



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 3/9/2022

To: Mayor and Planning, Heritage, and Design Commission

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Jeff Hintz – (262) 636-9151 jeff.hintz@cityofracine.org

Case Manager: Steven Madsen

Location: 3131 Taylor Avenue

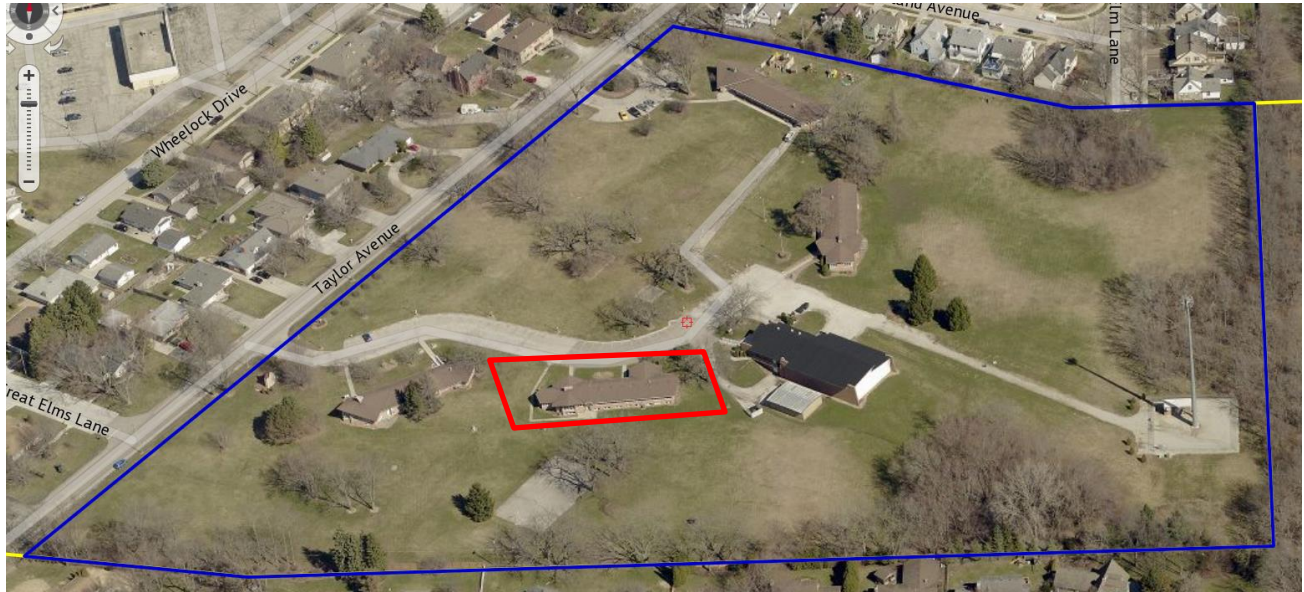
Applicant: Shelly Janke

Property Owner: Village of Elmwood Park

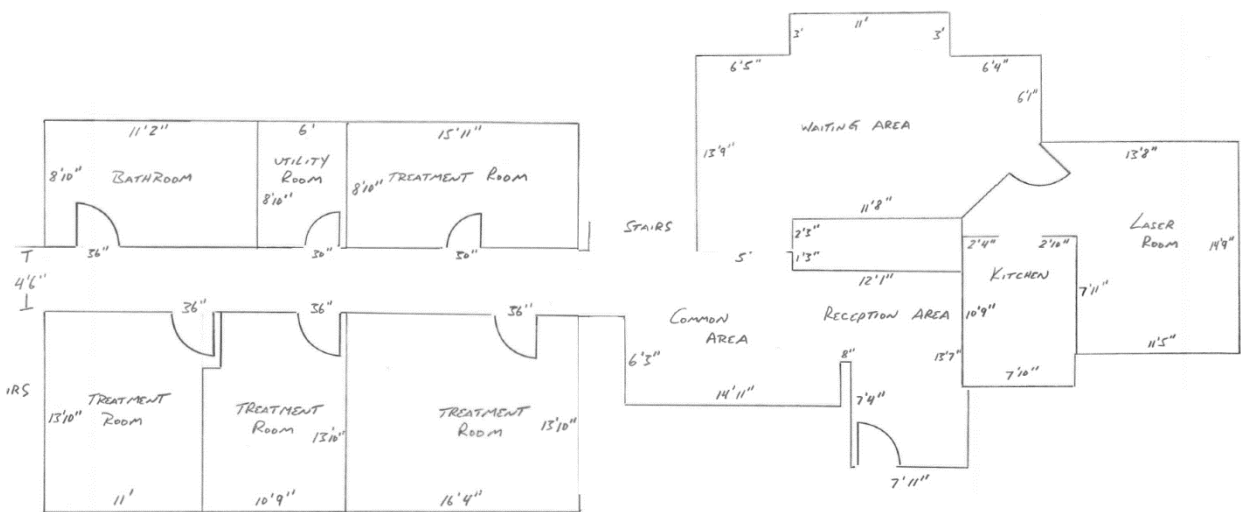
Request: Consideration of a request for a conditional use permit to operate medical spa, in building two at 3131 Taylor Avenue, as allowed by Sec. 114-428 of the Municipal Code. The property is zoned O/I Office/Institutional District.

BACKGROUND AND SUMMARY: The applicant seeks to utilize a portion of a building of the property at 3131 Taylor Avenue as a medical spa. The facility would conduct aesthetic medical treatments like laser hair removal, sun damage repair, injectables, skin care and other beneficial body treatments. The business would operate by appointment with hours probably being Monday – Thursday 10 a.m. to 8 p.m. and Friday- Saturday 9 a.m. – 5 p.m. and closed on Sundays.

The Zoning Ordinance classifies medical/health institutions such as a medical spa as permissible in the O/I Office/Institutional Zone District upon the issuance of a conditional use permit (114-428).



Birdseye view of the property, indicated in blue building indicated in read, (image from City Pictometry)



Proposed floor plan/interior layout, north is to the bottom.

GENERAL INFORMATION

Parcel Number: 23873000

Property Size: 16.84 acres

Comprehensive Plan Map Designation: Government/Institutional

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?: NA

Historic?: N/A The parcel was the site of the Taylor orphanage.

Current Zoning District: O/I Office/Institutional

Purpose of Zone District: The O-I office/institutional district is designed primarily to accommodate office buildings, civic and governmental structures, and educational and institutional buildings in a mutually compatible environment. Compatible apartment structures may be allowed by conditional use permit.

