District?: N/A

Historic:

The Garfield School was identified in the 1979 Survey of Racine and noted the following: Originally known as the 5th Ward School, Garfield School was one of the three schools erected from the same plan by Lucas Bradley--Racine's pioneer architect in 1855. (Winslow and James were the other schools built from this plan).

In a 1984 reconnaissance survey of the State Street corridor, conducted for the Wisconsin Historical Society, the Garfield school was found to be eligible for listing on the National Register of Historic Places as a national landmark structure.

Current Zoning District: R-3 Limited General Residence

Purpose of Zone District: The R3 limited general residence district is intended to provide areas which are to be occupied substantially by single-family and two-family dwellings and attached dwellings. It is designed to accommodate limited apartment dwellings while maintaining a low density owner-occupancy character.

Proposed Zoning: No change proposed

Existing Land Use: School

Surrounding Zoning and Land Uses:

North	R-3 Limited General Residence	Vacant lot
East	B-2 Community Shopping	Multi-unit dwelling buildings
South	I-2 General Industrial	Warehousing and storage business
West	R-3 Limited General Residence	Single unit detached dwellings

ANALYSIS:

Development Standards:

Building design standards (114-Secs. [735.5](#) & [736](#)): The building on this parcel complies with the requirements of 114.735.5; the contemplated changes also comply with the requirements of the ordinance. The proposal contemplates adding on an elevator shaft so the clinic can be accessed at the lower level of the building.

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

Use Type	Required	Provided
School	Determines on staffing	53
Health Clinic	17	17
Total	TBD	70

The existing loading spaces on the lot comply with the requirements of Article XI. The parking spaces required for the school depends upon the staffing of the school. Based on the size of the lot, 53 staff spaces exist; so long as the staff is less than 53, no additional parking is required for this request.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): Screening and a yard is required along the western boundary of this property. The existing yard and screening along the western boundary fulfill the requirements of the zoning ordinance.

Sign Regulations (114-[Article X](#)): the existing signage will remain. A monument sign is planned for the future, but details have not yet been worked out. The signage for the property is allowed to be 60 square feet in total for the lot.

Outdoor lighting, signs ([114-Sec. 742](#)): No lighting details were submitted with the plan. Existing lighting fixtures appear to comply with existing standards that light be focused on the property.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): Upon a visit to the site, it was observed that a dumpster enclosure which complies with development standards does exist on the site.

Engineering, Utilities and Access:

Access ([114-1151](#)): Vehicular access to the site is provided from driveways off Dr. Martin Luther King Jr. Drive, State Street and West Street. No changes in access are contemplated as a result of this proposal

Surface drainage ([114-739](#) & Consult Engineering Dept.): Remodeling of the building's interior and the proposed addition are 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: N/A

Additional Planning and Zoning Comments:

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 clinic is not expected to detract from the operations of the school or character of the surrounding area. To those who are not aware the clinic will be housed in the basement of the original school, the property will generally look as it does today. The proposed building use will help to serve a need in the community and will aid in the public health and safety of those in the City and immediate 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: The proposed conditional use is not anticipated to be detrimental to the use and enjoyment of surrounding properties. The application contemplates a minor addition to the building exterior and office type usage of the basement. These changes are not expected to diminish or impair property values in the area; it is anticipated that the proposed new use on the property will enhance the quality of life in this area by adding services 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 changes to the usage of the property by adding a clinic and building addition are not anticipated to impede or alter the development patterns of this area. The applicant is complying with all requirements related to development on the site. With the recommended conditions, the applicant is adhering to all other requirements which would be applicable to other uses permitted in this district.

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 use 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 site plan submitted by the applicant does not contemplate any changes to the ingress or egress from the site. It is not expected that the additional traffic this new use will likely bring to the site is of a degree that changes in traffic patterns will occur as a result of this proposal. Certainly more people will come to the site to use the clinic function being proposed for the property, but the required onsite parking is being provided and there is ample street parking in the vicinity to serve any overflow.

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

Staff Comments: The conditional use is consistent with the objectives of the land use plan for the City. The land use plan designates this property as governmental and institutional. The proposed use and current uses on the property fit this designation from a land use perspective.

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 applicant submittal complies with the requirements of the zoning ordinance. There are no exceptions requested with this proposal, and the site complies with all development standards at this time.

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.
5. Defer with a continuance of the public hearing to a date certain.

