



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 2/14/2018

To: Mayor and Plan Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Matt Sadowski – (262) 636-9152 matthew.sadowski@cityofracine.org

Case Manager: Matt Sadowski

Location: 1300 Douglas Avenue, at the eastern terminus of Hubbard Street, just north of the American Legion Post.

Applicant: Salestine Jackson

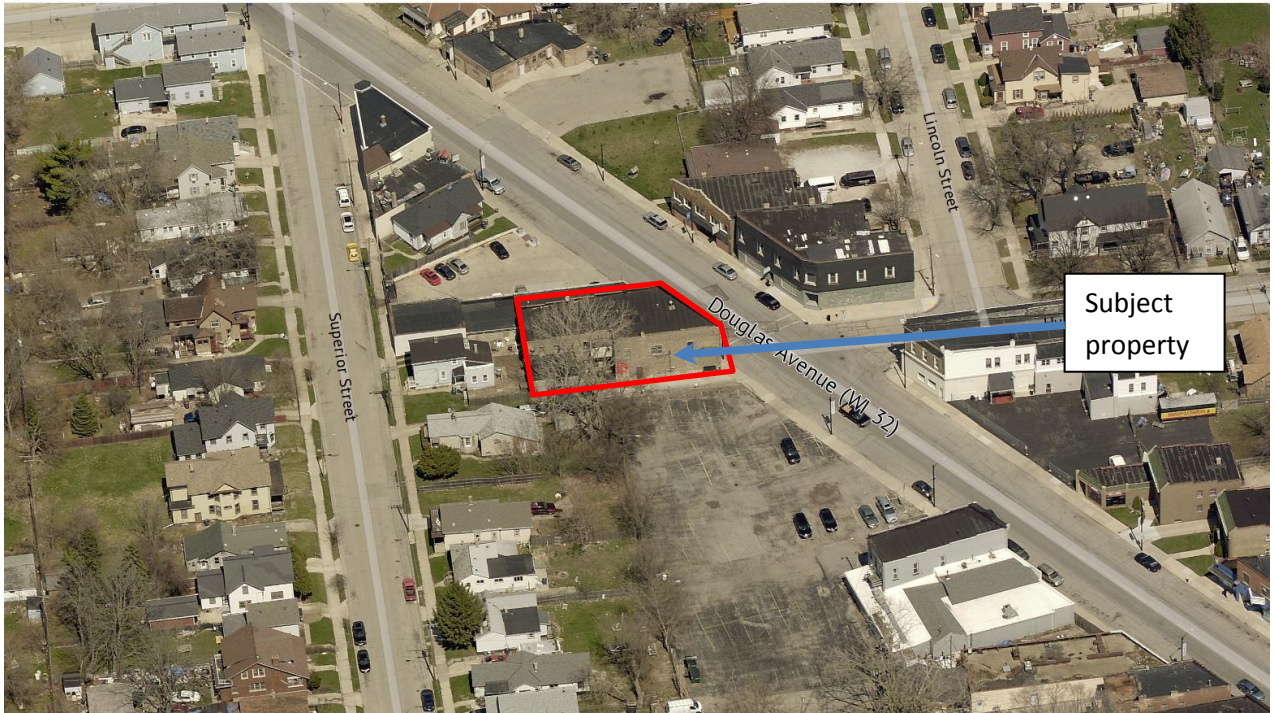
Agent: None

Property Owner: DBW Investments, LLC (Managed by Guy Lloyd).

Request: Consideration of a conditional use permit for community center at 1300 Douglas Avenue in a B-2 Community Shopping District.

BACKGROUND AND SUMMARY: The applicant wishes to be able to operate the community center and, proposes to offer a food bank and community/charitable meals with regular hours on Wednesdays and Fridays from 10:00 a.m. to 1:00 p.m. Other activities throughout the week may include referral services to area resources to meet individual and family needs, instruction and counseling by local clergy, and afterschool activities for children. The center will also be available for private parties such as birthdays and anniversaries.

The zoning ordinance classifies community centers and charitable meal establishments as permissible uses in the B-2 Community Shopping district upon the issuance of a conditional use permit ([114-468 \(8\) & \(24\)](#)).

