



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

Meeting Date: 7/15/2024

To: Mayor and Planning, Heritage, and Design Commission

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: 5200 Washington Ave

Applicant: Community Care, Inc

Property Owner: Breg 5200, LLC

Request: Consideration of a request for a conditional use permit to operate an adult daycare at 5200 Washington Avenue, as allowed by Sec. 114-468 of the Municipal Code.

BACKGROUND AND SUMMARY: The application contemplates having an adult daycare as a part of a larger operation that includes office and exam rooms, physical therapy, art therapy, educational programming, and employment services. The hours of operation will be 8:00 am to 4:30 pm Monday through Friday. There will be 9 full-time staff at the location.

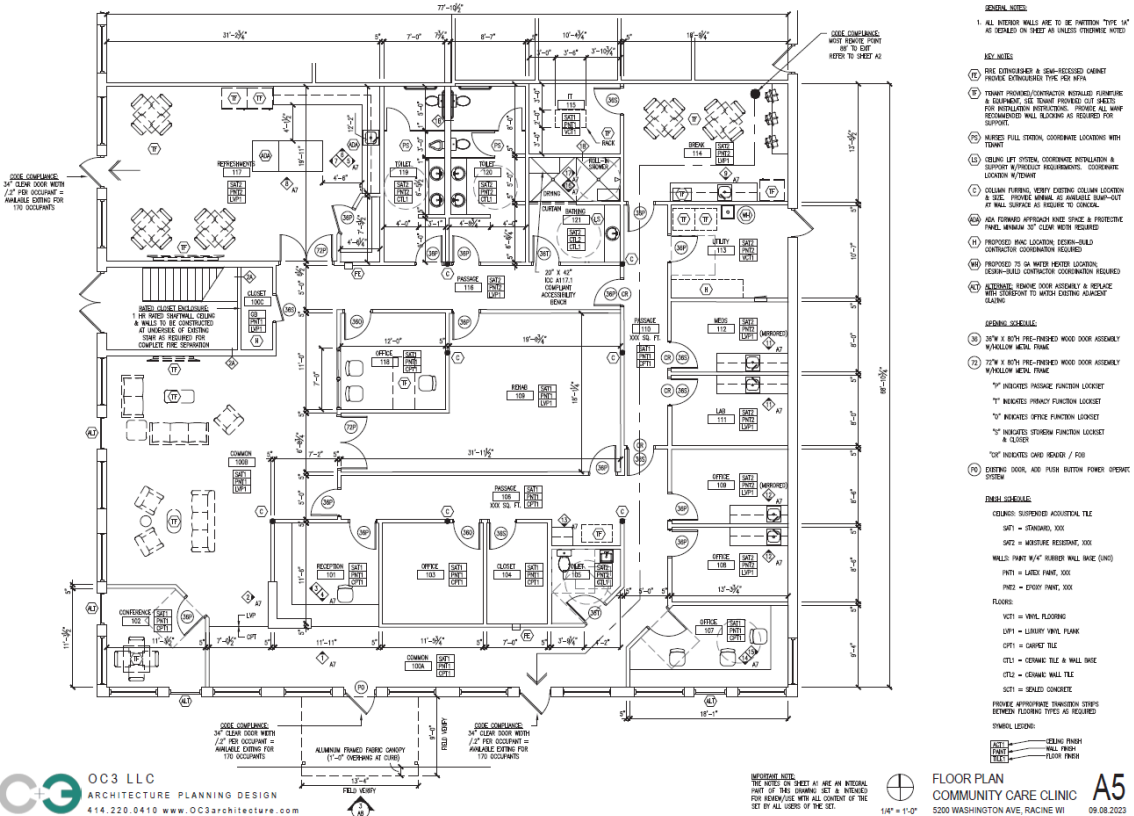
The Zoning Ordinance classifies adult daycares as uses like those permitted in the district as permissible in the B-2 Community Shopping Zone District upon the issuance of a conditional use permit (114-468).



Birdseye view of the property, indicated in blue, (north is up) (image from City Pictometry)



Proposed site plan North is up



Proposed floor plan/interior layout, north is up.

GENERAL INFORMATION

Parcel Number: 13132062

Property Size: 87,417 square feet

Comprehensive Plan Map Designation: Commercial

Consistency with Adopted Plans:

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

- The plan should encourage the redevelopment of older areas and commercial areas.
- Maintain and develop a land use pattern that strengthens the character and livability of the City's downtown core, commercial and industrial areas, and neighborhoods.
- 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 B-2 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.

