



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

Meeting Date: 2/16/2026

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

Case Manager: Steven Madsen

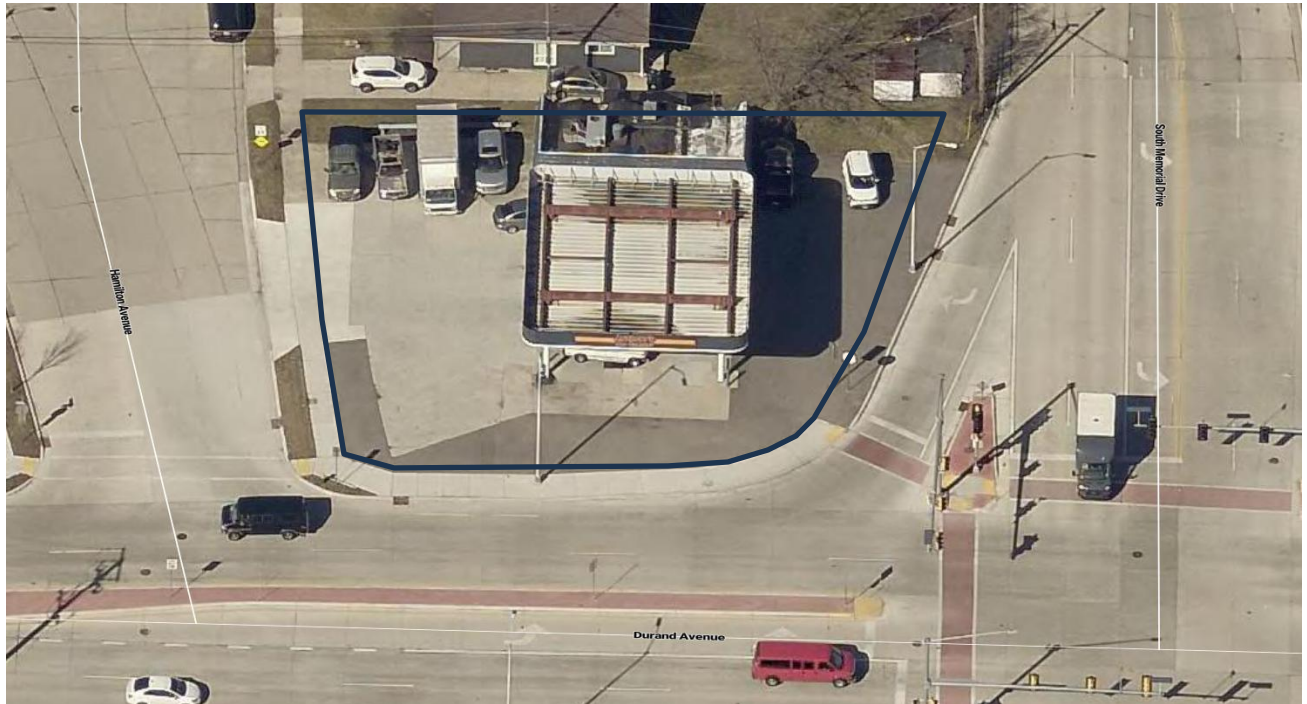
Location: 1616 Durand Avenue

Applicant: Alvis Davis Sr, represented by Anthony A Coey

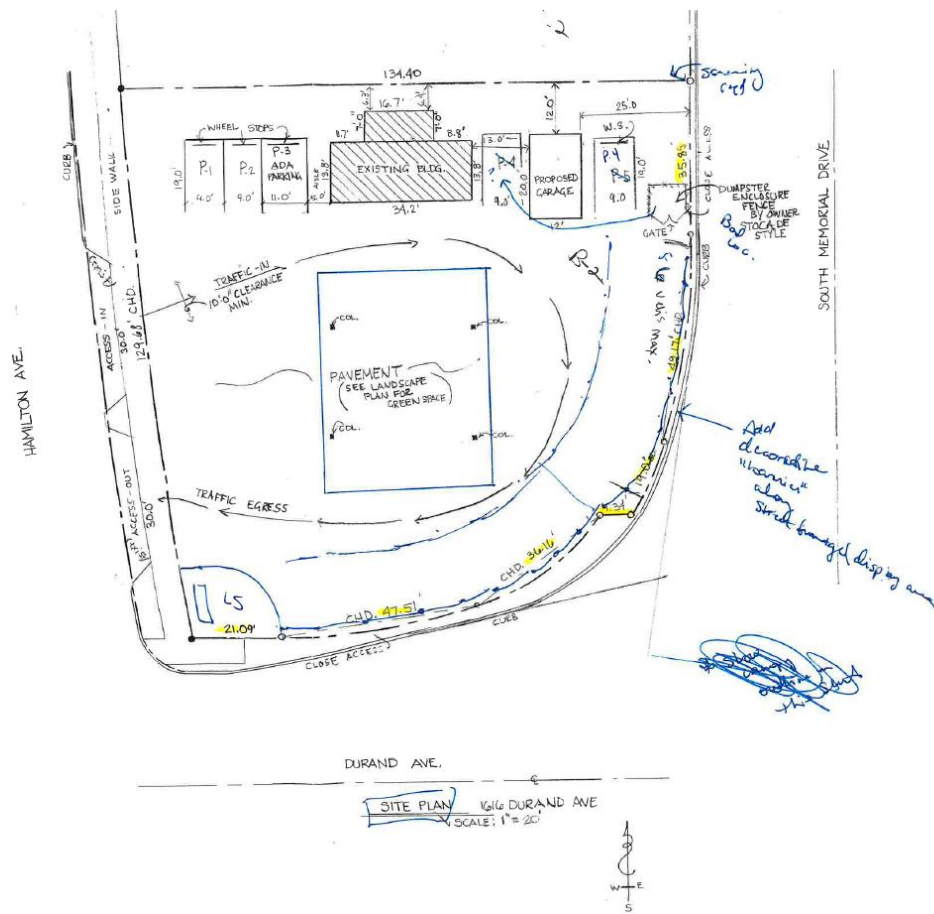
Property Owner: Anthony A Coey Revocable Trust

Request: Consideration of a request for a conditional use permit at 1616 Durand Ave, as allowed by Sec. 114-468 of the Municipal Code to operate as a garage for car sales, and light vehicle repair.

BACKGROUND AND SUMMARY: The applicant is asking for a conditional use permit at 1616 Durand Ave to be able to operate a garage car sales and light vehicle repair. Services offered will include washing, waxing, detailing, fluid changes, lubrication, brake, shock and strut replacement, tire repair, tire rotation, and other low intensity services. Hours of operation will be Monday-Friday 9am to 4pm.



Birdseye view of the property, outlined in blue. North is to the right.



Site plan submitted by the applicant. North is to the right.

GENERAL INFORMATION

Parcel Number: 16618000

Property Size: 15,780.25 Square Feet (GIS)

Comprehensive Plan Map Designation: Commercial

Consistency with Adopted Plans:

The Racine Comprehensive Plan states in its land use goals

- 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: 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.

Existing Land Use: Car Repair Garage

Surrounding Zoning and Land Uses:

North	R-2 Single Family Residence	Detached Dwelling
East	B-3 General Commercial	Car Repair
South	Village of Mount Pleasant	Car Repair
West	B-2 Community Shopping	Motel

ANALYSIS:

Development Standards:

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

Standard	Required	Provided
Lot Area	0	15,780.25 square feet
Lot Frontage	0	112 feet
Floor Area Ratio	4.0 max	.06

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 (South)	0 feet	93 feet
Side (West)	0 feet	41 feet
Side (East)	0 feet	48 feet
Rear (North)	0 feet	3 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): There are no proposed changes to the building and structure. There is another proposed structure for a future date. If/when building permits are pulled for this structure staff would insure it meets design standards at that time.

Sign Regulations (114-[Article X](#)): Detail on signage is not submitted with this request. Signage for the property may not exceed 90 square feet based on the current development standards.