STAFF SUPPORTS THE APPLICATION FOR THE FOLLOWING REASONS:

- This proposal utilizes and updates an existing site while enhancing the overall character of the area.
- Keeps a historic building in use with changes that are appropriate to the character of the building.
- Will provide a necessary community service while being unobtrusive to the neighborhood.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM RACINE COMMUNITY HEALTH CENTER, SEEKING A CONDITIONAL USE PERMIT AT 930 DR. MARTIN LUTHER KING JR. DRIVE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

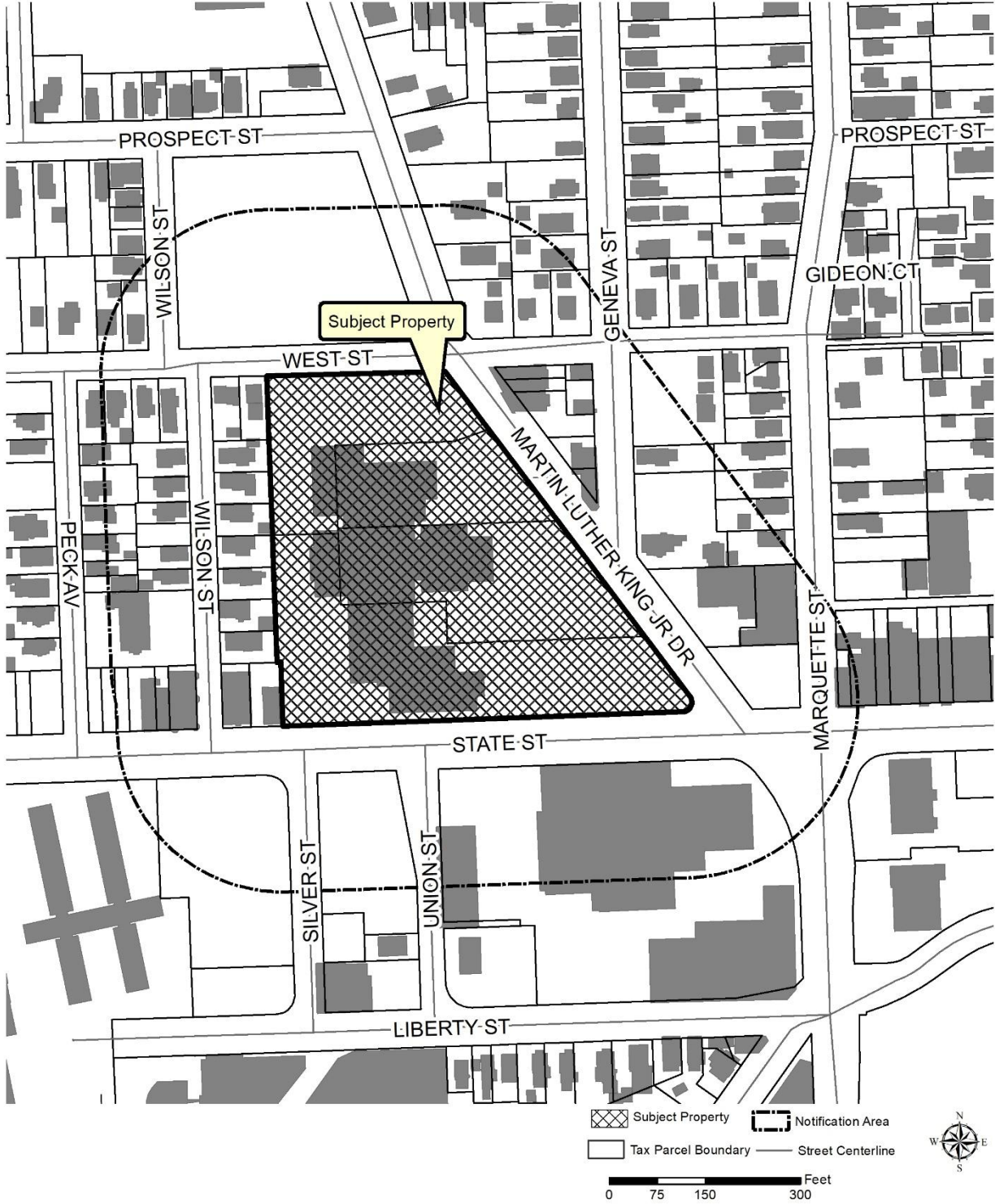
- a) That the plans presented to the Plan Commission on August 28, 2019 be approved subject to the conditions contained herein.
- b) That all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c) That the following development standards be complied with prior to occupancy unless otherwise noted:
 1. Provide necessary parking as required by Sec. 114-Article XI.
 2. Signage be reviewed and approved by Department of City Development prior to installation and meet all requirements of Sec. 114-Article X.
- d) That a cornerstone or plaque indicating the addition was constructed in 2019 be included on the addition.
- e) That all codes and ordinances are complied with and required permits acquired.
- f) 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.
- g) That this conditional use permit is subject to Plan 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 ([click to view](#)).