Proposed Zoning: No change proposed

Existing Land Use: Currently a mix of commercial uses.

Surrounding Zoning and Land Uses:

North	R-2 Single Family Residence	Single Unit Dwellings
East	B-2 Community Shopping	Car Wash
South	B-2 Community Shopping	Bank
West	B-2 Community Shopping	Pharmacy

Operations: The application contemplates having an adult daycare as a part of a larger operation that includes office and exam rooms, physical therapy, art therapy, educational programming, and employment services. The hours of operation will be 8:00 am to 4:30 pm Monday through Friday. There will be 9 full-time staff at the location.

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): There are no changes planned to the building as a result of this proposal.

Standard	Required	Provided
Lot Area	No minimum	87,417 square feet
Lot Frontage	30 feet	225 feet
Floor Area Ratio	4.0 maximum	.47

Setbacks ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)): Nonresidential uses are not required to provided yards, except as required in 114-570.

Yard	Required	Provided
Front (South)	0 feet	130 feet
Side (East)	0 feet	10 feet
Side (West)	0 feet	30 feet
Rear (North)	0 feet	63 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): The building on the parcel complies with the requirements of 114.735.5.b.1. The request does not include any new buildings or modifications to the exterior of the existing building.

Off-street parking and loading requirements (114- [Article XI](#)) The proposed use requires the same parking as the mix of uses that are existing. Since there is no increase in intensity of use there would be not requirements to increase parking. The required parking would generally be 130 spaces.

Use Type	Required	Provided
Mixed use Commercial	130	147
Total	130	147

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): Sec. 114-470 (b) requires that a building or structure in the B2 that is located within 100 feet of a residence district boundary line be effectively screened by a wall, fence, or plantings. There are walls and landscaping all along the boundary lines the property shares with residential zones which complies with screening standards.

Sign Regulations (114-[Article X](#)): There is a pylon sign where the use can have a panel and they have a canopy which contains there name.

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 which does not direct glare onto adjacent properties.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): There is a trash enclosure on the rear of the building that meets the requirements of the code.

Engineering, Utilities and Access:

Access ([114-1151](#)): Vehicular access to the site is provided from driveways off Washington Avenue. The plan submitted by the applicant does not contemplate any changes to access.

Surface drainage ([114-739](#) & Consult Engineering Dept.): The proposed tenant changes within the building and the reuse of the site is 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 to utilize this site is not expected to impact the ability to serve this area.

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 building itself has long been a mix of commercial businesses. The applicant is currently operating in the space with its office and clinic uses. The addition of an adult daycare will not intensify the use in any substantial way that would cause the business to become detrimental.

- 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 large amount of parking and ample space for drop-offs will limit all the potential negative impacts an adult daycare may cause. Anyone coming to the location to drop off someone who will spend time at this facility will have numerous choices of where to park and a large space to drop off in front of the building. There will be no chance that vehicles waiting to drop people off would interfere with traffic or neighboring properties.

- 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 area is mostly developed. The addition of an adult daycare to the mix of uses in this building and along Washington would not prevent the redevelopment of any of these spaces into complimentary commercial uses. The large setbacks and required screening also prevent the use from potentially impacting any development or maintenance of the dwellings to the North.

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

Staff Comments: The proposed use moving into the existing structure will not change utilities, access or drainage at all for the property. The existing facilities are adequate to serve the building and this use.

- 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 contemplating any changes in access to the site. The two points with which to turn into the site from the North side of Washington Avenue should be more than enough access for the use proposed.

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

Staff Comments: The Comprehensive Plan calls for a land use pattern which strengthens the character and livability of the City's downtown core, commercial and industrial areas. This business adds to the mix of commercial uses on the parcel and in the Washington corridor and strengthen it as a result.