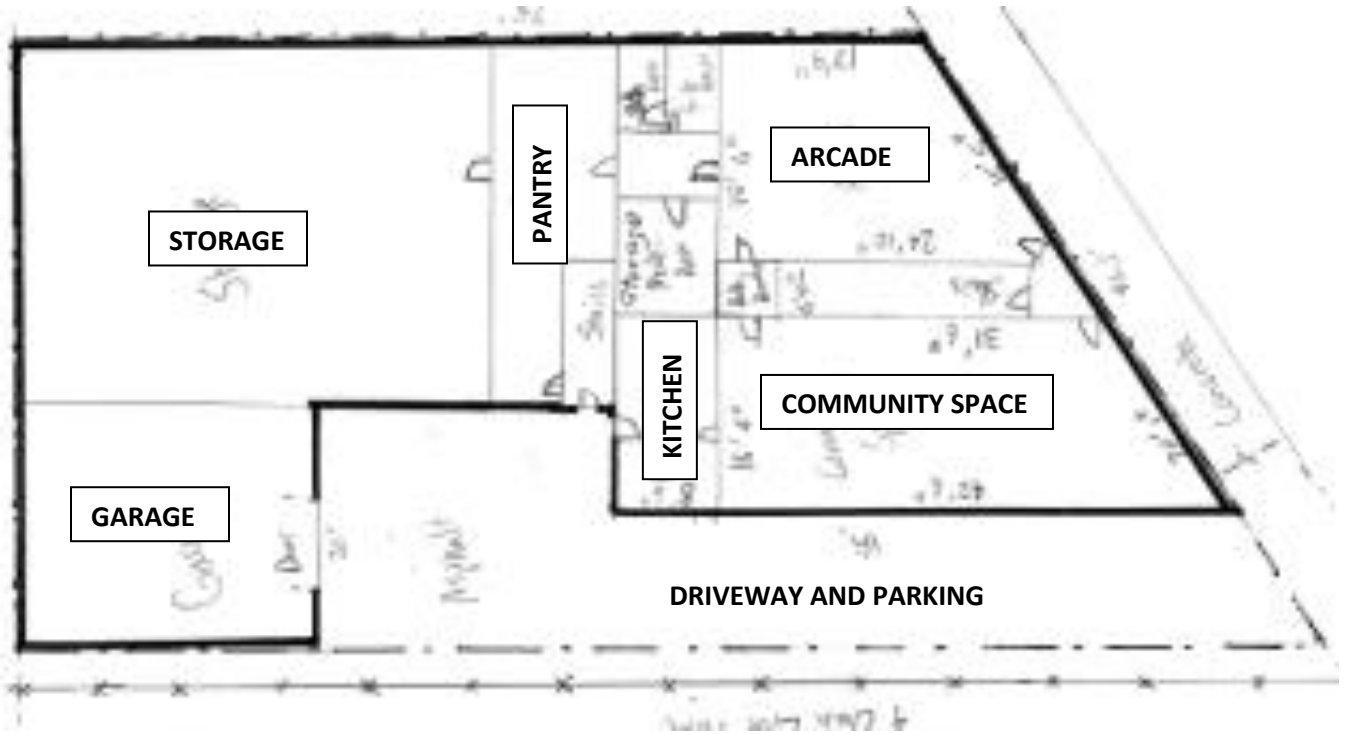


Birdseye views of the Subject Property, indicated in red (image from City Pictometry)





Site plan for the property with interior layout.



Floor Plan detail.

GENERAL INFORMATION

Parcel Number:

Property Size: 4,627 SQ. FT. (Rough dimensions = 64' X 90')

Comprehensive Plan Map Designation: MIXED USE - COMMERCIAL AND RESIDENTIAL.

Consistency with Adopted Plans: The [Racine Comprehensive Plan](#) states the following objectives which are applicable to the project:

- Promote maintenance and rehabilitation of existing structures.
 - The building proposed to be used was constructed in 1900 and is adequately maintained on the exterior. The interior has been newly decorated in anticipation of proceeding with the proposed use.
- Encourage uses that promote efficient development patterns.
 - Repurposing an existing building, formerly housed a daycare center.
- Planning uses that create or preserves a varied and unique urban community.
 - The proposed community center is unique use fitting to an urban environment. It will serve multiple populations and purposes.

Corridor or Special Design District?: Douglas Avenue Corridor

Historic?: N/A

Current Zoning District: B-2 Community Shopping

Purpose of Zone District: The B2 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: Family gatherings. Upper level contains three dwelling units.

