



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 2/23/2018

To: Mayor and Planning Commission Members

From: City Development Department, Division of Planning and Redevelopment

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

Case Manager: Matt Sadowski

Location: 214 – Third Street

Applicant: Littleport Brewing Company, LLC

Agent: Mark & Chris Flynn

Property Owner: Mark & Chris Flynn

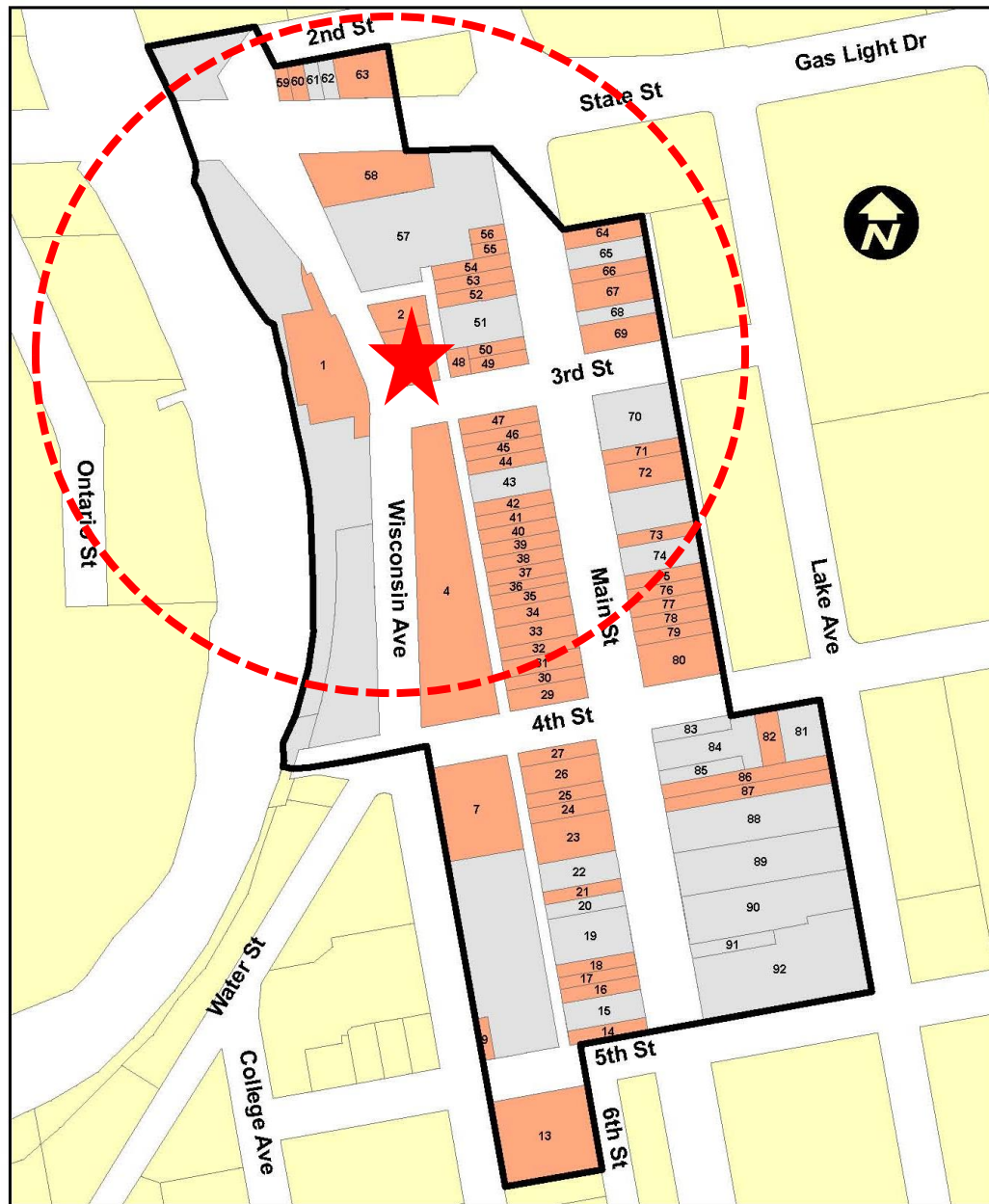
Request: Consideration of a conditional use for brewery as defined in Section 114-468(11) of the Municipal Code for property located in a B-4 Central Business District.

