

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

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AGENDA ITEM NUMBER: 775-17

APPLICANT NAME: Giving to the Nations Inc.

AGENT NAME: NA

ADDRESS OF PROPERTY IN QUESTION: 1701 12th St.

CURRENT / MOST RECENT USE: Occasional meeting space for Midtown Church of Christ

PROPOSED USE: Food Pantry and other community outreach programs.

CURRENT ZONING: B-1

PROPOSED ZONING: No change requested. **However**, being a use not specifically described in the B-1 zoning district, the Plan Commission is being asked to determine if this use is "of the same general character as the uses permitted in this district." (per 114-448 (12))

ATTACHMENTS:

SUMMARY: Giving to the Nations is seeking a Conditional Use Permit to operate a community outreach facility that will start by being a food pantry at 1701 12th St. The food pantry will provide staple and basic hygiene products. The space will be set up like a grocery store where clients will be allowed to select product from the shelves. In the future they hope to participate in other community outreach programs including, but not limited to nutrition classes, school supply distribution, free eye exams and give out free glasses.



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

Existing

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

Existing

DRAINAGE (114-739 & Consult Engineering Dept.)

Parking lot will have to be repaved. Drainage will be a part of the building permits.

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

Existing

ARCHITECTURE (114-Secs. 735.3 & 736)

Existing. They may want to update the exterior facades at some point in the future.

PARKING / ACCESS (114- Article XI)

NUMBER OF LEGAL, ON-SITE PARKING SPACES: 24

As parking lot is in disrepair they plan on tearing out the old asphalt and repaving with new asphalt.

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

There are multiple trees being added around the perimeter of the parking lot area and a few near the building.

SIGNAGE (114-Article X)

Design has not been submitted

EXTERIOR LIGHTING (114-Sec. 742)

There will be lights around the building as well as a few light poles around the parking lot. A plan has been submitted showing light distribution and the new lights should not cause a disturbance.

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

The new use should not provide new fire hazards or issues.

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

There will be a screened dumpster for the outside storage of trash. When holding future events they may make use of the existing awning to store supplies outside during give away events.

OPERATIONS

HOURS: Friday 10 a.m. – 7 p.m. These are the planned starting hours. They plan on being open more days hoping to be open daily as they increase the amount of donors and volunteers.

NUMBER OF EMPLOYEES: The numbers will fluctuate with availability of volunteers.

EXCEPTIONS TO ORDINANCE: An exception to the ordinance is sought by the applicant to allow outside storage (114-Article V & 114-740)

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.
Adequate measures will be taken.
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 criterion will be met.

POSSIBLE ACTIONS

DEFER:

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

DENY:

RECEIVE AND FILE:

RECOMMENDATION

THAT THE REQUEST FROM GIVING TO THE NATIONS INCORPORATED SEEKING A CONDITIONAL USE PERMIT TO OPERATE A COMMUNITY OUTREACH FACILITY AT 1701 TWELFTH STREET BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on July 26, 2017 be approved subject to the conditions contained herein.
- b. That all applicable license and permit requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c. That the hours of operation be daily from 10 a.m. to 7 p.m.
- d. That all signs shall comply with zoning ordinance requirements, and be approved by the director of City Development prior to issuance of a sign permit.
- e. That prior to the issuance of an occupancy permit the following shall be accomplished:
 1. Existing pavement in the parking lot be removed and the lot repaved and striped, or the parking lot be repaired, sealed and striped.
 2. A final landscape plan shall be submitted to the director of City Development for review and approval. The approved landscaping be installed by June 1, 2018.
 3. That an exterior renovation and/or preservation plan be presented to the Director of City development for review and approval. Said plan shall be implemented by June 1, 2018.
- f. That if items listed under condition "e" above cannot be completed before the issuance of an occupancy permit or the installation and implementation dates, then the applicant shall submit to the Director of City Development a financial surety, such as a bond, letter of credit, cash or other recognized assurance. An estimate of the cost of completing said items is to be provided by the applicant and the financial assurance issued in an amount equal of the value of the incomplete items. The financial assurance shall be kept on file with the Department of City Development, with the content and format of said assurance subject to review and approval of the City Attorney. In no case shall the items under condition "e" be implemented later than June 1, 2018.
- g. That an exception to the zoning ordinance for the temporary outdoor storage of materials and goods shall be allowed, subject to the following conditions:
 1. Such storage shall be permitted only if associated with an upcoming event.
 2. Such storage shall be located only under the canopy/"car hop" area.
 3. Outdoor storage shall be allowed no sooner than seven days prior to the event and all shall be removed within seven days following the event.
 4. In no case shall the duration of outdoor storage of materials and goods be more than 15 days.
- h. That all codes and ordinances be complied with and required permits acquired.
- i. 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.
- j. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.