Surrounding Zoning and Land Uses:

North	B-2 Community Shopping	Auto Repair
East	B-2 Community Shopping	Printing Shop & Residential
South	B-2 Community Shopping	American Legion Post
West	R-3 Limited General Residence	Single and Two Family Residential

Operations

HOURS: 10:00 a.m. to 1:00 p.m. for food pantry and charitable meal site. Other activities as scheduled.

NUMBER OF EMPLOYEES: FULL TIME: 0 PART TIME: 0

NUMBER OF VOLUNTEERS: 6

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)):

Standard	Required/Allowed	Provided
Lot Area	No minimum	4,635 sq. ft.
Building Coverage	100%	3,560 sq. ft / 76%
Floor Area Ratio	4	2.8

Setbacks ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)):

Yard	Required	Provided
Front	0	0
Side	0	0
Other side	0	10 ft. & 2 ft.
Rear	100 ft transition yard	0 (existing non-conforming)

Building design standards (114-Secs. [735.5](#) & [736](#)): the existing brick building on site has screened mechanical units, a flat roof and consistent with architectural requirements of the code.

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

Use	Required	Provided
Community Center	6 spaces /1,000 gsf	
Net Floor Area + 3 res.	1,279 sq. ft. + 4.5	
Total	8 + 4.5 = 13	4 provided, 9 needed.

Loading space: N/A

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): No opportunity exists to provide landscaping. Building owner should contact Douglas Business Improvement District for planter grant.

Sign Regulations ([114-Article X](#)):

Sign Type	Allowable Sq. Ft.	Provided Sq. Ft.
TBD	4 signs @ 122 sq. ft.	TBD
TOTAL	122.sq. ft.	TBD

Outdoor lighting, signs ([114-Sec. 742](#)):

No lighting is proposed. The building does have a street light directly in front of it.

No signage is proposed at this time. If desired in the future, a sign plan will need to be submitted for approval, prior to installation.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): There is a dumpster area located on the south side of the building. The dumpster will need to be screened. There is an opportunity in that the driveway has a gate that may be able to have privacy slats installed and the dumpster stored behind the gate.

Engineering, Utilities and Access:

Access ([114-1151](#)): the site is served by one existing driveway which allows for four on-site parking spaces.

Surface drainage ([114-739](#)) the parking and drive areas are paved.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): all utilities are available for this site and the proposal will not detrimentally impact the ability of any utility to serve customers.

Exceptions to ordinance: At this time, no exceptions to the ordinance are requested with this request. However, Ms. Jackson may be seeking an exception to the parking requirements citing that there is ample street parking available.

REQUIRED FINDINGS OF FACT:

CONDITIONAL USE FINDINGS (Sec. 114-154. – Standards.)

No Conditional Use shall be recommended by the Planning 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 recommended conditions ensure that any detrimental impacts are minimized. The outdoor yard itself will not endanger the public health, safety, morals or comfort or general welfare of those in the community. Additionally, the proposed use should prove to enhance stability in the area by offering a food pantry, meals, counseling and instruction, and afterschool services for children.

- 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 recommended conditions should ensure that the impacts of this use will be minimized to those adjacent 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: Approval of the recommended conditions will ensure that normal and orderly development occurs in this area. By maintaining a commercial look of the building's façade remain consistency with other commercial facades.

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

Staff Comments: The existing road network, access and drainage will not be modified as a result of this request.

- 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 existing access management for the site is adequate and no changes will be needed.

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

Staff Comments: By having the level of proposed activities on the site, the conditional use should help maintain activity in the area throughout the day and week. The health of the Commercial district depends, on a large part, facilities generating traffic.

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: The proposal, at present, does not seek to alter any regulations and conforms to all the applicable development regulations. The applicant is not asking for any development regulations to be modified with this request unless they are unable to secure additional parking on an adjacent property.

POSSIBLE ACTIONS FOR THE PLANNING 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 SUPPORTS THE APPLICATION FOR THE FOLLOWING REASONS:

- Keeps an existing commercial building in use.
- Recommended by the Comprehensive plan to retain a varied and unique mix of uses.
- If well operated, will provide valuable service to the poor and youth of the community.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM SELASTINE JACKSON OF WE CARE COMMUNITY CARE CENTER SEEKING A CONDITIONAL USE PERMIT TO OPERATE A COMMUNITY CENTER AT 1300 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Plan Commission on February 14, 2018 be approved subject to the conditions contained herein.
- b) That through this conditional use permit, the community center is authorized to provide the following service, and those found by the Director of City Development to be of a similar character:
 1. Charitable food bank and charitable meal establishment offered.
 2. Daily information and referral services for clientele to meet individual and family needs.
 3. Instruction and counseling by local clergy as needed.
 4. Daily after school activities center for children.
 5. By reservation, private parties for events such as birthdays and anniversaries.
- c) That the daily hours and of operation of this facility shall be from 8:00 a.m. until 9:00 p.m.
- d) That by March 31, 2018, a written agreement for nine additional off-street parking spaces be submitted to the Director of City Development for review and approval. Failure to meet this condition shall result in a hold on the issuance of an occupancy permit until the requirement for the provision of additional off-street parking is satisfied.
- e) That the following shall be accomplished by July 31, 2018 or prior to the issuance of an occupancy permit (whichever is the sooner):
 1. That the dumpster be any one of the following manners:
 - i. Store behind (west of) the driveway gates, the gate have privacy slats added to them, and that the gate remain closed so as to screen the dumpster from viewing from the street.
 - ii. Construct a dumpster enclosure east of the driveway gates.
 - iii. Behind the building.The privacy slats or the design of the dumpster enclosure which shall be submitted for the review and approval of the Director of City Development prior to their installation.
 2. That the weathered transom panels above the storefront windows and the weathered decorative cornice be painted. The color scheme is to be submitted to the director of City Development for review and approval.

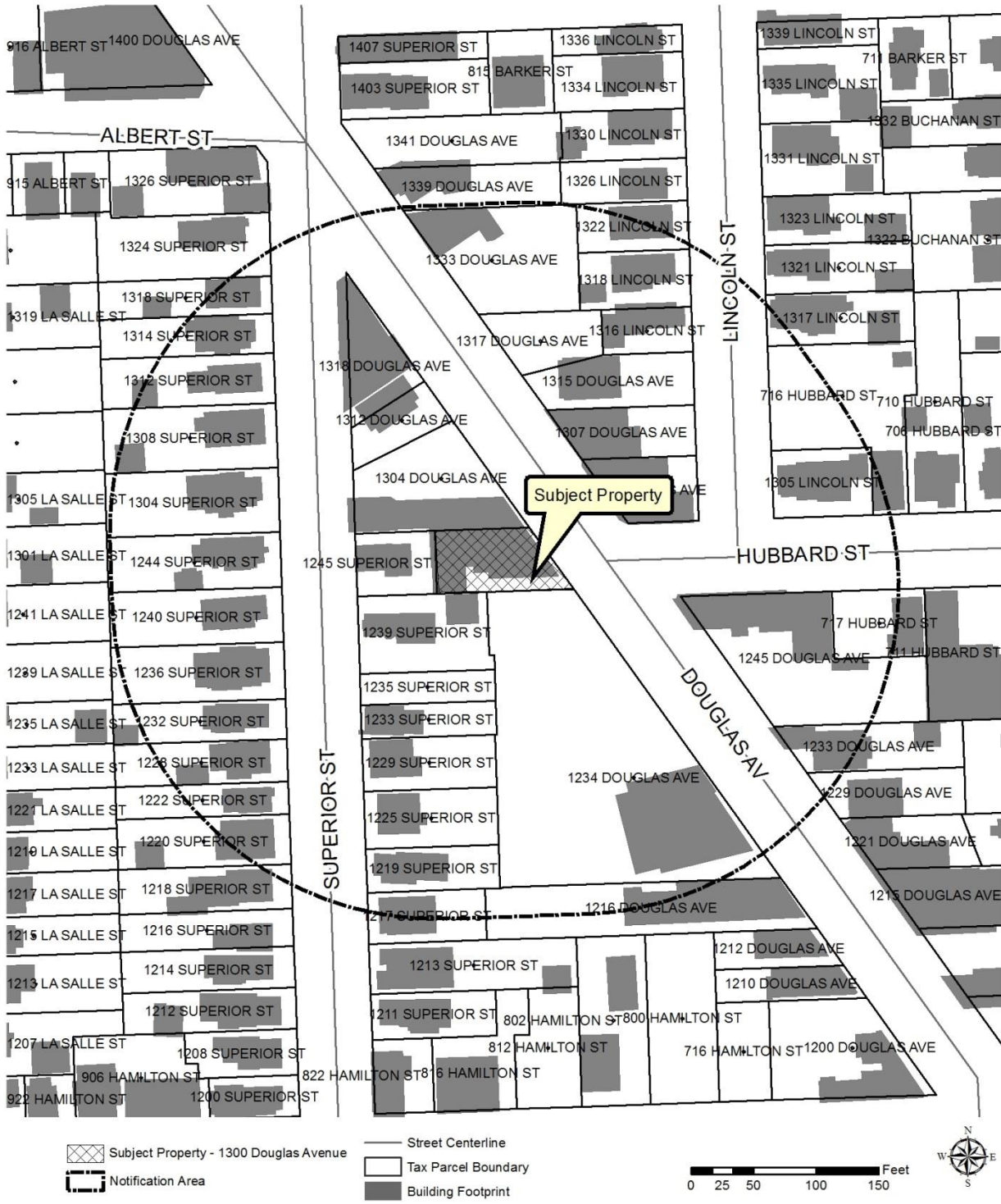
- f) That if the requirements in condition “e)” above are not satisfied prior to the issuance of an occupancy permit, then a financial surety such as a bond, letter of credit, cash or other recognized assurance shall be submitted to the Director of City Development, the content and format of said assurance subject to review and approval of the City Attorney. An estimate of the cost of completing said improvements is to be provided by the applicant and the financial surety issued in an amount equal of the value of the incomplete improvements. The financial assurance shall be kept on file with the Department of City Development until the required improvements are completed.
- g) That signage is not a part of this approval and if desired, shall be submitted to the Department of City Development, Division of Planning and Redevelopment for review and approval prior to permitting and installation.
- h) That all health and building codes, and all other applicable codes and ordinances are 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.