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

Use Type	Required	Provided
Automobile Repair	11	
Total	11	13

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): The site is almost entirely built out and currently is missing the screening to the North that would be required to screen the use from the residential to the North.

Outdoor lighting, signs ([114-Sec. 742](#)): There are no proposed changes to lighting at this time.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The proposed storage for trash and rubbish on the property conforms to the requirements of the code.

Engineering, Utilities and Access:

Access ([114-1151](#)): At this time there are no proposed changes to entry and exist access.

Surface drainage ([114-739](#) & Consult Engineering Dept.): At this time there are no changes being proposed to the parking lot.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): There will be no changes to existing designs. The property conforms to the requirements of the code.

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 Planning, Heritage, and Design 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 proposed use for an auto repair and sales facility is not expected to endanger public health, safety, or general welfare. The site was originally a gas station and has been approved for a car dealership in the past. The property is also located in an area with multiple car related businesses.

- 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 establishment of an auto repair and sales facility is not expected to be injurious to the surrounding area. The surrounding area is already predominately car related businesses and the inclusion of this one should not be injurious to the enjoyment of other property in the immediate vicinity once proper screening is installed along the northern property line.

- 3) The establishment of 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 developed with commercial uses, and it is anticipated that the proposed use will integrate well with the surrounding area without negatively affecting neighboring properties or the general area.

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

Staff Comments: The applicant is not proposing any changes to the access, utilities, or drainage for the site. The reuse 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: This site has sufficient points of ingress and egress. The off-street parking spaces are adequate to accommodate the proposed use.

- 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 development patterns that promote efficient and sustainable use of land utilizing existing public utilities and services. The land use plan calls for this area to be commercial, which is consistent with the use being proposed.

- 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: It is expected that this establishment will operate in accordance with the applicable regulations for this zone district. No exceptions are needed with this request and the proposed development is expected to fit with the mix of uses allowed to occur in the surrounding area.

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, subject to the consent of the applicant.
5. Defer with a continuance of the public hearing to a date certain, subject to the consent of the applicant.

STAFF RECOMMENDATION: THAT BASED ON THE FINDINGS OF FACT IN THIS REPORT, THE REQUEST FROM ALVIS DAVIS SR, REPRESENTED BY ANTHONY A COEY, SEEKING A CONDITIONAL USE PERMIT, TO ALLOW FOR A USED CAR SALES LOT AT 1616 DURAND AVE, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

