



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 5/5/2025

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: 4800 Graceland Blvd

Applicant: Jeffrey Bridleman

Property Owner: Unified School District 1

Request: Consideration to approve a major amendment to an assumed conditional use permit of the property zoned O-I, Office/Institutional District, to permit for an addition to the existing school building.

BACKGROUND AND SUMMARY: Education facilities are conditional use permits in the O-I Office/Institutional District per Section 114-428. The existing school predates the current code making it an assumed conditional use permit by Section 114-657, therefore the addition will be treated as an amendment to that existing conditional use permit.



Overhead view of the school



RUSD GOODLAND MONTESSORI ADDITION AND REMODEL
VIEW 1 - EAST ELEVATION

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VIEW 1
02:24:2025



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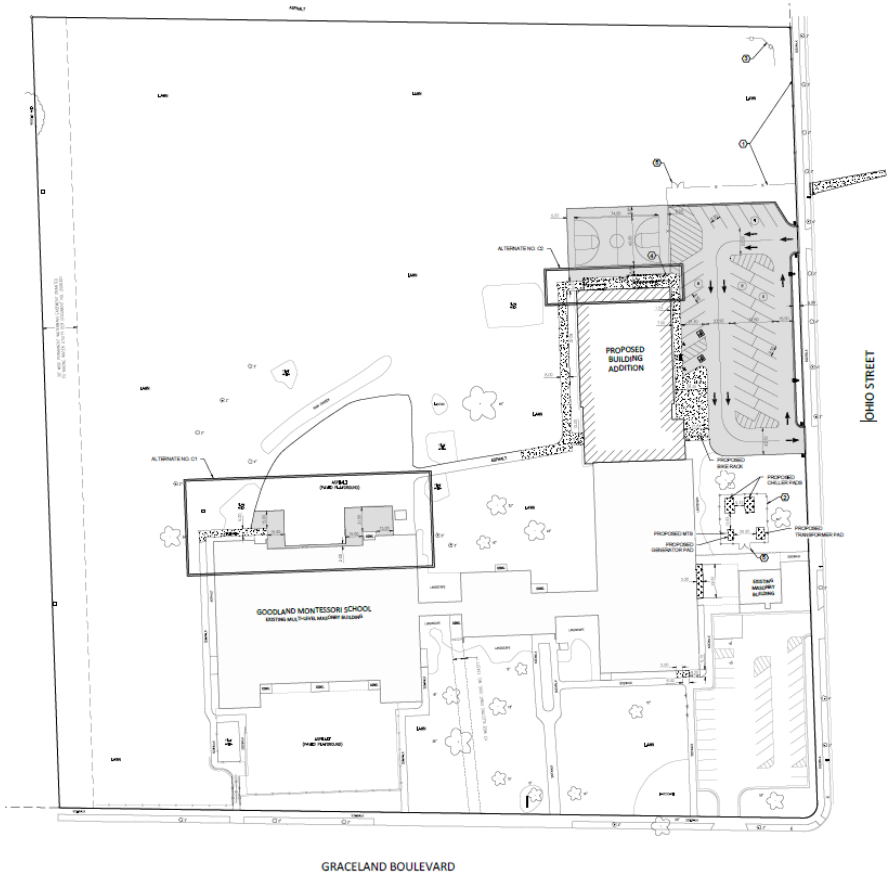


RUSD GOODLAND MONTESSORI ADDITION AND REMODEL
VIEW 3 - SOUTH WEST ELEVATION

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VIEW 3
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GENERAL INFORMATION

Parcel Number: [13132017](#)

Property Size: 459,558 Square Feet

Comprehensive Plan Map Designation: O-I Office/Institutional

Consistency with Adopted Plans:

The [Racine Comprehensive Plan](#) states in its land use goals

- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.
- Promote the development/redevelopment of neighborhoods which contain an appropriate mix of housing with supporting commercial, institutional, and recreational uses.

Corridor or Special Design District?: N/A

Historic?: N/A

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.