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) Specific Plan Map indicating the subject property (if applicable);
- 6) Site photos of the property and general area; and
- 7) Submittal documents ([click to view](#)).



Conditional Use Request - 1300 Douglas Avenue

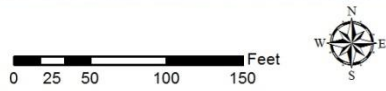




Conditional Use Request - 1300 Douglas Avenue

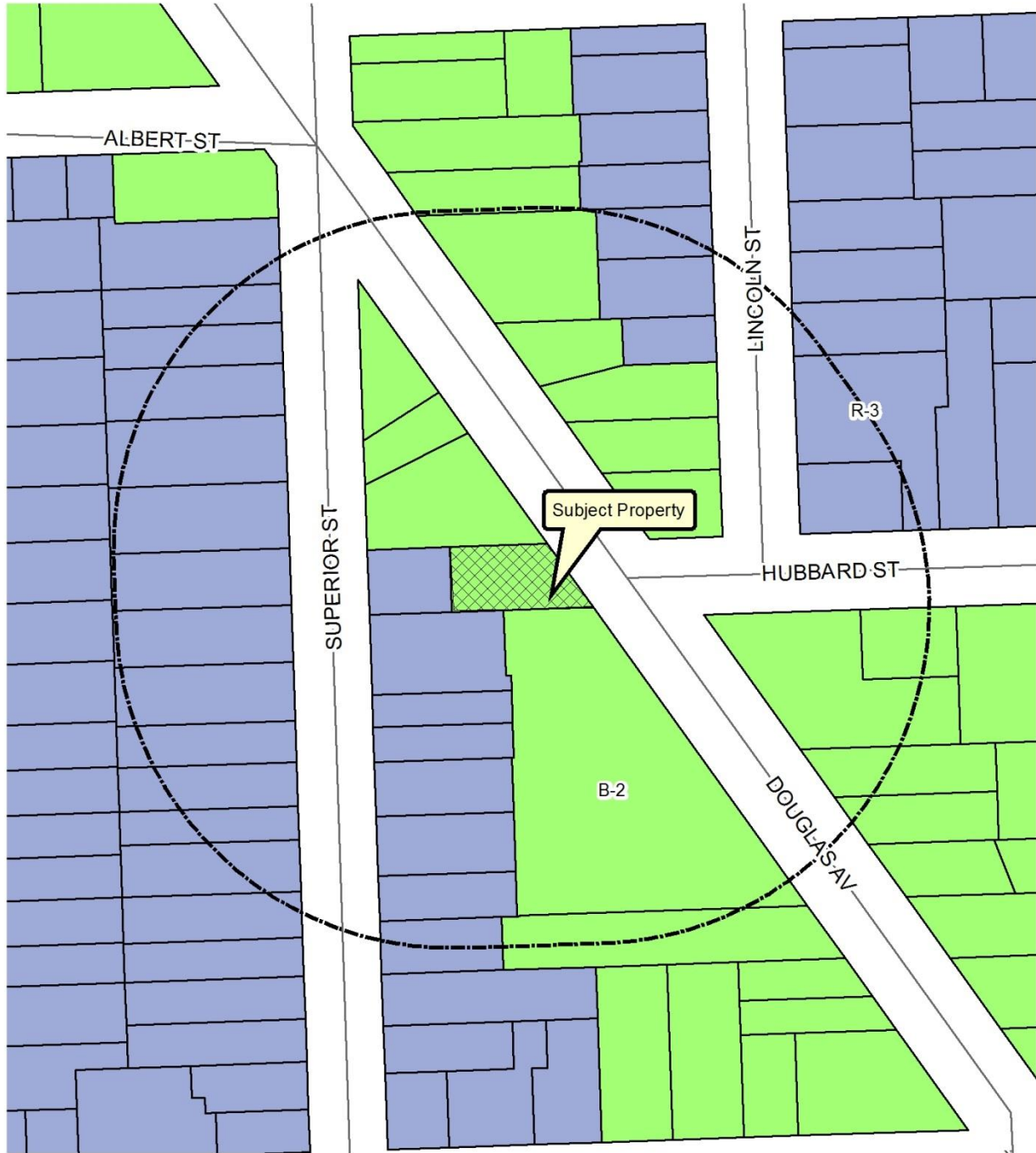


- Subject Property - 1300 Douglas Avenue
- Notification Area
- Street Centerline
- Tax Parcel Boundary
- Building Footprint





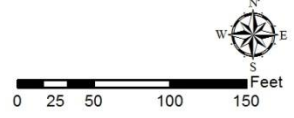
Conditional Use Request - 1300 Douglas Avenue



Subject Property - 1300 Douglas Avenue
 Notification Area
 Street Centerline
 Tax Parcel Boundary