BACKGROUND AND SUMMARY:



Proposed brewery would be located in a building designated in the Old Main Street Historic District as a contributing property to the district. Such a designation requires review of projects with an eye towards preservation. This proposal will insure the reuse of a historic building while respecting its architectural integrity.

To further the aim of the reuse of a historic structure, the property owners have participated in the City's Façade Grant program to help fund the replacement of historically sensitive windows and accomplish tuck pointing. The property owner has also received a City Whitebox Grant to aide in the modernizing of the building's interior infrastructure for components such as plumbing, heating, electrical, and drywall. Finally, property owner is also applying for funds from the City's Small Business Revolving Loan Fund to help with costs associated with equipment for the brewery.

Old Main Street Historic District



Legend

-  Contributing
-  Non Contributing

It is proposed to start with an initial production volume of 500 barrels per year, but have the ability to increase production to 5,000 barrels per year as demand rises. Such an increase would require the granting by the Common Council of an exception as part of the conditional use permit as breweries in this area are restricted by zoning to 1,000 barrels per year.

The zoning ordinance classifies breweries as permissible in the B-4 Central Business zone district upon the issuance of a conditional use permit ([114-468 \(11\)](#)).



Birdseye view of the Subject Property, indicated in red (image from City Pictometry)



Site plan for the property with interior layout, rest/refresh area highlighted in red.

GENERAL INFORMATION

Parcel Number: 00084000

Property Size: 5,037 square feet

Comprehensive Plan Map Designation: MIXED USE - COMMERCIAL AND RESIDENTIAL.

Consistency with Adopted Plans: Proposed use is consistent with the goals of the 2035 Comprehensive Plan and the 2005 Downtown Plan.

The [Racine Comprehensive Plan](#) states the following objectives which are applicable to the project:

- **XII-10**
 - Direct commercial and industrial development to those targeted areas.
 - Promote the redevelopment of underutilized properties... to efficiently utilize existing utilities and services.
- **IX-10**
 - Promote expansion or stabilization of current economic base... and range of employment opportunities.
 - Protect and enhance cultural structures, activities, historic sites and districts and their infrastructure.
 - Promote redevelopment... enhancing existing residential, commercial and industrial areas.

Corridor or Special Design District?: Downtown Area Design Review District

Historic?: Old Main Street Historic District

Current Zoning District: B-4 Central Business

• **Purpose of Zone District: Sec. 114-506. - Purpose.**

- The B4 central business district is intended to accommodate those retail and office uses which are characteristic of the major shopping streets of the downtown area of the city, and discourage uses which detract from, or are incompatible with, pedestrian and shopping oriented traffic.

Proposed Zoning: No change proposed

Existing Land Use: Warehousing a storage facility

Surrounding Zoning and Land Uses:

North	B-4 Central Business	Glass blowing business
East	B-4 Central Business	Assorted – restaurants, taverns, law office, 2 nd floor residential
South	B-4 Central Business	Publishing
West	B-4 Central Business	General store & building products

Operations

HOURS:

Tasting Room: Sunday Noon to 5:00 p.m., Monday thru Thursday 11:00 a.m. to 7:00 p.m., Friday and Saturday 11:00 a.m. to 10:00 p.m.

Brewery: 8:00 a.m. to 4:00 p.m., Monday through Friday.

NUMBER OF EMPLOYEES: FULL TIME: 3 to 5, PART TIME: 2 to 3.

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)):

Standard	Required	Provided
Lot Area	N/A	5,370+
Building Coverage	N/A	4,000 sq. ft.
Floor Area Ratio	8 X lot area	1.48

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

Yard	Required	Provided
Front	0	0
Side	0	0 to 18 ft.
Other side	0	0
Rear	0	1.5 ft

Building design standards Other than the approved window replacement and tuck pointing project, no other exterior modifications are noted at this time.

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

Parking spaces: No required to be provided in downtown area due to metered on street parking and proximity to Shoop parking ramp at State and Main Streets.

Loading space: On interior of building, accessed from 3rd Street and from side alley.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): Standards do not apply and there are no residential zones adjacent to this property.