Existing Land Use: School

Surrounding Zoning and Land Uses:

North	O/I Office/Institutional	Church
East	O/I Office/Institutional	Park
South	R-3 Limited General Residence	Residential
West	Village Zoning	Multifamily Apartments

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): The existing building complies with all bulk and lot standards. The proposed addition is 697.40 Sqft.

Standard	Required	Provided
Lot Area	12,000 square feet	458,755 square feet
Lot Frontage	100 feet	659 feet
Floor Area Ratio	2.5 maximum	.10

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
Side (East)	25 feet	98 feet
Rear (North)	8 feet	57 feet
Front (South)	12 feet	86 feet
Side (West)	30 feet	123 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): The additions to the property conform to the requirements of the code.

Sign Regulations (114-[Article X](#)): Any changes to signs would be reviewed by Planning Division Staff. Any signage would need to follow the sizing and other requirements outlined below:

Sign Type	Allowable Sq. Ft.	Provided Sq. Ft.	Maximum Height	Proposed Height
Sign*	60 Sqft		15ft	
Total				

* There is an existing change copy sign on the Graceland Blvd entrance to the school that complies with current standards.

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

Use Type	Required	Provided
School*		
Total	*	73

* The parking is going from 34 to 73 spaces and is compliant with current standards.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): The landscape on the property conforms to the requirements of the code.

Outdoor lighting, signs ([114-Sec. 742](#)): The existing lighting and signs on the property conform to the requirements of the code.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The existing storage for trash and rubbish on the property conforms to the requirements of the code.

Engineering, Utilities and Access:

Access ([114-1151](#)): The change to the paved areas to the North consists of creating a new parking lot with two curb cuts these will provide adequate access off of Ohio Street.

Surface drainage ([114-739](#) & Consult Engineering Dept.): The engineering department will need to review the plans and the project will need to comply with Chapter 98.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): The engineering department will need to review the plans and the project will need to comply with Chapter 98.

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 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 proposed expansion aligns with surrounding land use as an institution. Since there is no change in use of the site there will be no great impact on general welfare. The addition is anticipated to decrease traffic congestion and thus will increase safety.

- 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 addition will be beneficial to the use and enjoyment of the property by reducing the traffic congestion. Since the land use will not change there will be no impairment of property values within the neighborhood.

- 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 property will conform to municipal codes. The addition to this school will not impede normal and orderly development of the neighborhood. It will add to the neighborhood facilities.

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

Staff Comments: The expansion is expected to maintain or improve the existing utilities through an improved parent pickup area that will aid in reducing traffic congestion. This site will have adequate utilities and access.

- 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 addition will create improved ingress and egress to minimize traffic congestion in public streets. The proposed modification will include an improved parent pick up area that is intended to create a smoother pick-up process.

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

Staff Comments: This conditional use will promote the land use plan for the city through its support of office/institutional districts. This conditional use permit will be a benefit to the neighborhood by increasing nearby educational opportunities.

- 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: This conditional use will conform to the applicable regulations of the zoning district. This land use aligns with the comprehensive plan and promotes quality of life in this neighborhood.

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.
5. Defer with a continuance of the public hearing to a date certain, subject to the consent of the applicant.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM JEFFREY BRIDLEMAN SEEKING A MAJOR AMENDMENT TO A CONDITIONAL USE PERMIT, TO ALLOW FOR AN ADDITION AT 4800 GRACELAND BLVD, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