Proposed Zoning: No change proposed

Existing Land Use: Day care, Village Hall, and Event space.

Surrounding Zoning and Land Uses:

North	R-2 Single Family Residence	Single unit Dwellings
East	R-2 Single Family Residence	Single unit Dwellings
South	R-1 Medium Density Residential*	Single unit Dwellings
West	R-2 Single Family Residence	Single unit Dwellings

* This is a zone of the Village of Elmwood Park not the City of Racine

Operations: The applicant seeks to utilize a portion of a building of the property at 3131 Taylor Avenue as a medical spa. They would have an entrance and waiting room and multiple office spaces for individual employees and treatments. The facility would conduct aesthetic medical treatments like laser hair removal, sun damage repair, injectables, skin care and other beneficial body treatments. The business would operate by appointment with hours probably being Monday – Thursday 10 a.m. to 8 p.m. and Friday- Saturday 9 a.m. – 5 p.m. and closed on Sundays.

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	12,000 square feet	733550 square feet
Lot Frontage	30 feet	1010 feet
Floor Area Ratio	2.5 maximum	.04

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 (West)	25 feet	90 feet
Side (South)	8 feet	210 feet
Side (North)	8 feet	58 feet
Rear (East)	30 feet	370 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): All buildings on the parcel comply 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 buildings.

Off-street parking and loading requirements (114- [Article XI](#)) A medical use of this type requires 4 spaces per 1000 square feet of usable floor space. There is about 1400 square feet being used for the building so 6 spaces are required for this use. Based on assumptions for the other uses parking requirements may not be met technically, but because the meeting space will likely not often be in use when the other buildings are the number of spaces meets the intent of the code. The parking lot is in need of maintenance.

