



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

Meeting Date: 6/3/2024

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: 3239 N Green Bay Road

Applicant: Batten International Airport represented by Jaime Vega

Property Owner: Racine Commercial Airport

Request: Consideration of a major amendment to a conditional use permit to construct a new hangar, propose a future 4 tenant hangar and a new bathroom facility at an existing airport in a I-2 General Industrial Zone District as allowed in Section [114-588](#) of the Municipal Code.

BACKGROUND AND SUMMARY: The proposal is to construct a hangar and bathroom facility. They have also included a potential future 4 tenant hangar.

The Zoning Ordinance classifies the proposed use (airport) as permissible in the I-2 General Industrial Zone District upon the issuance of a conditional use permit, if the location and operation meet the criteria specified in the ordinance (114-588).



Birdseye view of the property, indicated in blue

GENERAL INFORMATION

Parcel Number: 21206001

Property Size: 17,184,855.6 square feet (394.51 acres)

Comprehensive Plan Map Designation: Transportation, Communication and Utilities

Consistency with Adopted Plans:

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

- Encourage development patterns that promote efficient and sustainable use of land, that can be readily linked by transportation systems and that utilize existing public utilities and services.
- 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: I-2 General Industrial

Purpose of Zone District: The I-2 general industrial district is intended to accommodate those industrial activities which may produce moderate nuisances or hazards in areas that are relatively remote from residential and commercial development.

Proposed Zoning: No change proposed

Existing Land Use: Airport

Surrounding Zoning and Land Uses:

North	Village of Caledonia	Dwellings
East	I-2 General Industrial	Industrial Park
South	Mixed	Manufacturing/Warehousing/Apartments/Dwellings
West	Village of Caledonia	Dwellings

ANALYSIS:

Development Standards:

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

Standard	Required	Provided
Lot Area	No minimum	394.51 acres
Lot Frontage	30 feet	4,500
Floor Area Ratio	4.0 maximum	.01

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 (East)	0 feet	
Side (North)	0 feet	
Side (South)	0 feet	
Rear (West)	0 feet	

*Transitional yards are required from residential uses.

**No building or runway is within the transitional yard required.

Building design standards (114-Secs. [735.5](#) & [736](#)): The design of the proposed hangar meets building design standards on three sides. The one side it does not is almost completely doors and windows making brick exterior pointless on this side.

Sign Regulations (114-[Article X](#)): No signage is proposed as a part of this application

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

Use Type	Required	Provided
Airport	0*	
Total	0*	

*The code sets the requirement to be determined as necessary. There is currently sufficient parking for the use of the airport.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): There are no planned changes to landscaping.

Outdoor lighting, signs ([114-Sec. 742](#)): The lighting on the property complies with the requirement that lighting be arranged, shielded and oriented in a manner that does not focus lighting or glare onto adjacent properties.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The application does not contemplate trash storage. Any trash storage must be stored in enclosed containers and screened from public view in some way.

Engineering, Utilities and Access:

Access ([114-1151](#)): There are no proposed changes to the ingress and egress of the site. Ingress and egress are from a drive off Eaton Ln, Golf Ave., and three off N Green Bay Rd.

Surface drainage ([114-739](#) & Consult Engineering Dept.): Engineering will review stormwater plans if required.

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 no expected to impact the ability to serve this area.

Exceptions to ordinance: No exceptions are required for establishing a used auto sales facility at this location.

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 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 addition of hangars to the site will not change the use of the property in a significant way. The additional storage place for planes should not be detrimental to the public.

- 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 airport has been at this location for decades. The additional hangars will not change the use of the parcel enough to cause any issue that would diminish or impair property values in the adjoining neighborhoods.

- 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: Most of the area around the airport is already developed. An airport would not impede any development of the industrial properties that are nearby. Most of the residential parcels in the surrounding area are zoned for single family residential which would also not be impeded by the airport or the addition of hangars.

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

Staff Comments: The existing utilities are sufficient to support the additional hangars and small bathroom facility.

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 applicant is not proposing any changes to access to and from the site. The five different drives into the airport will all remain the same.

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 plans calls for the continuation of this site as transportation. Approving additional hangars allows for the improved use of the parcel as an airport.

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.