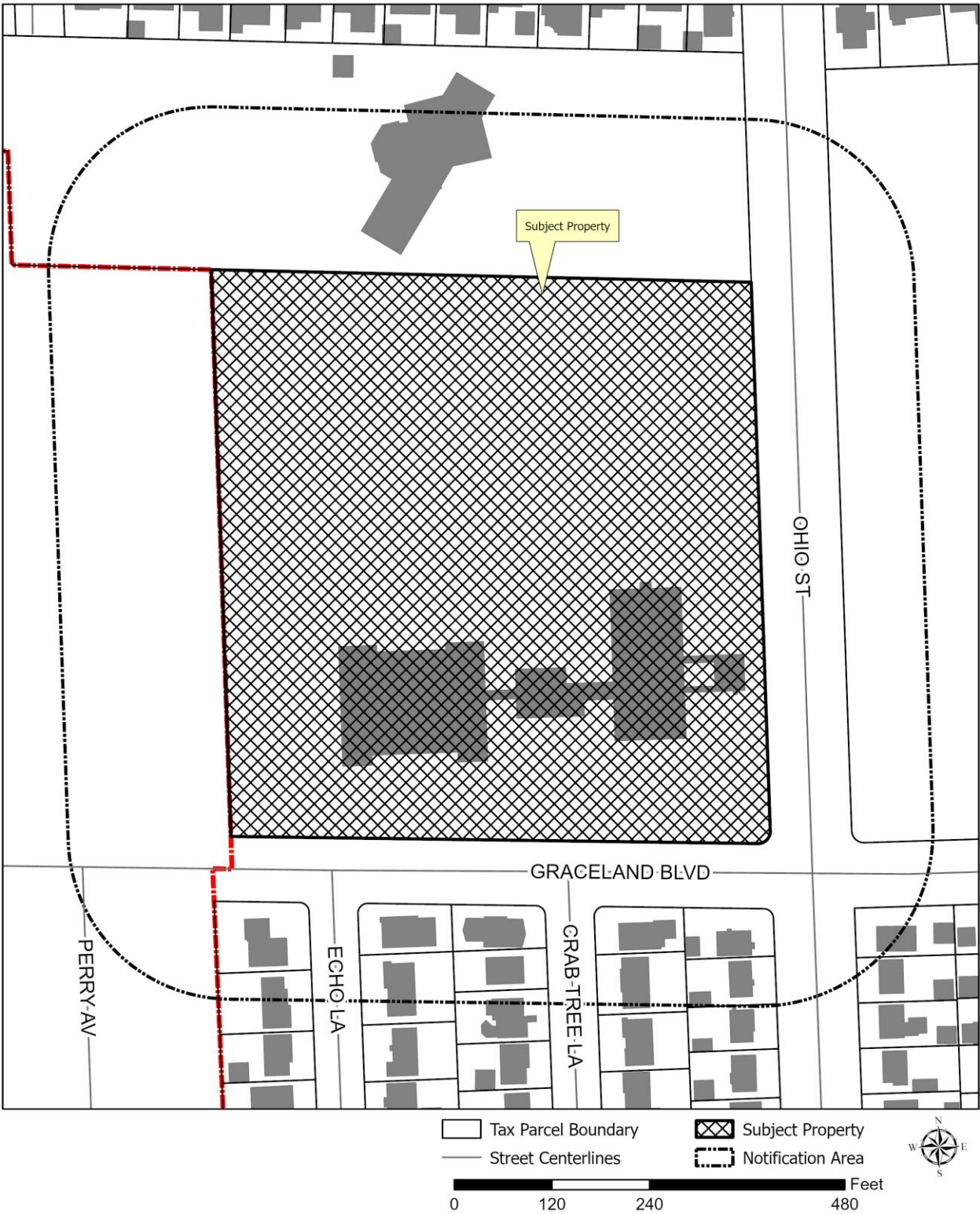
- a) That the plans presented to the Planning, Heritage and Design Commission on May 5, 2025, be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That all concerns from the JPRT letter dated May 2, 2025 be addressed.
- d) That no major changes be made from the conditions of this permit without approval of the Planning, Heritage and Design Commissions and no minor changes be made without the approval of the Department of City Development.
- 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;
- 5) Site photos of the property and general area; and
- 6) Submittal documents (view in legistar).