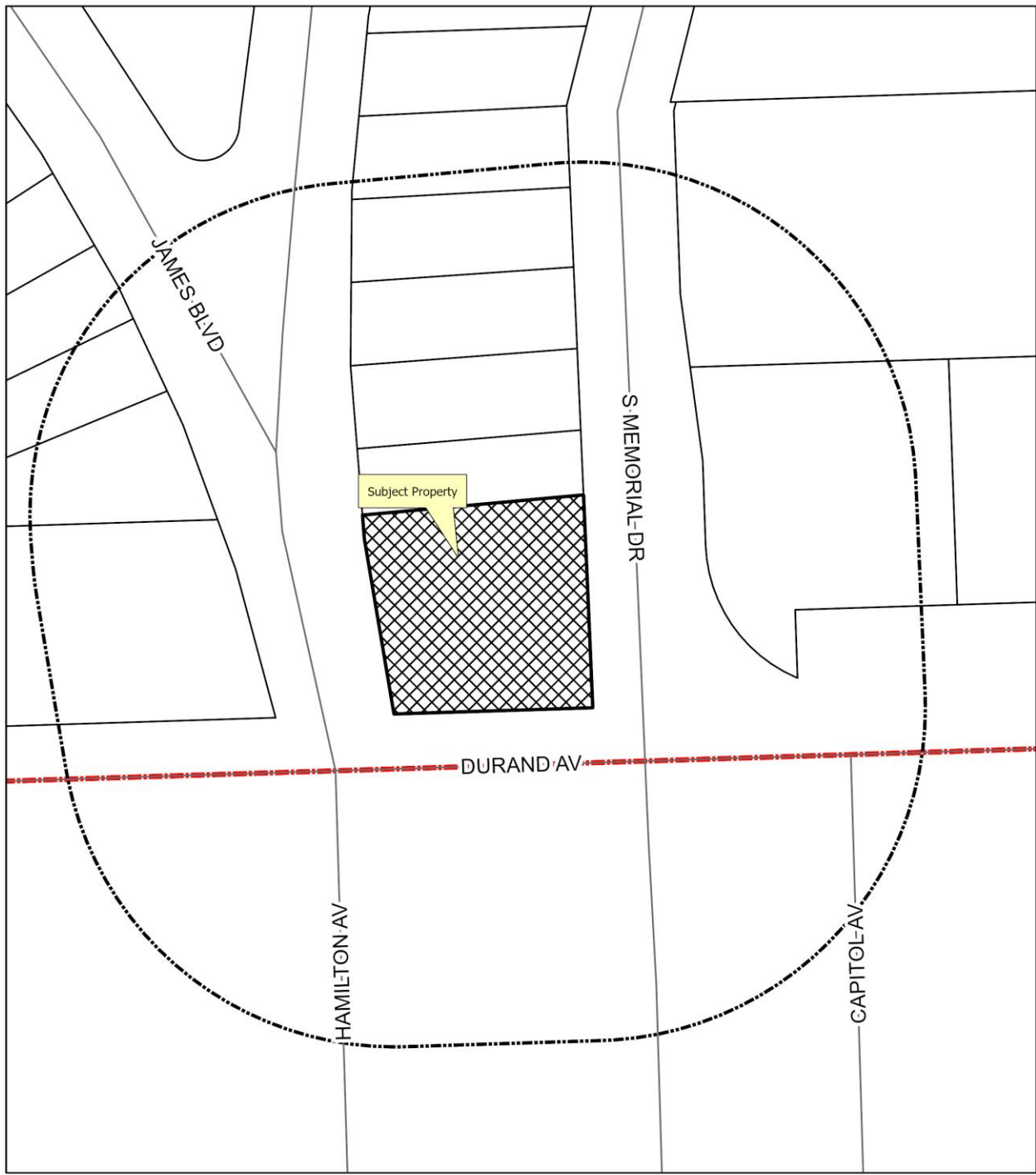
- a) That the plans presented to the Planning, Heritage and Design Commission on February 16, 2026, be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That a detailed sign plan be submitted to the Department of City Development for review and approval prior to the issuance of a sign permit.
- d) That no storage or parking be located along the right-of-way.
- e) That no tires, car parts, or cars waiting for repair be stored outside.
- f) That prior to occupancy screening for the residential properties to the North be provided.
- g) That the parking lot and canopy be restriped in accordance with Sec. 114-1150 of the Municipal Code.
- h) That there be no junk, inoperable vehicles or vehicles with expired tags be stored on site.
- i) That no major changes be made from the conditions of this permit without the approval of the Planning, Heritage and Design Commissions and no minor changes be made without the approval of the Department of City Development.
- j) 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 - 1616 Durand Ave