Use Type	Required	Provided
Medical Spa	6	
Village Hall	12	
Meeting Space	30	
Administrative Building	13	
Daycare	7	
Church Offices	13	
Total	81	59

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): Sec. 114-734 requires that any use which is adjacent to a residential zoning district be screened. There are trees/bushes that run along the North, East and South boundary lines that effectively screens this property from the surrounding residential districts.

Sign Regulations (114-[Article X](#)): Signage is not a part of this request. Any future signage would need to follow the sizing requirements outlined below:

Sign Type	Allowable Sq. Ft.	Provided Sq. Ft.
Projecting/Wall	60 square feet	N/A
Total	60 square feet	N/A

Outdoor lighting, signs ([114-Sec. 742](#)): The submitted plans do not indicate any additional lighting being added to the property. Any additional lighting to the property would have to 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](#)): The submitted plan shows an area for dumpsters on the site. Though they are not specifically screened from view the distance back from the Right of Way and the trees that populate the site means that anyone not on the property will not view the dumpsters

Engineering, Utilities and Access:

Access ([114-1151](#)): There are two different parking areas both have their access from Taylor Avenue.

Surface drainage ([114-739](#) & Consult Engineering Dept.): All proposed changes are to the interior of Building 2 on the site and should have no impact and storm water drainage.

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: No exceptions are requested.

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 establishment of a medical spa in this existing building is not anticipated to be a detriment to the public. The area is located south of the commercial sections of Taylor Avenue and the applicant proposes to operate by appointment only and within the confines of building two. The use should be similar to intensity as the office types that are generally permitted in the zone. The parcel is relatively large and the operation of this business is anticipated to be well confined on the property.

- 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 reuse of this property provides a potential service for those living in the general area and is consistent with the goals of the Racine Comprehensive Plan in that current infrastructure and services will be utilized. Establishment of this business as described by the applicant does not appear to substantially diminish the use, enjoyment, or value of property in the neighborhood. Being such a large site the operations should not be significantly felt by the neighboring residential development.

- 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 this property is built up with single unit dwellings. The use as proposed should not be intense enough of a use that would impede any redevelopment of any of the single unit dwellings that may be necessary far into the future.

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

Staff Comments: This proposal seeks to reuse an existing building and other facilities presently in place at this time. Utilities and access to the site are adequate for the proposed demand and the ability to serve the area will not be hindered as a result of this development.

- 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 to the access to the site. The ingress and egress from the site will occur from Taylor Avenue. There are two separate parking areas on the site. The entrance further south will lead to the lot that serves this building and is adequate to provide ingress and egress.

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

Staff Comments: The inclusion of this use as a part of this property is not contrary to the objectives of the current land use plan for the city.

- 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 requested 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, 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 SHELLY JANKE TO OPERATE A MEDICAL SPA, CLASSIFIED AS A MEDICAL OR HEALTH INSTITUTION AT 3131 TAYLOR AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning, Heritage, and Design Commission on March 9, 2022 be approved subject to the conditions contained herein.
- b) That no other occupancy permits on this property be issued until the parking lot is resurfaced.
- c) That final signage be approved by planning division staff.
- d) That all codes and ordinances are complied with and required permits acquired.