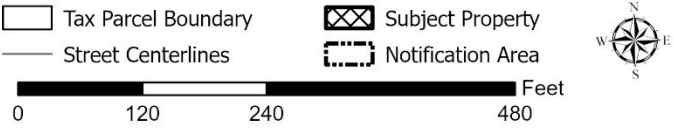


CUP Major Amendment - 4800 Graceland Blvd



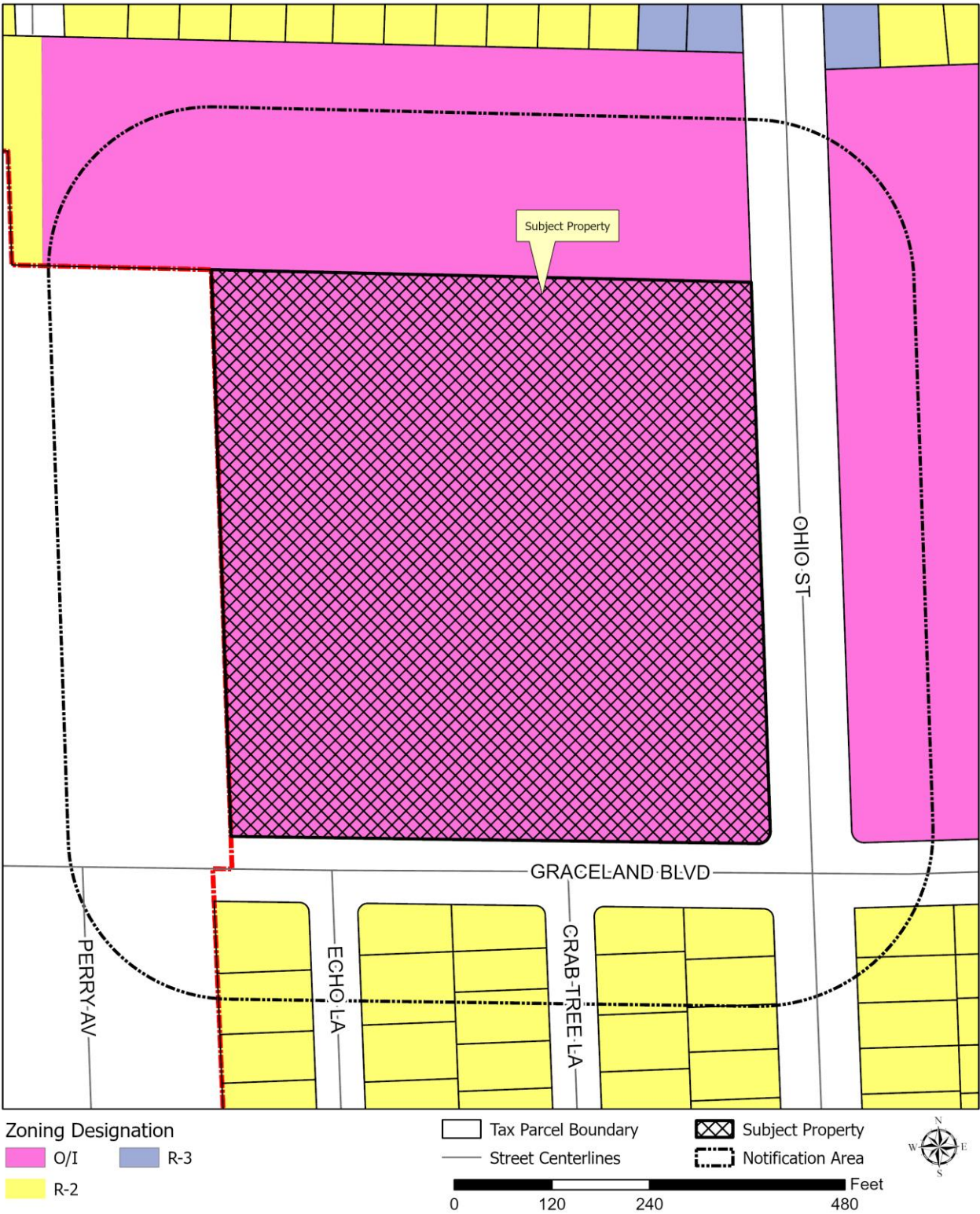


CUP Major Amendment - 4800 Graceland Blvd



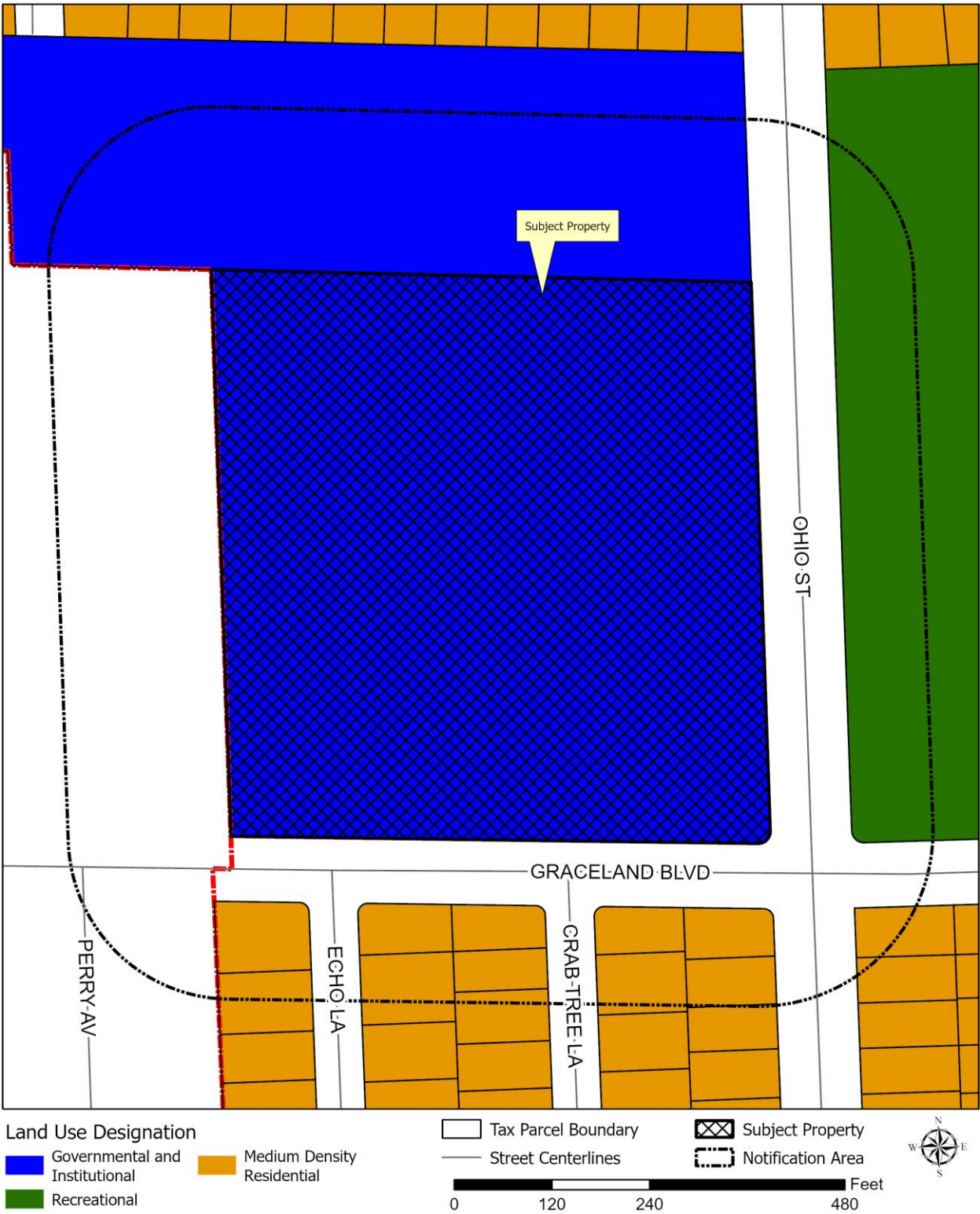


CUP Major Amendment - 4800 Graceland Blvd





CUP Major Amendment - 4800 Graceland Blvd



Site Photos



Looking East across Ohio St



Looking North at addition location



Looking South down Ohio St



Looking North down Ohio St



Looking West at mechanical area



Looking South at addition location