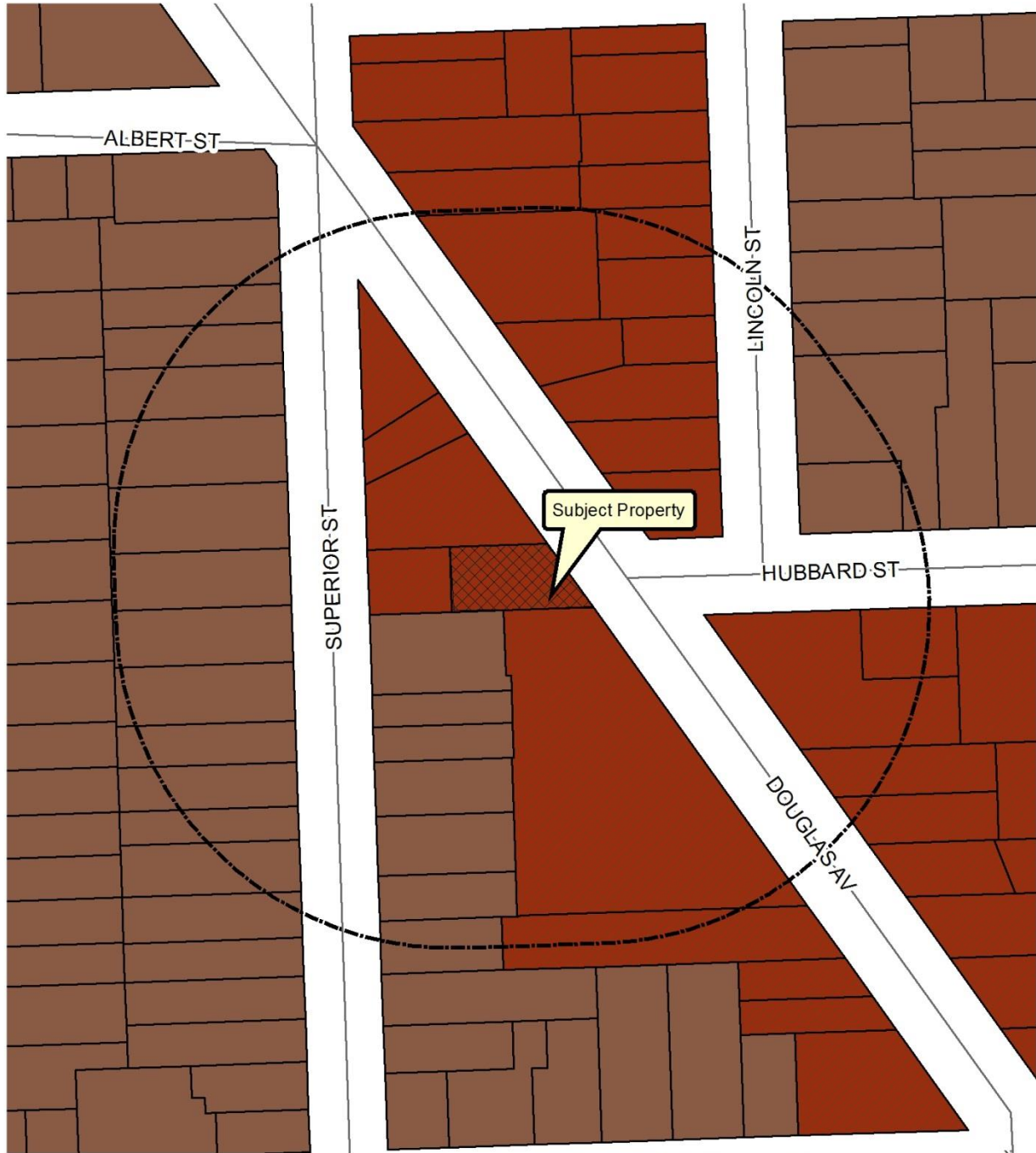
Zoning Map Designation

B-2 R-3





Conditional Use Request - 1300 Douglas Avenue



Comprehensive Plan Designation

Subject Property - 1300 Douglas Avenue	Street Centerline	Mixed Use - Commercial Emphasis
Notification Area	Tax Parcel Boundary	High Density Residential

0 25 50 100 150 Feet