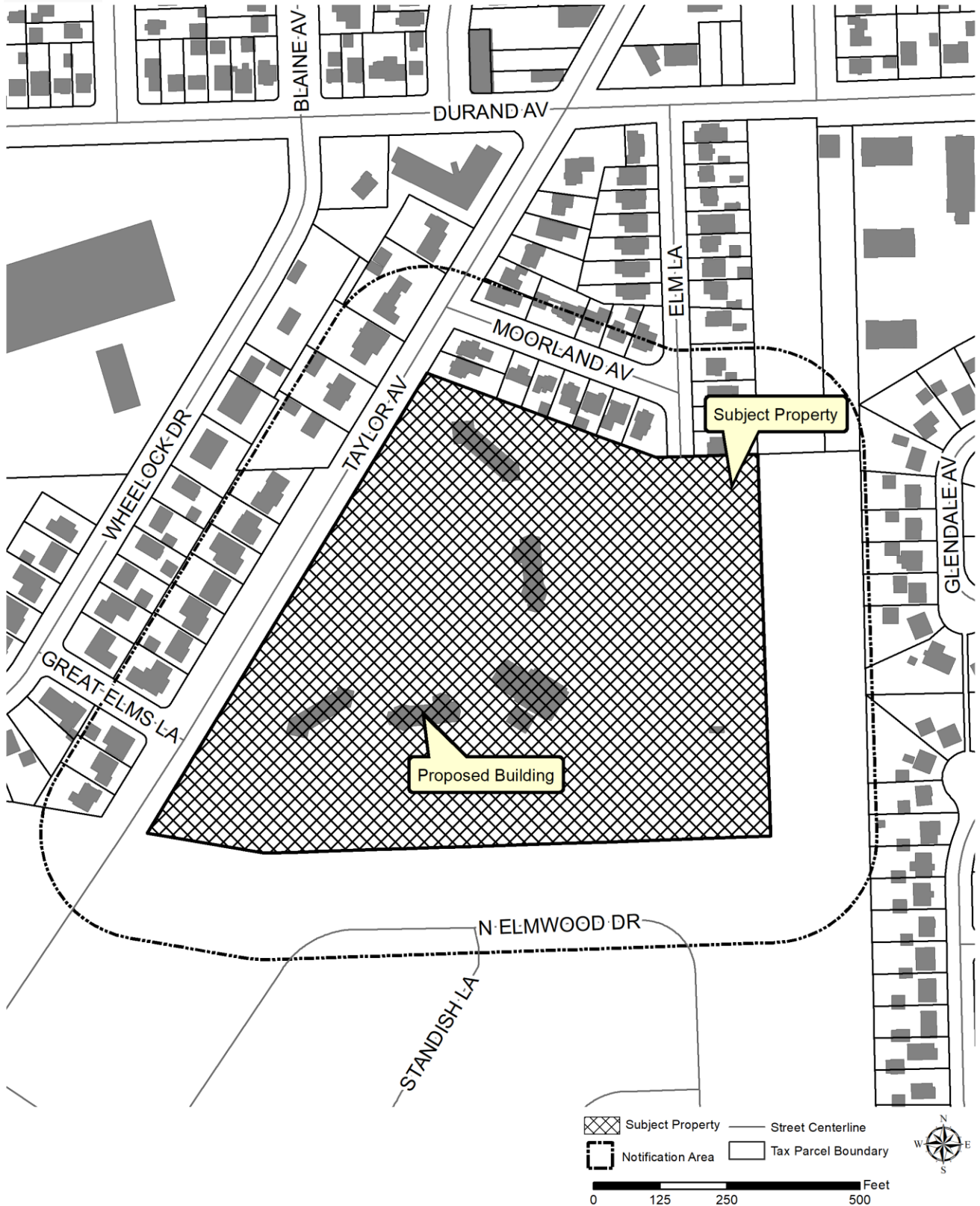
- e) That no minor changes be made from the conditions of this permit without approval of the Planning, Heritage and Design Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- f) That this conditional use permit is subject to review 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 - 3131 Taylor Avenue