Conditional Use Permit - 1616 Durand Ave

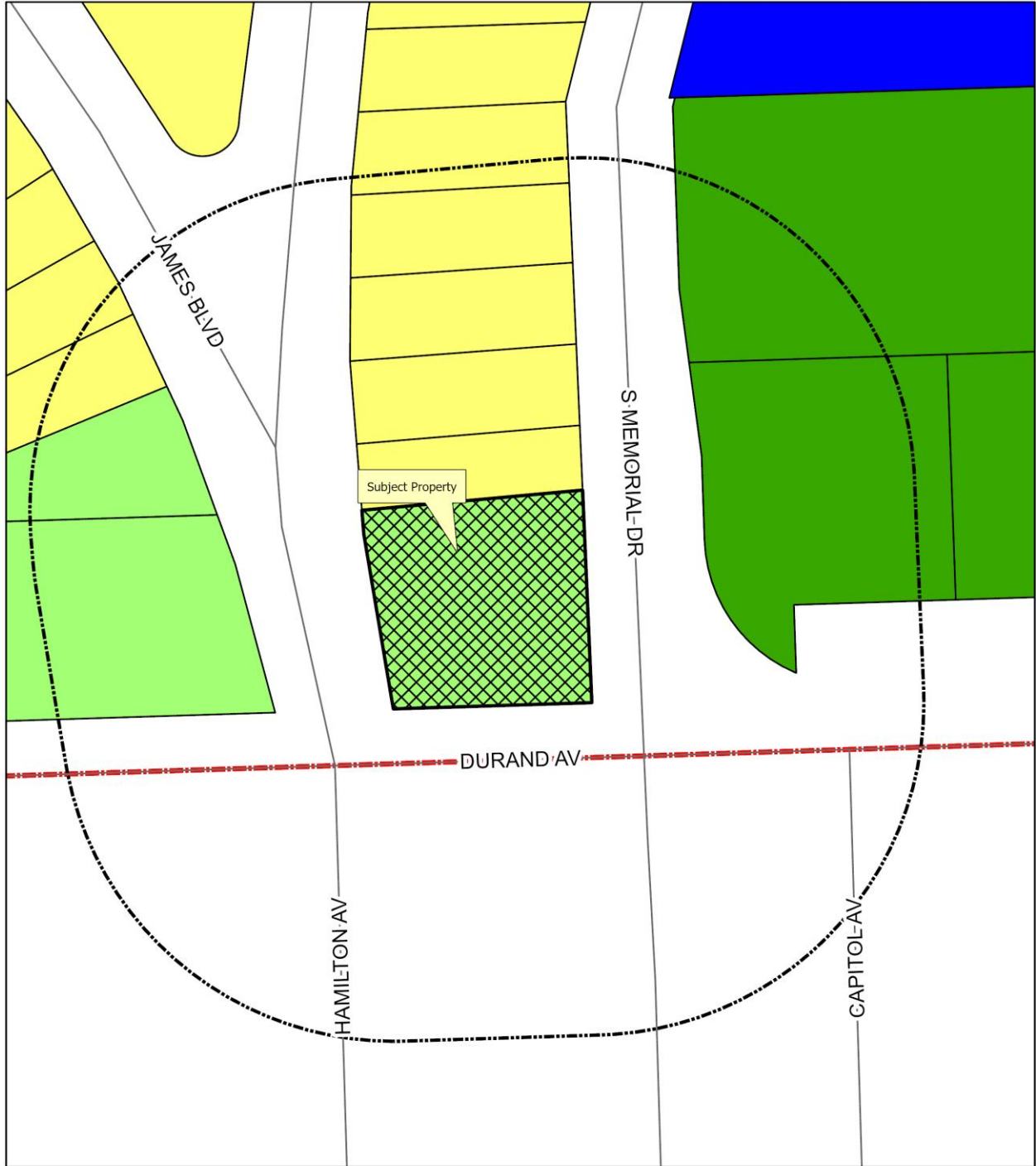


SE Wisc Reg Planning Comm, SEWRPC, Microsoft, Vantior





Conditional Use Permit - 1616 Durand Ave

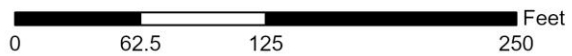


Zoning Designation

- B-2 (Light Green)
- R-2 (Yellow)
- B-3 (Dark Green)
- I-2 (Blue)