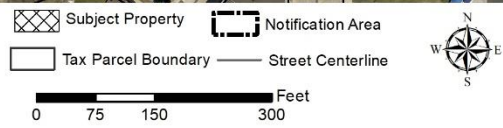


Conditional Use Request - 930 Dr. Martin Luther King Jr. Drive



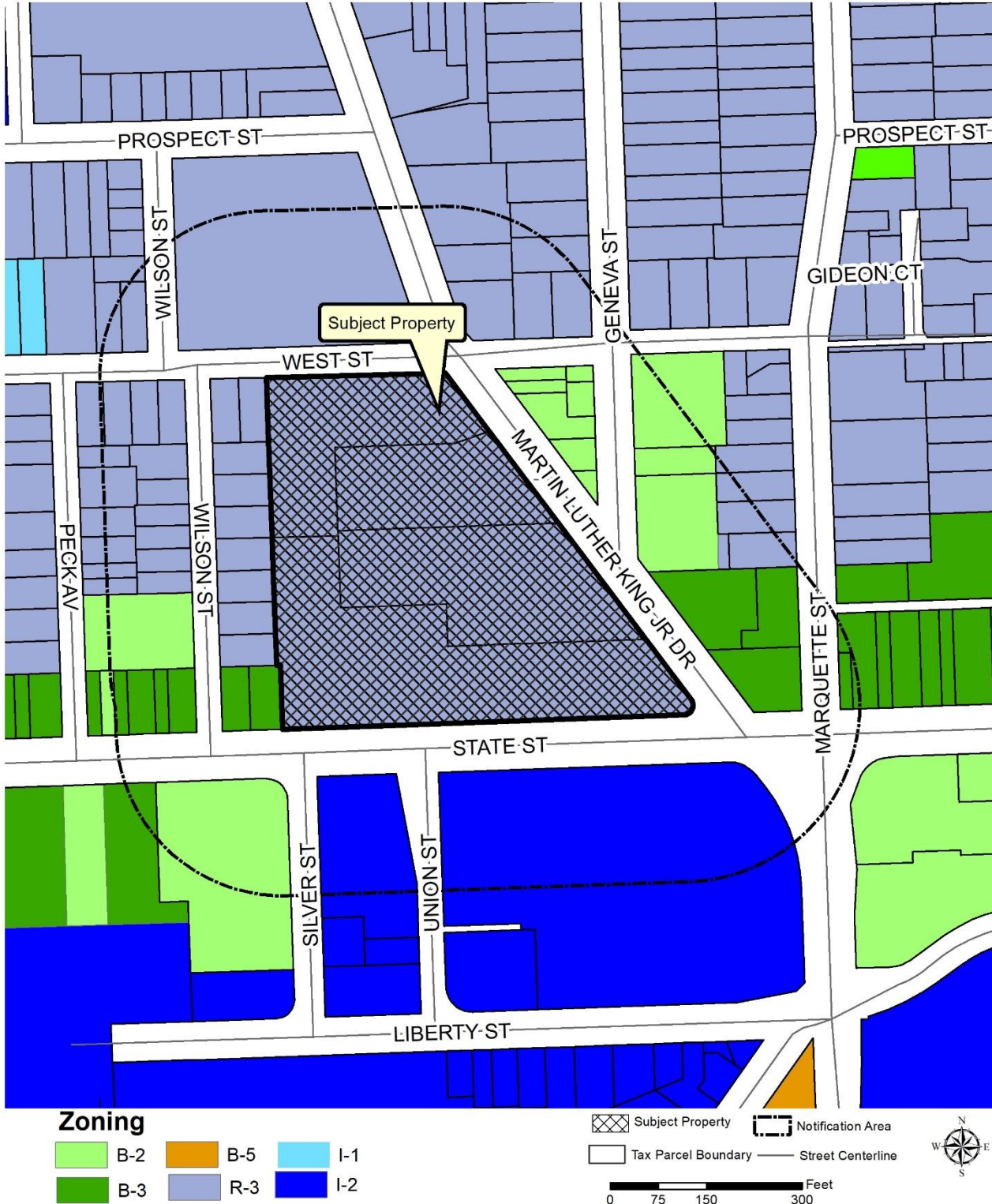


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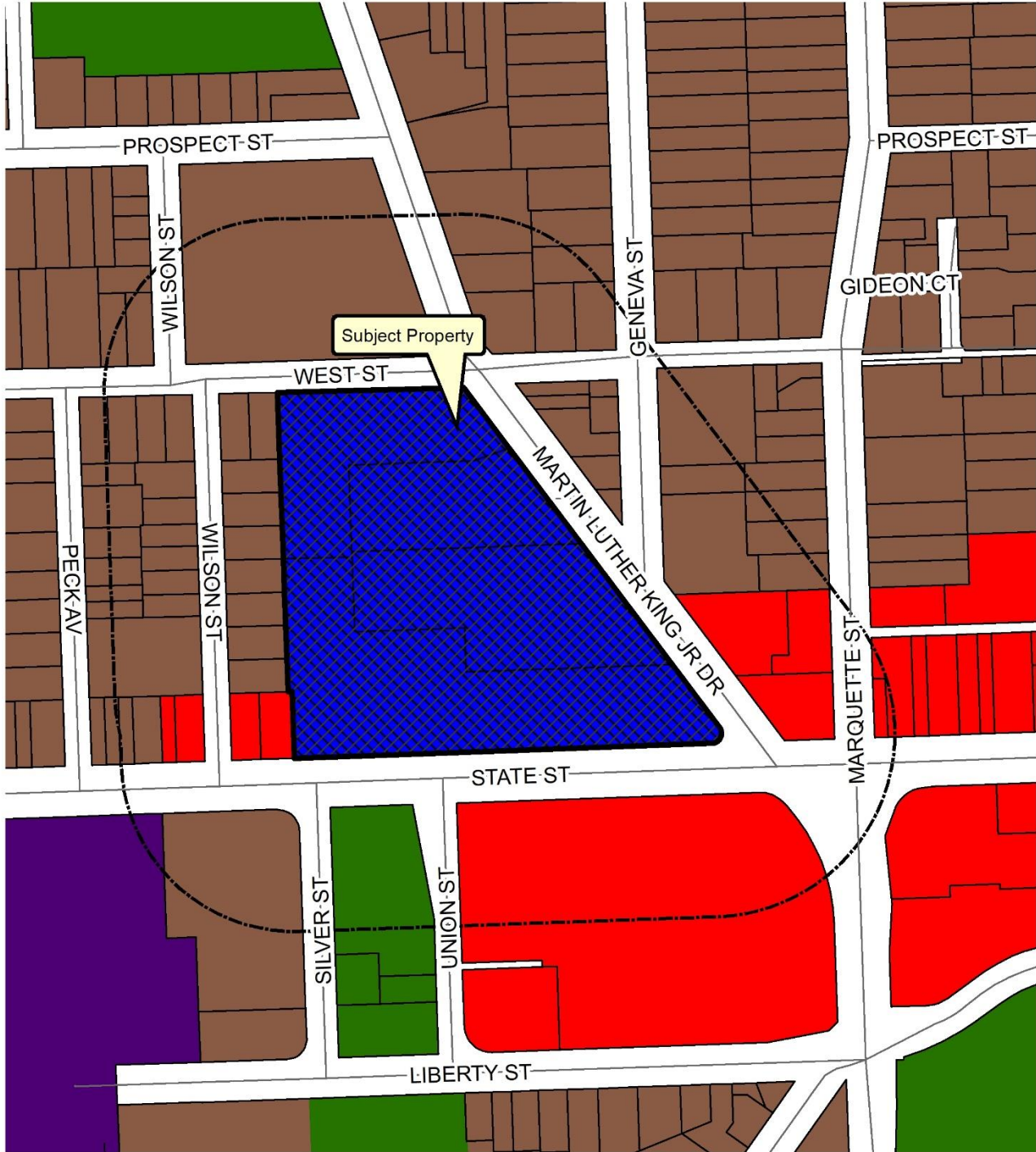


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- Land Use Classification**
- Recreational
 - Transportation, Communication and Utilities
 - High Density Residential
 - Governmental and Institutional
 - Commercial

Subject Property (cross-hatch pattern)
Notification Area (dashed line)
Tax Parcel Boundary (thin solid line)
Street Centerline (thick solid line)

0 75 150 300 Feet

Site Photos



Looking at subject property from Dr. Martin Luther King Jr. Drive



Looking south from subject property from Dr. Martin Luther King Jr. Drive



Looking north from subject property along Dr. Martin Luther King Jr. Drive



Looking at north elevation of school building



Looking at south and east elevation of building



Looking at east elevation of building