- 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 development will operate in accordance with the applicable regulations for this zone district. No exceptions are needed with the 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, subject to the consent of the applicant; or
5. Defer the request 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 COMMUNITY CARE, INC REPRESENTED BY AARON STANTON, TO OPERATE AN ADULT DAY CARE CENTER IN AN EXISTING BUILDING AT 5200 WASHINGTON AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

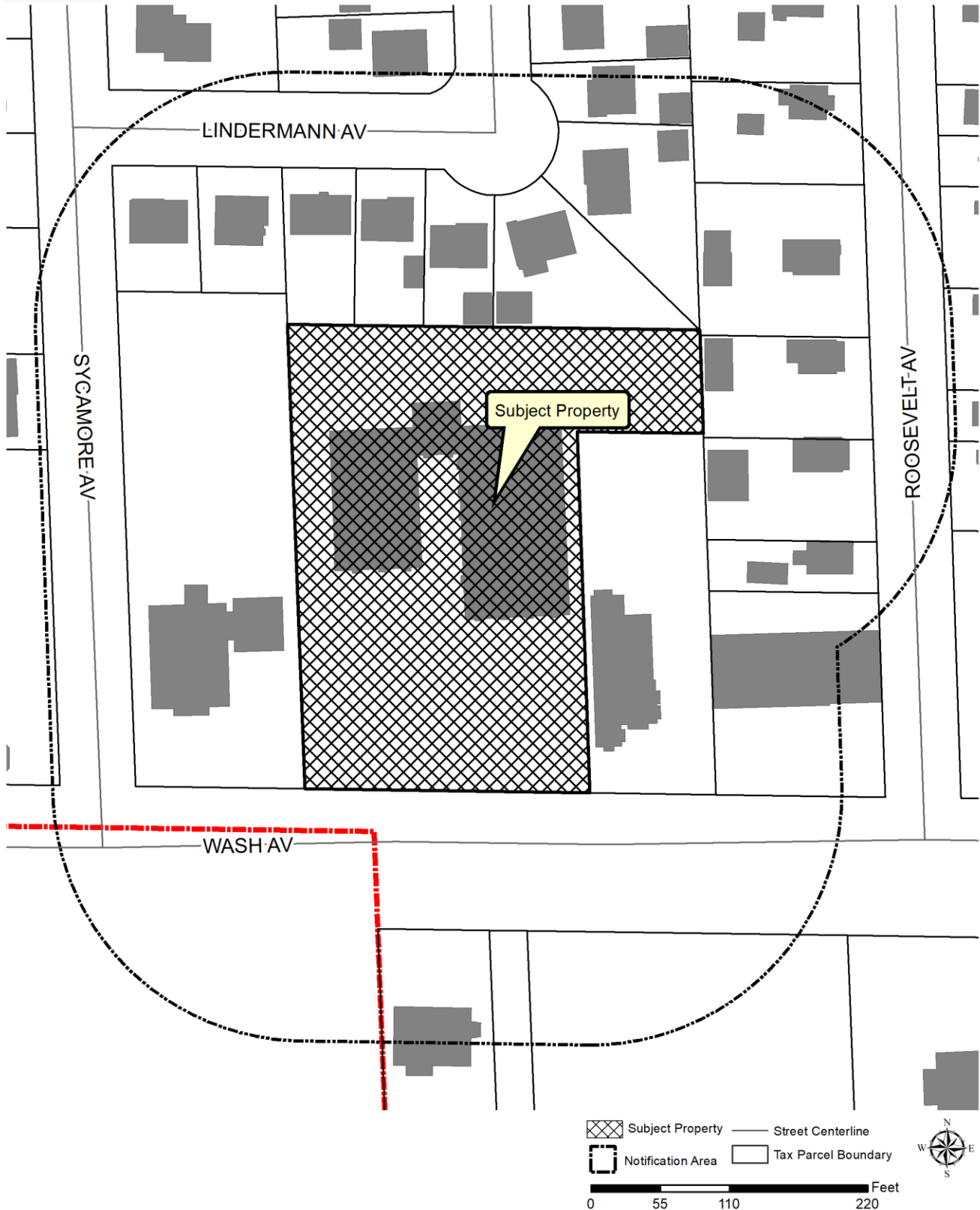
- a) That the plans presented to the Planning, Heritage, and Design Commission on July 15, 2024 be approved subject to the conditions contained herein.
- b) That signage be reviewed and approved by the Department of City Development prior to receiving a sign permit.
- c) That the occupant load for adult daycare clients be no less than 200 square feet of usable floor space for each participant exclusive of passageways, bathrooms, lockers, office, storage areas, staff room, furnace rooms, and parts of rooms occupied by stationary equipment. Which would allow for a max of 16 clients for the adult daycare use.
- d) That all codes and ordinances are complied with and required permits acquired.
- e) That no minor changes be made from the conditions of this permit without approval of the Department of City Development and no major changes be made from the conditions of this permit without the approval of the Planning, Heritage and Design Commission.
- f) That this conditional use permit is subject to review of the Planning, Heritage, and Design Commission 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).