Sign Regulations (114-[Article X](#)):

Sign Type	Allowable Sq. Ft.	Provided Sq. Ft.
None at this time	160 sq. ft.	None at this time
Total	160 sq. ft.	None at this time

Outdoor lighting, signs ([114-Sec. 742](#)): No new lighting of signage is proposed at this time.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): Not addressed in the materials submitted.

Engineering, Utilities and Access:

Access ([114-1151](#)): There are two curb cuts and all driving areas are paved at this time. This storage area is not anticipated to create additional traffic to the site.

Surface drainage ([114-739](#) & Consult Engineering Dept.): the drainage on site has been reviewed and the fencing will not impact the overall drainage on the site.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): all utilities are available for this site and the proposal will not detrimentally impact the ability of any utility to serve customers.

Exceptions to ordinance: No exceptions to the ordinance are requested with this request.

REQUIRED FINDINGS OF FACT:

Choose an item.

No Conditional Use shall be recommended by the Planning 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 appropriate conditions should ensure that any detrimental impacts are minimized by requiring all outdoor storage, if any, be completely screened and no storage exceed the height of the decorative screening. The use itself will not endanger the public health, safety, morals or comfort or general welfare of those in the community.

- 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 appropriate conditions related to the general appearance and upkeep of the brewery should ensure the impacts of use will be minimized to those adjacent properties and not negatively impact property values.

- 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: Approval of the appropriate conditions will ensure that normal and orderly development occurs in this area.

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

Staff Comments: The existing road network, access and drainage will not be modified as a result of this request. At this time and for the foreseeable future, all utility providers have no problems providing services in this area, however a natural gas line will be connected to the property.

- 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 existing access management for the site appears, at this time, to be adequate. The operation will be monitored for conflicts as capacity increases.

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

Staff Comments: By increasing activity at this location, the use will increase use of adjacent business, namely restaurants. The use will help preserve a historic structure, provide jobs and tax base. Given the anticipated impacts, the use is not contrary to the objectives of the 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: Compliance to the adopted conditions of approval is required..

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.

STAFF SUPPORTS THE APPLICATION FOR THE FOLLOWING REASONS:

- Keeps the historic building in use as a viable commercial space.
- Recommended by the Comprehensive plan
- Constant with the goals of the Downtown Plan (activity, employment, preservation, synergy, attractive and inviting/exciting street scape).

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM MARK FLYNN, AGENT FOR LITTLEPORT BREWING COMPANY, SEEKING A CONDITIONAL USE PERMIT TO OPERATE A BREWERY WITH A TASTING ROOM IN THE EXISTING BUILDING AT 214 THIRD STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on February 28, 2018 be approved subject to the conditions contained herein.
- b. That all applicable local, State and Federal permitting and licensing requirements be complied with.
- c. That the maximum hours of operation be as follows:
 - Tasting Room:
Sunday, Noon to 5:00 p.m., Monday thru Thursday 11:00 a.m. to 7:00 p.m., Friday and Saturday 11:00 a.m. to 10:00 p.m.
 - Brewery: 8:00 a.m. to 4:00 p.m., Monday through Friday.
- d. That this approval is for the maximum of 1,000 barrels of yearly production, as allowed in the B-4 Central Business District. Increases in production volume may be entertained through the appropriate zoning and licensing mechanisms if monitoring by the Plan Commission finds that the operational aspects of the brewery have not been problematic to neighboring properties, businesses, or to traffic and parking on adjacent streets.