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.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM JAIMIE VEGA REPRESENTING BATTON INTERNATIONAL AIRPORT SEEKING A MAJOR AMENDMENT TO A CONDITIONAL USE PERMIT TO CONSTRUCT ADDITIONAL HANGARS AND A NEW BATHROOM FACILITY AT 3239 N GREEN BAY RD BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

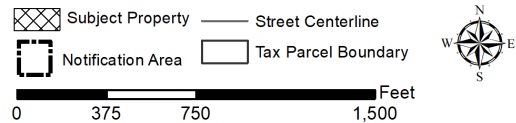
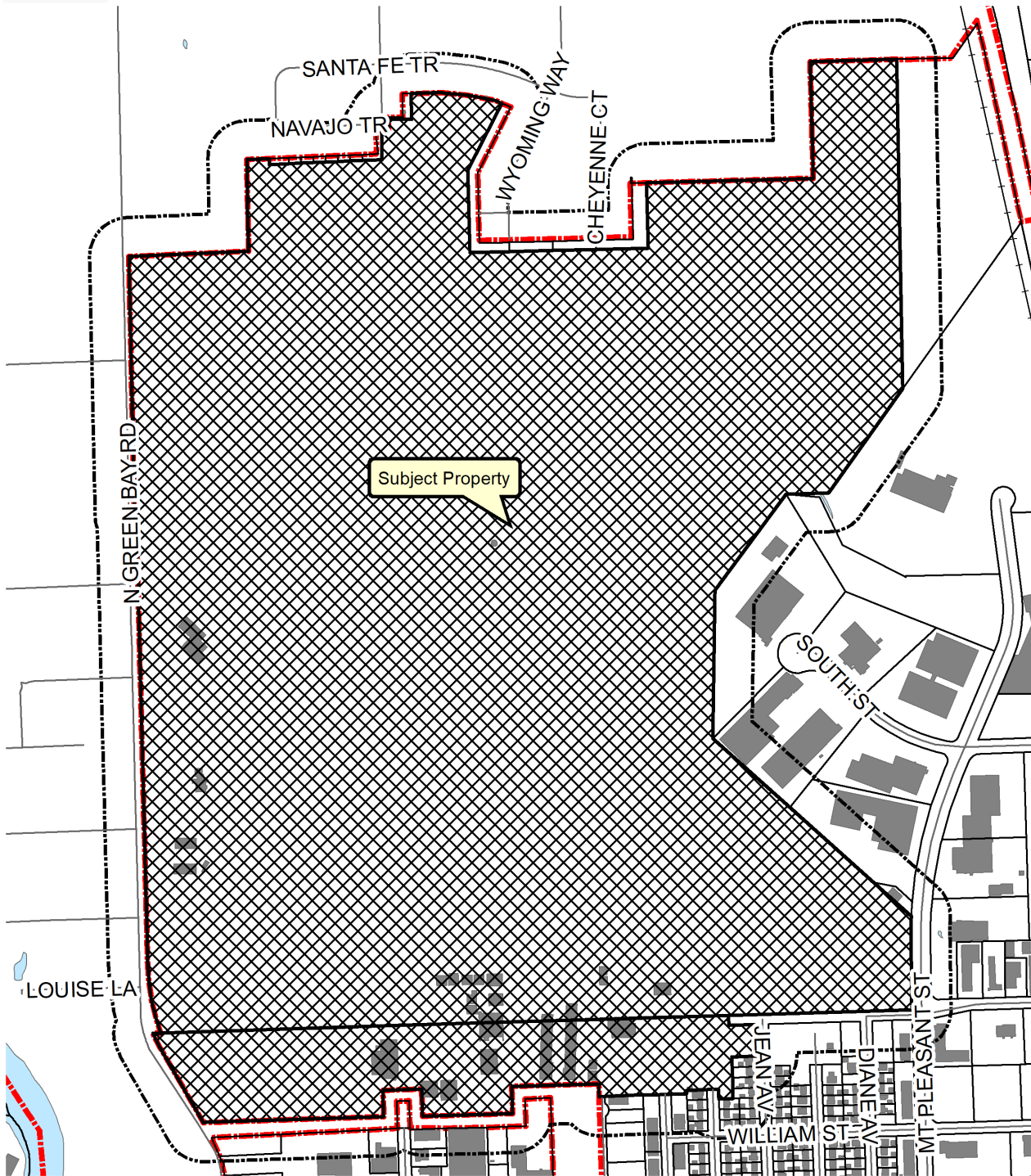
- a) That the plans presented to the Planning Heritage and Design Commission on July 3, 2024 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That all conditions set in the previous amendments be complied with.
- d) That no major changes be made from the conditions of this permit without the approval of the Planning Heritage and Design Commission.
- e) 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; and
- 5) Submittal documents (view in legistar).

