



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 4/8/2025

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: 3711 Douglas Ave, Alternative Address 3715 Douglas Ave

Applicant: Ramkumar Patel represented by Rudie/Frank Architecture, INC.

Property Owner: Ramkumar Patel

Request: Consideration to approve a conditional use permit of the property zoned B2, Community Shopping District, to permit for the site to be used as a takeout restaurant.

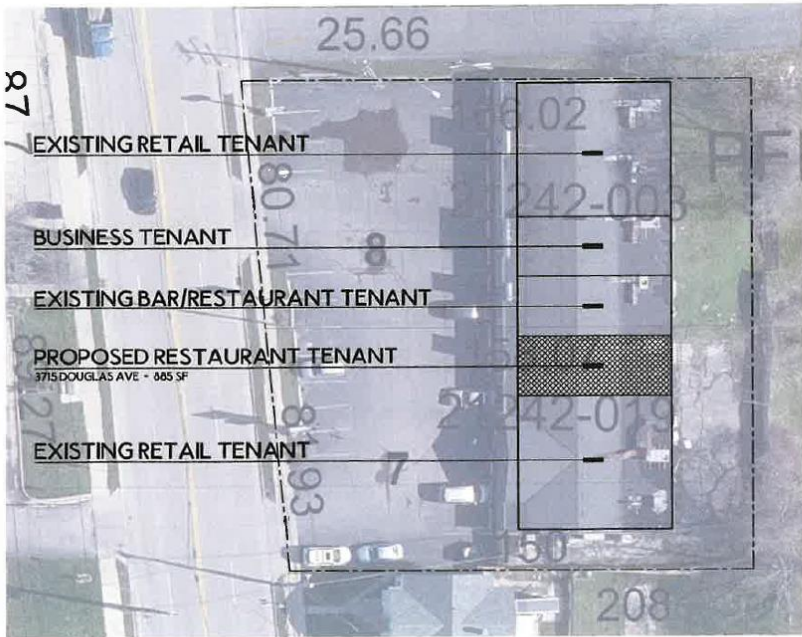
BACKGROUND AND SUMMARY: With the acquisition of this site the property owner is requesting a conditional use permit to allow this site to operate a takeout restaurant, permitted by Section 114-468.



Overhead view of the business (north is left)

REMODELED FLOOR PLAN

SCALE: 1/4" = 1'-0"



SITE PLAN

SCALE: 1" = 20'-0"



A TENANT SPACE ALTERATION FOR
EMMA'S TACOS RESTAURANT
3715 DOUGLAS AVENUE - RACINE, WI 53402



PROJECT NO.
7-25
FEB. 24, 2025

REVISIONS

SHEET NO.

GENERAL INFORMATION

Parcel Number: 21242019

Property Size: 12,754.3 Square Feet (GIS)

Comprehensive Plan Map Designation: B2 – Community Shopping District

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: 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 variety of uses and structure sizes is permitted for both daily and occasional shopping.

Existing Land Use: Hair salon

Surrounding Zoning and Land Uses:

North	B-2 Community Shopping	Restaurant/Lounge
East	R-3 Limited General Residence	Multifamily Apartments
South	R-3 Limited General Residence	Residential
West	R-5 General Residence	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. 885 square feet is the size of the building on this area of the lot.

Standard	Required	Provided
Lot Area	No minimum	12,720 square feet
Lot Frontage	30 feet	81 feet
Floor Area Ratio	4.0 maximum	.28

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 (West)	0 feet	65 feet (to sidewalk)
Side (North)	0 feet	0 feet (Strip mall)
Side (South)	0 feet	10 feet (Residence)
Rear (East)	0 feet	28 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): There will be no change to existing design. The property conforms 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*				
Total				

* The site already has signage for multiple of the commercial spaces that are compliant. There is no signage proposed with this application. Signage will need to be reviewed before a permit can be obtained.

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

Use Type	Required	Provided
Restaurant	16	12
Total	16	12*

* Since the proposed use requires the same parking as past uses they are not required to make up the difference in required parking spaces.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): The existing 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](#)): There will be no change to existing design. The property conforms to the requirements of the code.

Surface drainage ([114-739](#) & Consult Engineering Dept.): There will be no change to existing design. Any changes to impervious surfaces would have to be reviewed by the Engineering Department.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): There will be no change to existing design. The area should have adequate utilities for the proposed use. Any changes would have to be reviewed by the Engineering Department.

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 change aligns with surrounding land uses. Establishments of this type occupy the vicinity, and the proposed change will not create a risk to public welfare. The infrastructure to maintain and operate a takeout restaurant is available and will promote increased public safety and comfort in the implementation of this conditional use.

- 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: With establishments of this type within the vicinity have proven ideal to increase the quality of life. The new proposal matches existing surrounding uses and it will be complementary to the development of the area.