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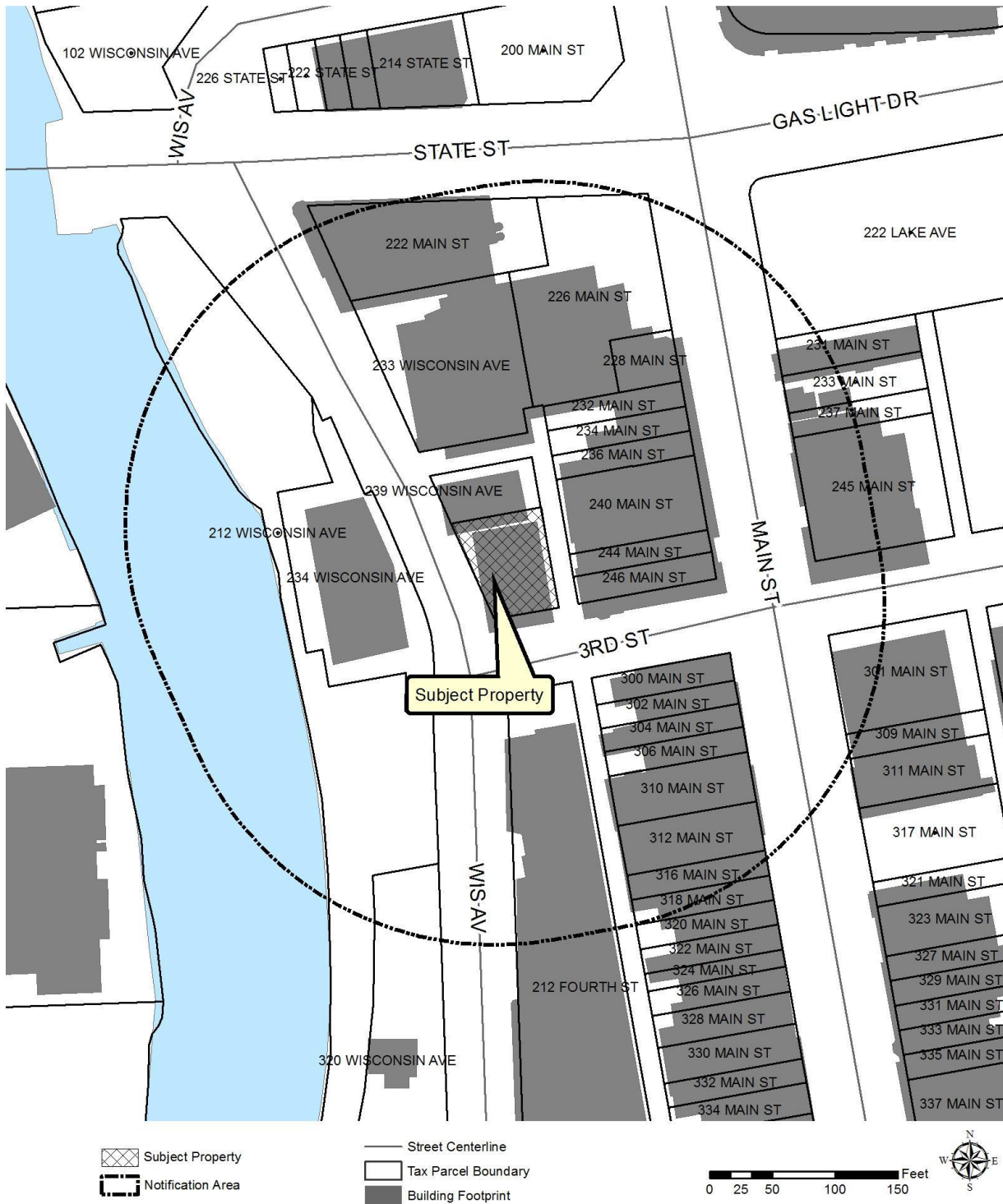
- e. That an outside beer garden along Wisconsin Avenue is authorized by this conditional use permit, the final design of which shall be presented to the Downtown Area Design Review Commission for review and approval prior to implementation.
- f. That all trash and recyclables be stored in closed containers and screened from view.
- g. That all signs be professionally made, comply with the zoning ordinance requirements and the final design details be submitted to the Downtown Area Design Review Commission for review and approval.
- h. That all other applicable codes and ordinances be complied with and required permits acquired.
- i. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.
- j. That this Conditional Use Permit is subject to compliance reviews by the Plan Commission.

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) Specific Plan Map indicating the subject property (if applicable);
- 6) Site photos of the property and general area; and
- 7) Submittal documents ([click to view](#)).