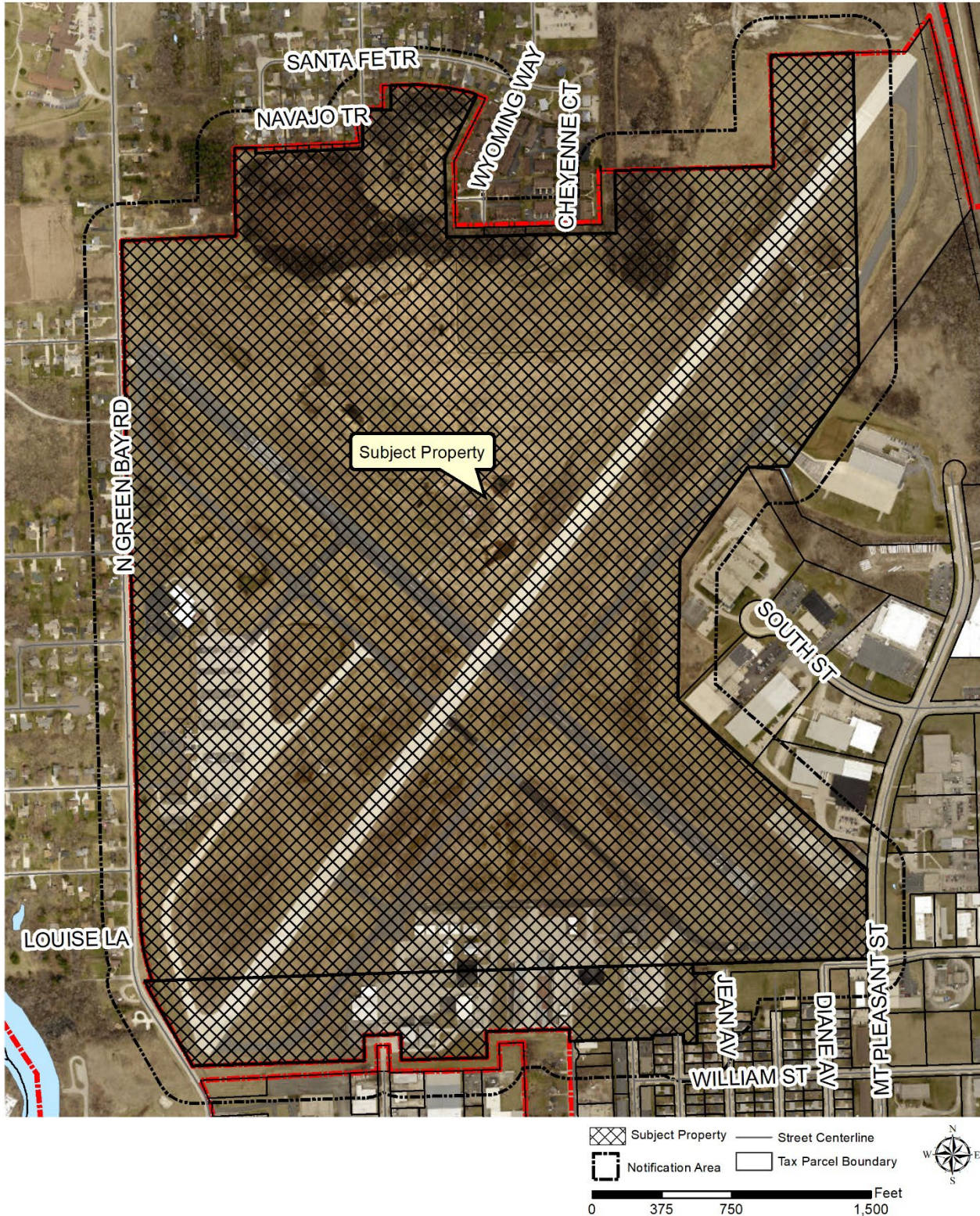


Conditional Use Permit - 3239 N Green Bay Rd



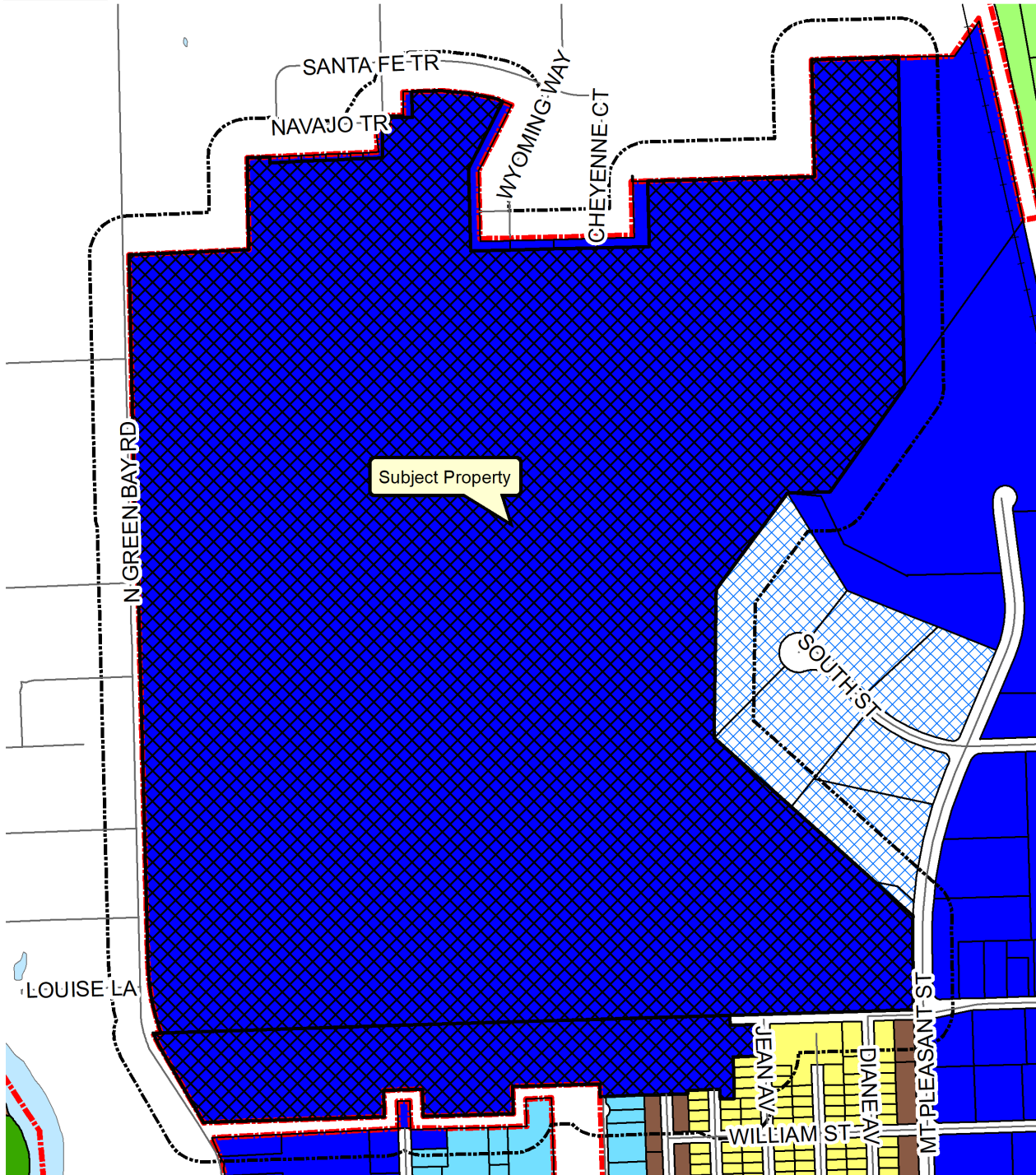


Conditional Use Permit - 3239 N Green Bay Rd





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Zoning Designation