outs, and increased angled or perpendicular parking to serve businesses.

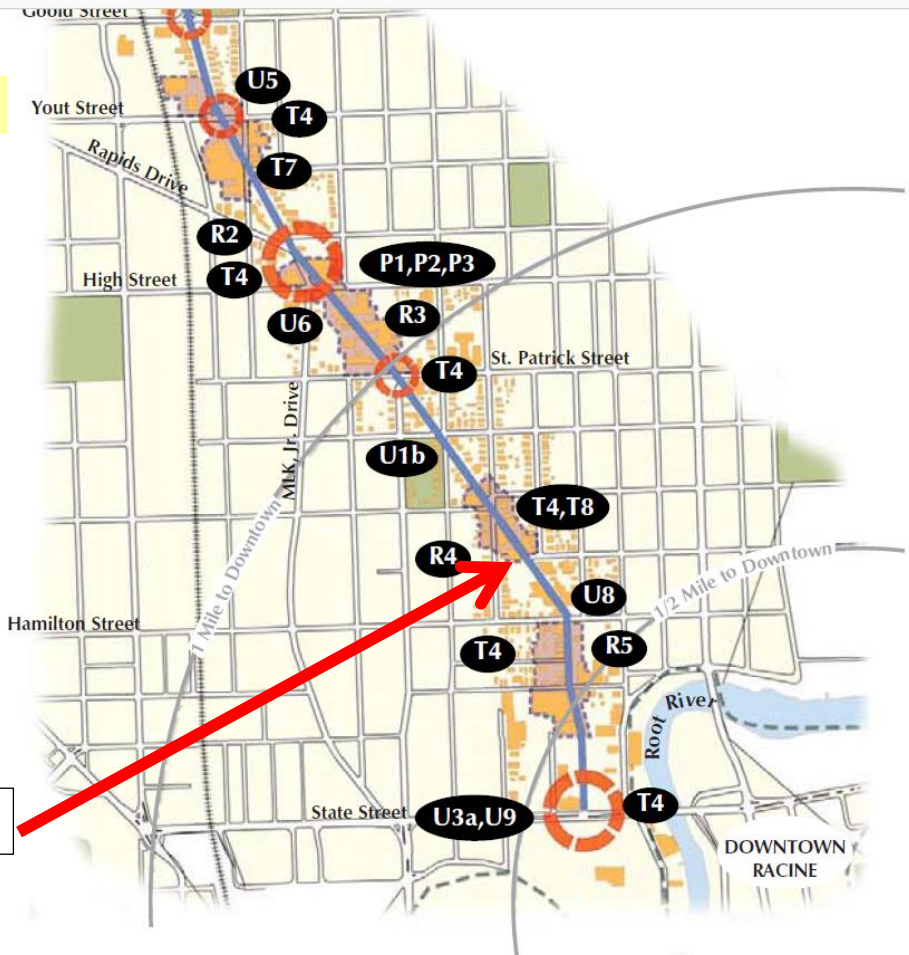
T 8: Improve the Superior and Albert Street intersection, with better definition and additional landscaping

REDEVELOPMENT PRIORITY AREAS

Recommended private property restoration, infill construction, and coordinated public improvements.