- 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 establishment of a takeout restaurant will have no negative impacts on the normal or orderly development and improvement of the surrounding area. The use is one that fits the type of development of the area and would complement surrounding uses.

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

Staff Comments: There will be no change to existing design. This site has adequate utilities, roads and drainage. It's facilities are ready to implement this conditional 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: This site provides ingress and egress through two points along Douglas Ave. Traffic congestion is not a concern. This site has adequate facilities for vehicles which will be a benefit for the located business.

- 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 promotion of neighborhoods with a mix of housing and supporting commercial uses. This conditional use permit will be a benefit to the neighborhood and further.

- 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 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 RAMKUMAR PATEL OF 3711 DOUGLAS AVE REPRESENTED BY RUDIE/FRANK ARCHITECTURE INC. SEEKING A CONDITIONAL USE PERMIT, TO ALLOW FOR USE AS A TAKEOUT RESTAURANT, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning, Heritage and Design Commission on April 8, 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 trash must be kept in closed containers and that the property be kept free of debris and trash.
- d) That the dumpster be properly screened.
- e) That all of the temporary signage on the site be removed and all future temporary signage meet the standards of the Zoning Code.

- f) 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.
- g) 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 - 3711 Douglas Avenue



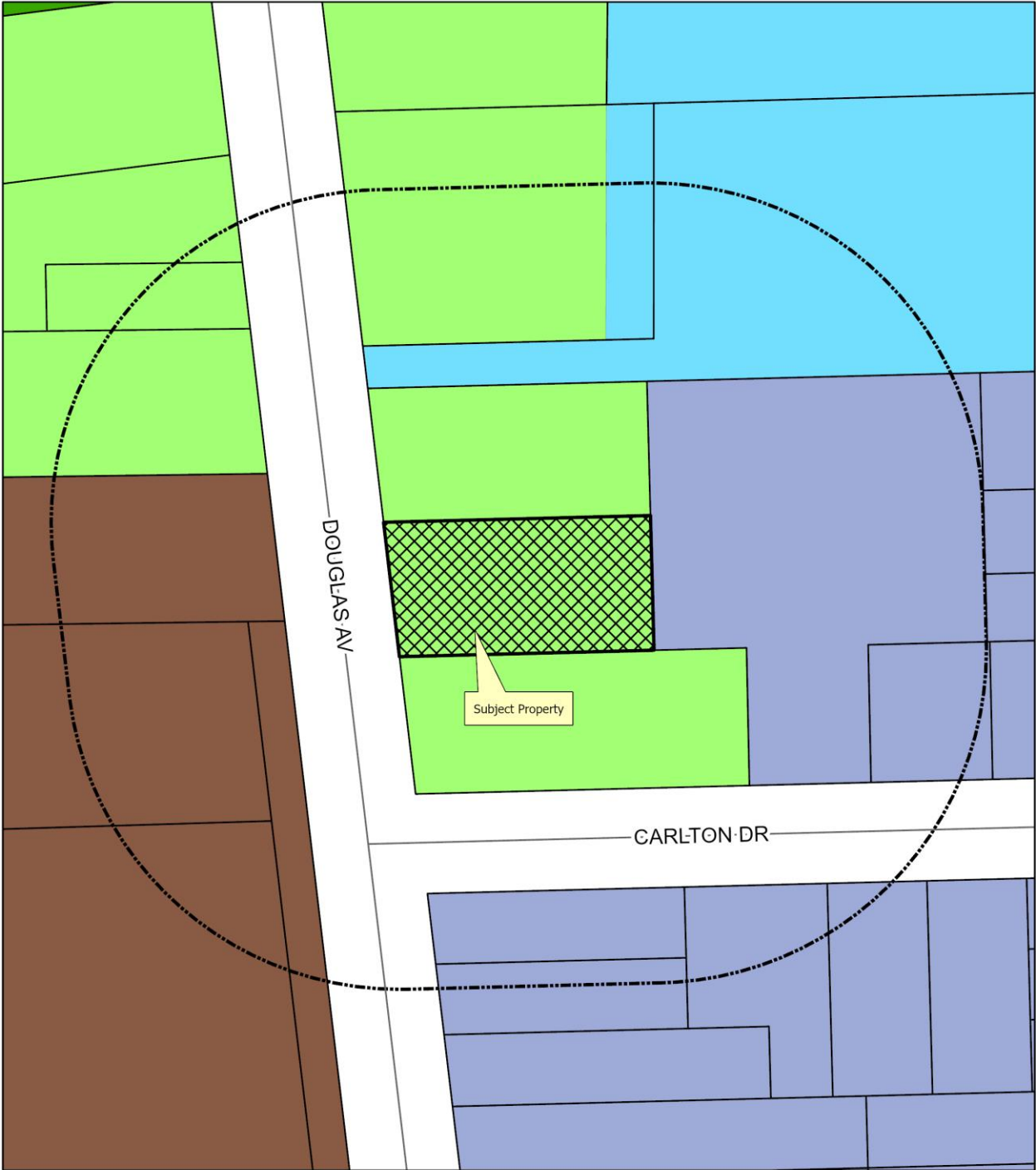


CUP Major Amendment - 3711 Douglas Avenue





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Zoning Designation

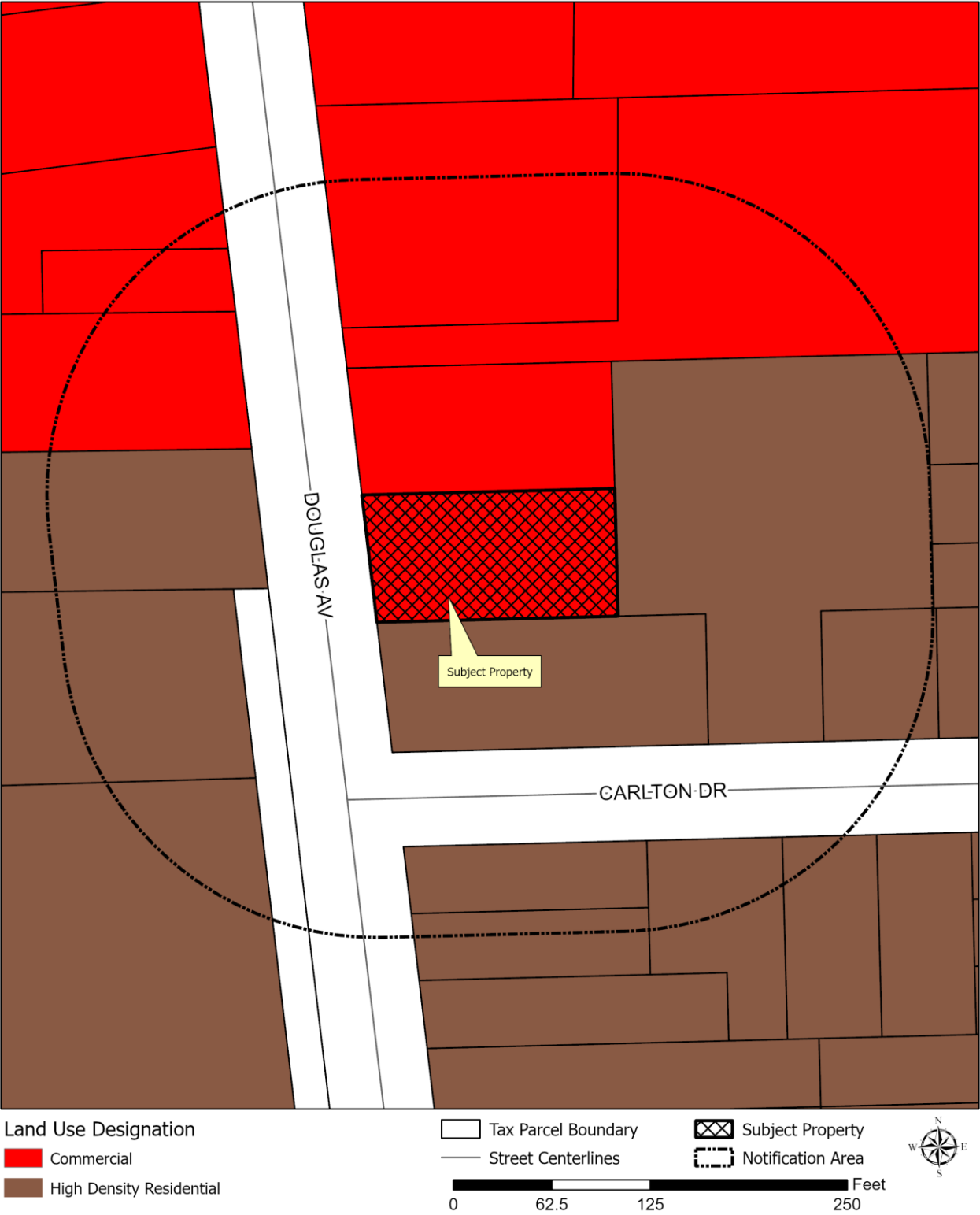
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|-----|-----|
| B-2 | R-5 |
| I-1 | R-3 |

- | | |
|---------------------|-------------------|
| Tax Parcel Boundary | Subject Property |
| Street Centerlines | Notification Area |
- 0 62.5 125 250 Feet





CUP Major Amendment - 3711 Douglas Avenue



Site Photos



Looking East at subject property



Looking Southwest Douglas Ave



Looking Northwest across Douglas Ave



Looking North down Douglas Ave



Looking South down Douglas Ave



Looking West across Douglas Ave