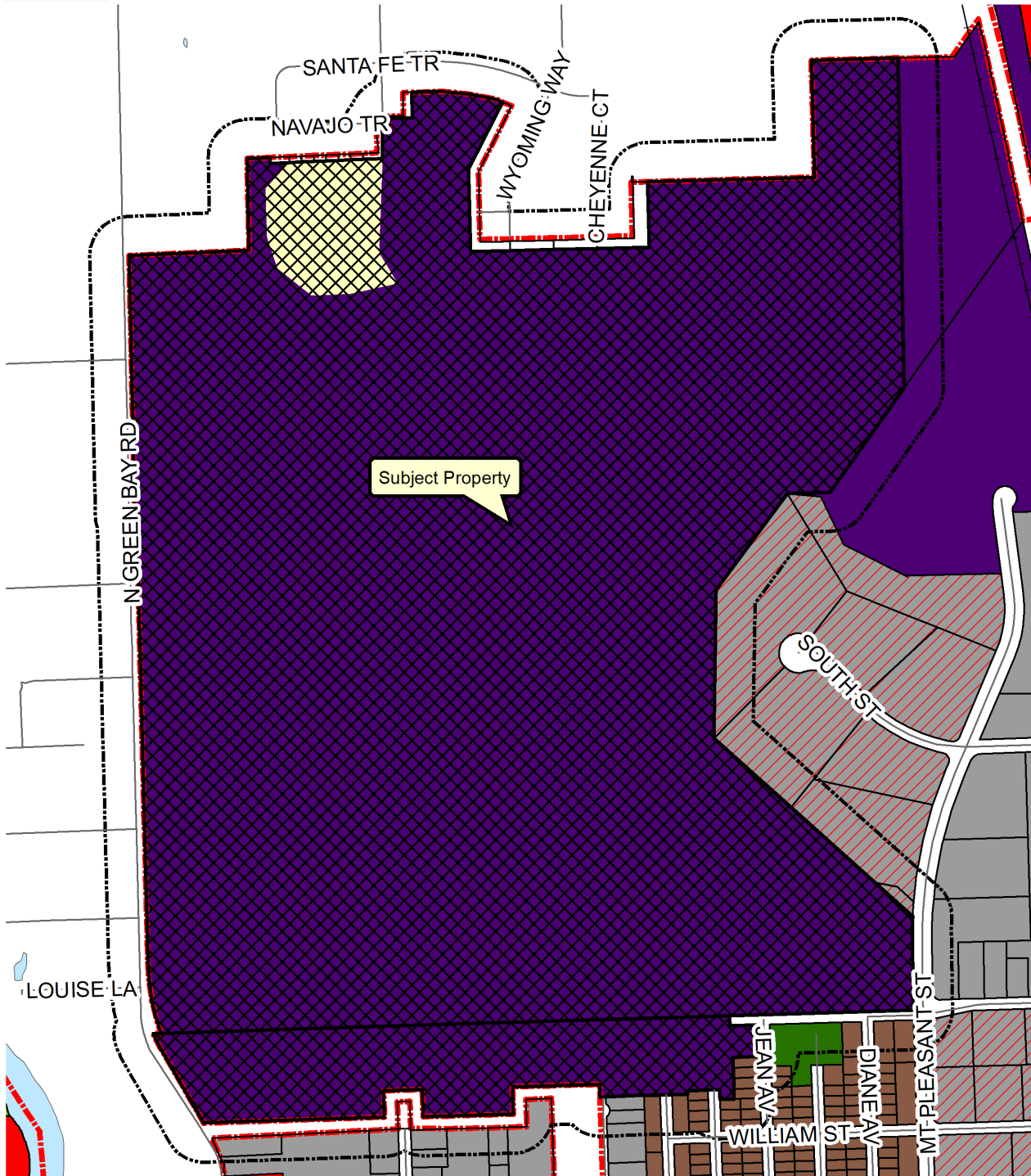
I-2	I-1	R-4
I-2/IP	R-2	

Subject Property	Street Centerline
Notification Area	Tax Parcel Boundary

0 375 750 1,500 Feet



Conditional Use Permit - 3239 N Green Bay Rd



Land Use Designation

- Transportation, Communication and Utilities
- Isolated Natural Resource Area

- Industrial
- High Density Residential

Legend for map symbols:

- Subject Property (purple cross-hatch)
- Notification Area (red dashed line)
- Street Centerline (solid line)
- Tax Parcel Boundary (dotted line)

Scale: 0 375 750 1,500 Feet