- R 1: South Street and Douglas Avenue
- R 2: Yout Street and Douglas Avenue
- R 3: Rapids Drive - St. Patrick Street - Douglas Avenue
- R 4: Superior Street - Albert Street - Douglas Avenue**
- R 5: Hamilton Street and Douglas Avenue

SUBJECT PROPERTY



DOUGLAS AVENUE REVITALIZATION PLAN

Site Photos



Looking West at subject property (red)



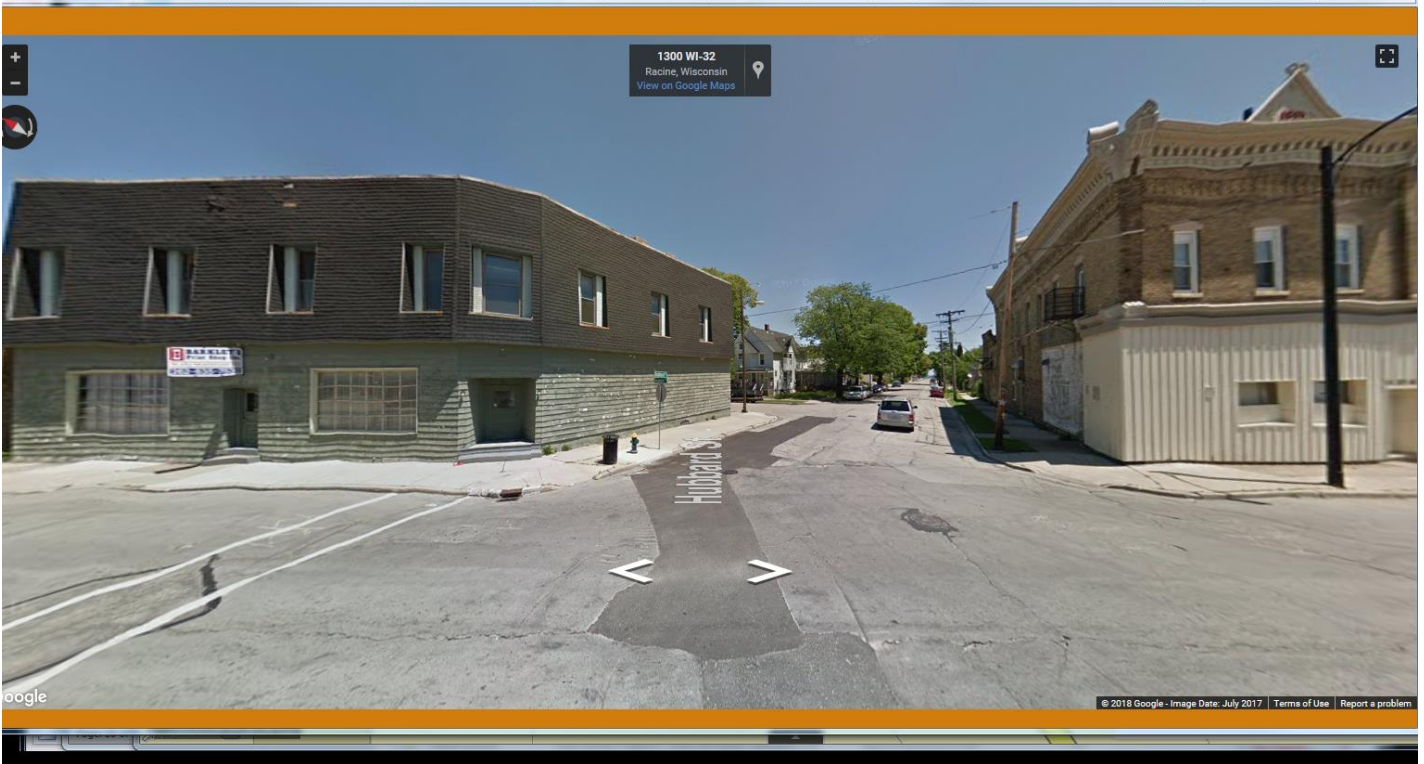
South Side of subject property



Building North of subject property



Looking from West to subject property
from Superior Street



Looking East from Property