Conditional Use Request - 214 Third Street

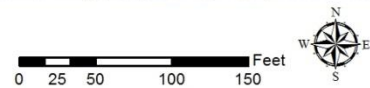




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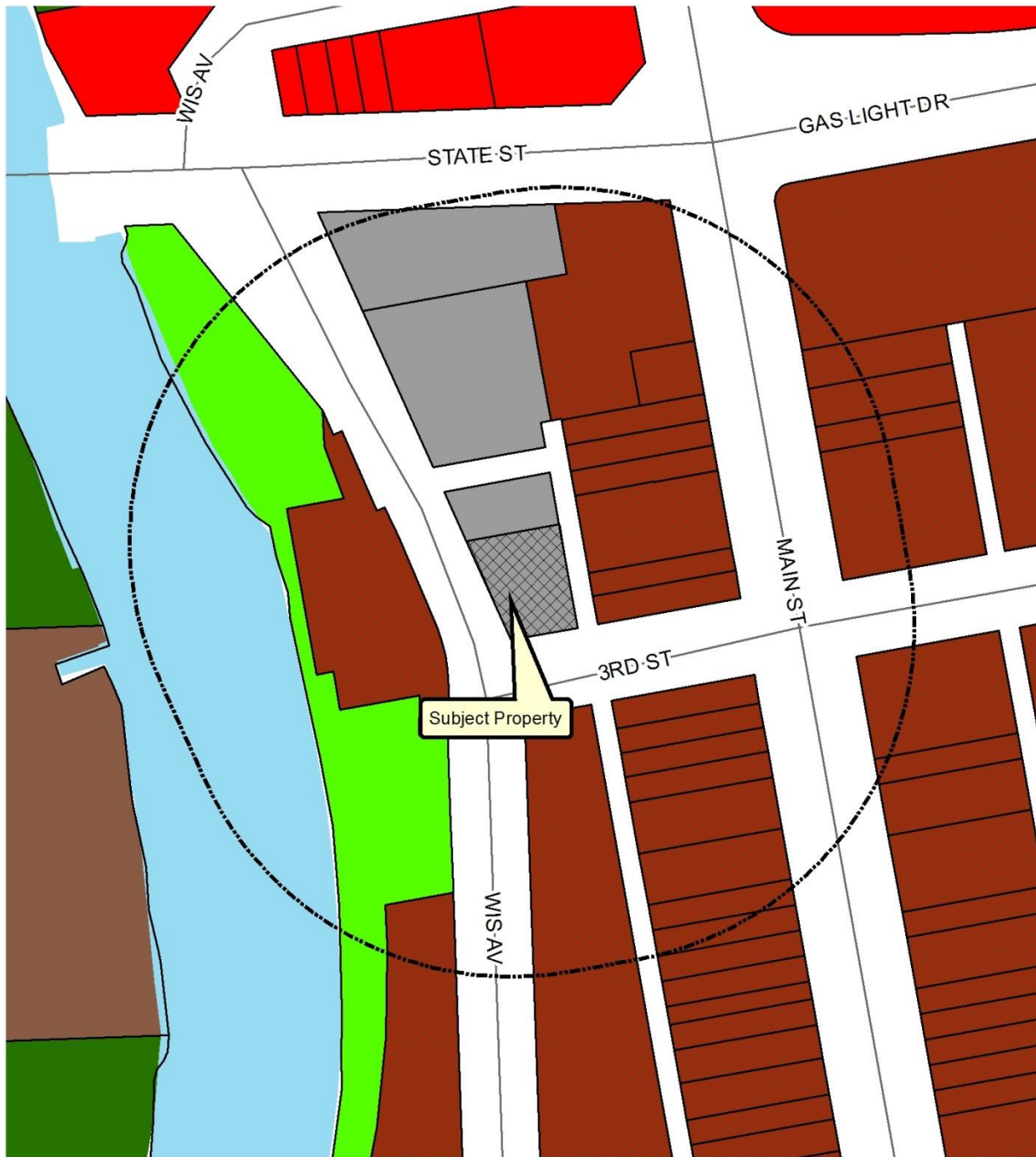


- Subject Property
- Street Centerline
- Notification Area
- Tax Parcel Boundary





Conditional Use Request - 214 Third Street



Comprehensive Plan Designation

- Mixed Use - Commercial Emphasis
- High Density Residential
- Commercial
- Industrial
- Primary Environmental Corridor
- Recreational
- Surface Water

Subject Property Street Centerline
Notification Area Tax Parcel Boundary

0 25 50 100 150 Feet

Site Photos



Looking to northeast



Looking north on Wisconsin Avenue.