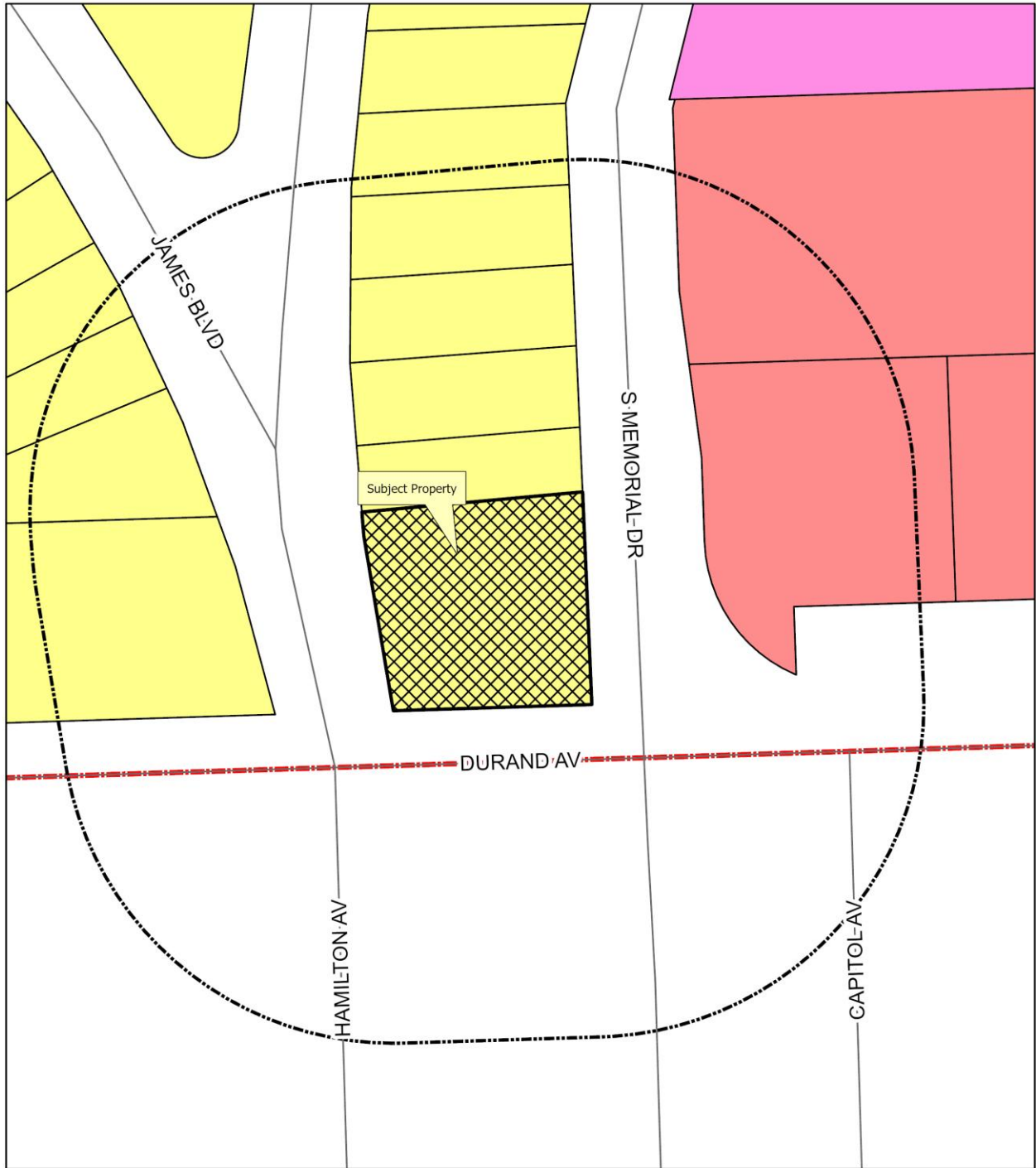
- Tax Parcel Boundary (Thin black line)
- Street Centerlines (Thin grey line)

- Subject Property (Cross-hatched area)
- Notification Area (Dashed black line)





Conditional Use Permit - 1616 Durand Ave



Land Use Designation
Low Intensity Industrial
High Intensity

Tax Parcel Boundary
Street Centerlines
Subject Property
Notification Area
0 62.5 125 250 Feet



Site Photos



Looking Northwest at subject property



Looking Northeast from subject property



Looking Northeast from subject property



Looking South from subject property