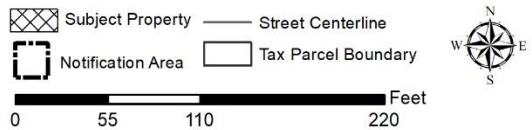


Conditional Use Request - 5200 Washington Avenue



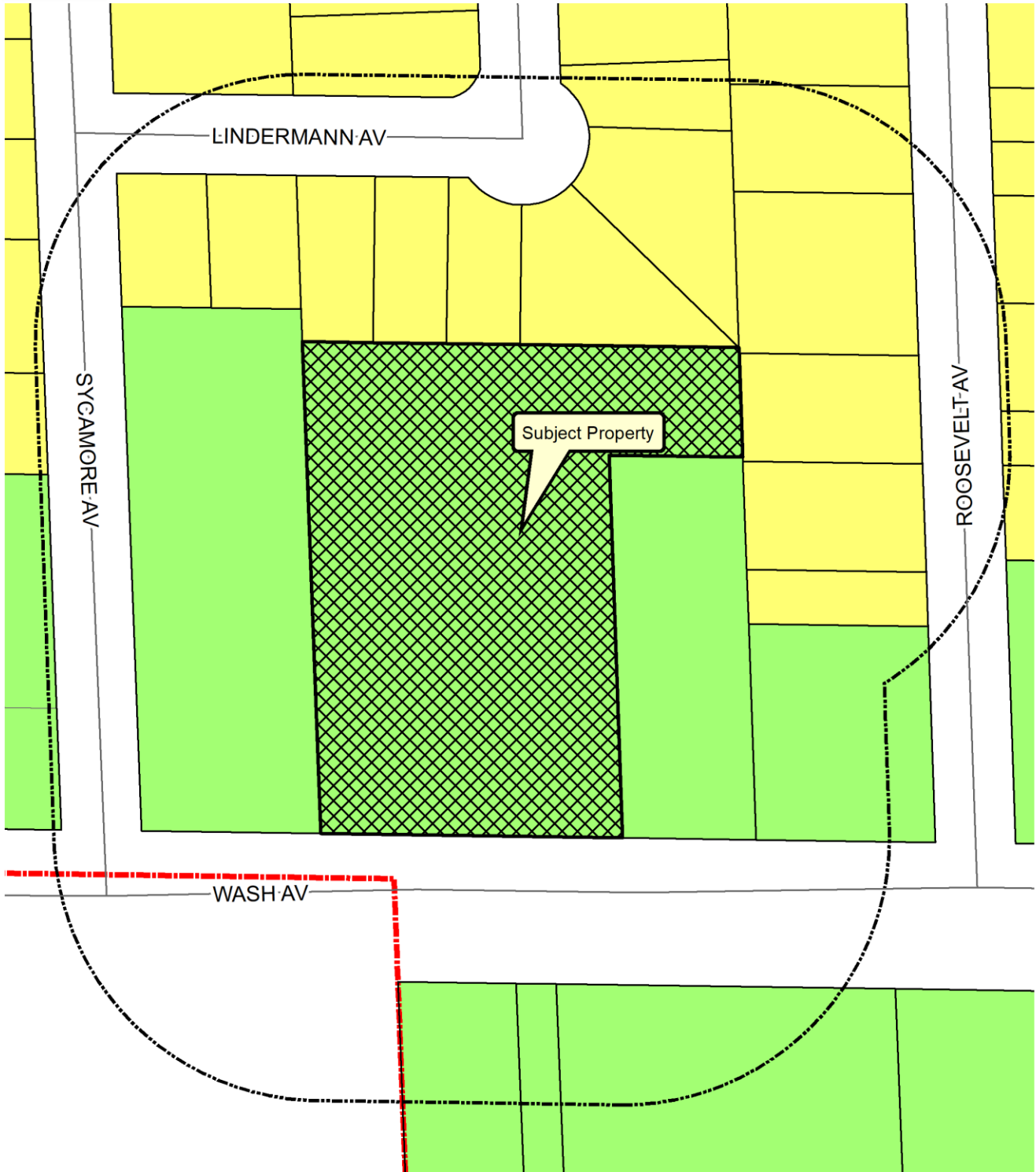


Conditional Use Request - 5200 Washington Avenue





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Zoning Designation

- B-2
- R-2

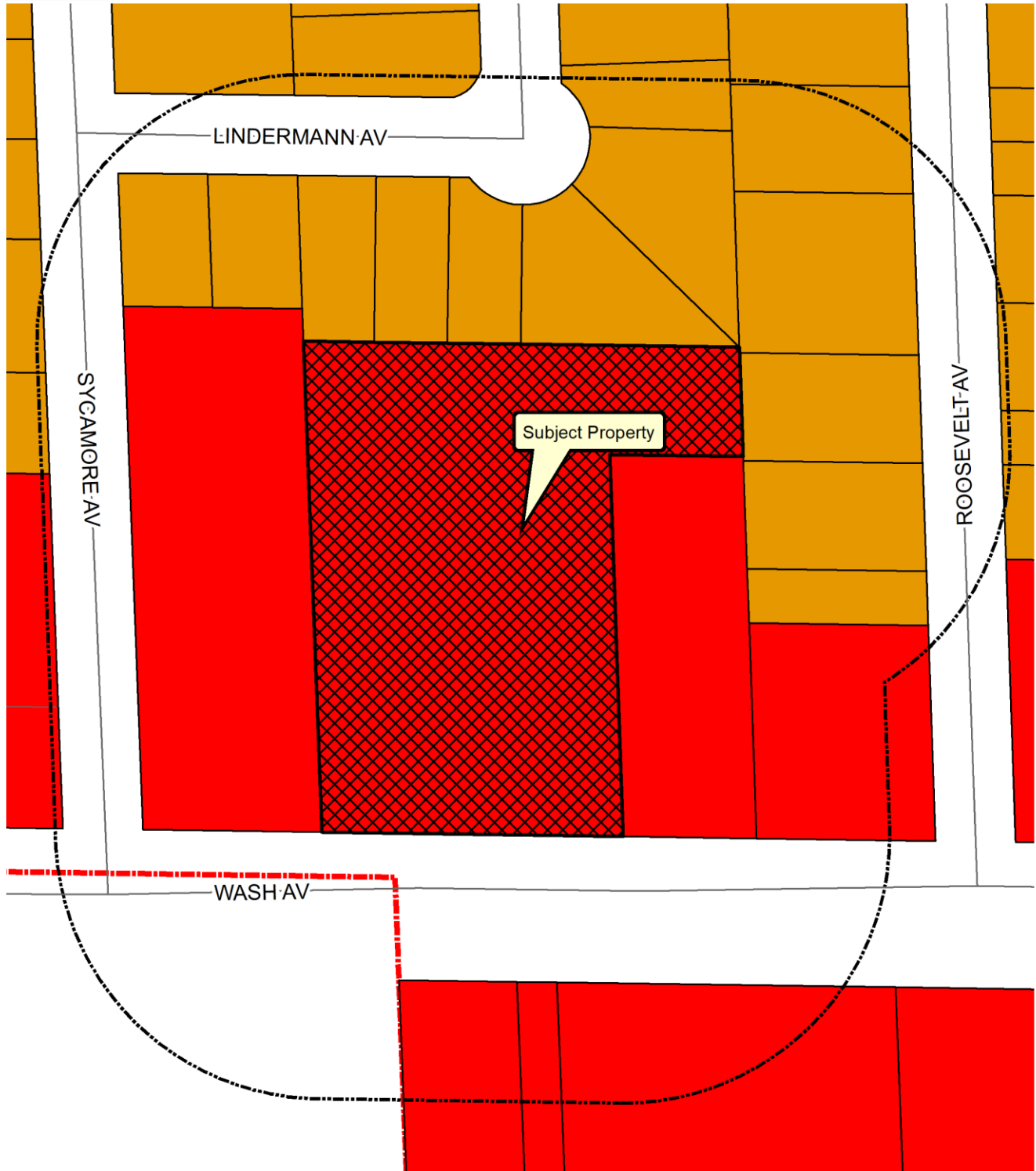
Subject Property Notification Area

Street Centerline Tax Parcel Boundary

0 55 110 220 Feet


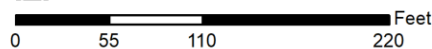


Conditional Use Request - 5200 Washington Avenue



Land Use Designation
Commercial
Medium Density Residential

Subject Property — Street Centerline
Notification Area — Tax Parcel Boundary



Site Photos



Looking West at site signage



Looking North at site



Looking South at rear of site



Looking North at the rear parking lot



Looking East down Washington Ave



Looking West down Washington Ave