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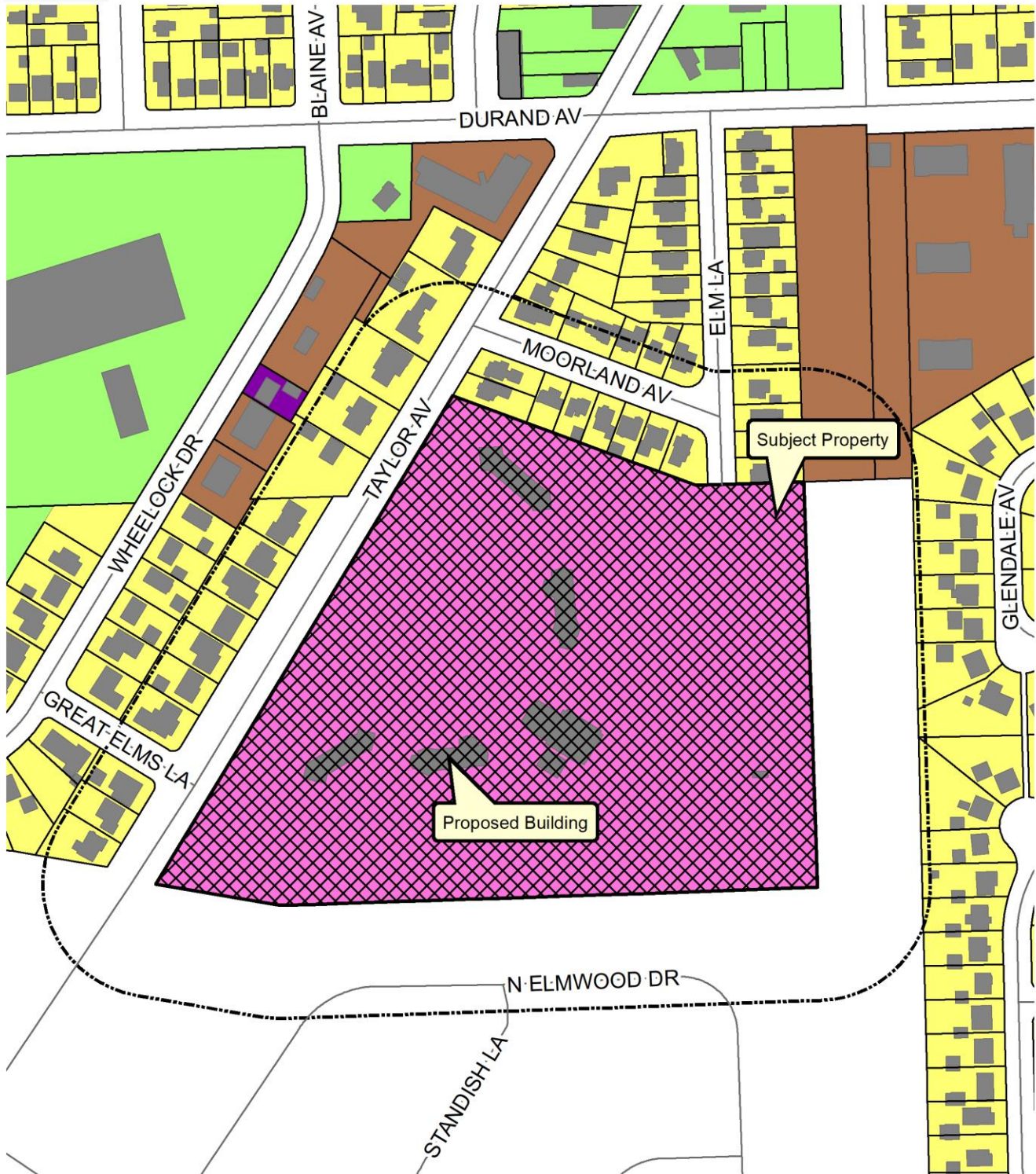
Developed by The City of Racine, MIS Dept. all Rights Reserved

Subject Property	Street Centerline
Notification Area	Tax Parcel Boundary

0 125 250 500 Feet



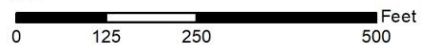
Conditional Use Request - 3131 Taylor Avenue



Zoning Designation

- O/I
- R-2
- B-2
- O
- R-4

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





Conditional Use Request - 3131 Taylor Avenue



- Land Use Designation**
- Governmental and Institutional
 - High Density Residential
 - Medium Density Residential
 - Commercial
 - Recreational

- Subject Property
 - Notification Area
 - Street Centerline
 - Tax Parcel Boundary
- 0 125 250 500 Feet



Site Photos



Looking south at subject Building



Looking east at subject property



Looking west from subject building



Looking west from subject building



Looking east from the rear of subject building



Looking north at the rear of subject building