



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 7/14/2025

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: 2625A Lathrop

Applicant: Pedro Luna

Property Owner: Luna Investments Group, LLC

Request: Consideration of a request for a conditional use permit at 2625A Lathrop Ave to operate a landscaping contractor office/yard, as allowed by Sec. 114-468 of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant is seeking to run a landscaping business that would include the retail of landscaping material. The trucks that support the business and all landscaping materials would be screened from view by fences or buildings. The hours of operations will be Monday through Friday 7:00 am – 5:00 pm and Saturday 7:00 am – 4:00 pm.

237'

124'

123'-3"

49'-7"

51'-5"

88'

12x19'

12x19'

9x19'

18'

212'

Property Line

Outdoor Storage (concrete)

Existing Building

Asphalt

8'x6'

8'x6'

1

SITE PLAN

SCALE INDICATED

DATE: 2/08/2025

SHEET: A001

LOCATION: 2625 Luthers Avenue, WI, 53405
By: Hal Bakken (H14159-5611)

REVISIONS:

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GENERAL INFORMATION

Parcel Number: 23852004

Property Size: 46,347.84 Square Feet (GIS)

Comprehensive Plan Map Designation: Commercial

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.

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 wider range of uses and structure sizes is permitted for both daily and occasional shopping.

Existing Land Use: Vacant

Surrounding Zoning and Land Uses:

North	I-1 Restricted Industrial	Manufacturing
East	R-2 Single Family Residence	Park
South	I-1 Restricted Industrial	Various Businesses
West	I-1 Restricted Industrial	Various Businesses

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.

Standard	Required	Provided
Lot Area	0	46,347.84 square feet
Lot Frontage	0	0
Floor Area Ratio	4.0	.12

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	60 feet
Side (North)	0 feet	97 feet
Side (South)	0 feet	40 feet
Rear (East)	0 feet	6 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): No new buildings are being proposed.

Sign Regulations (114-[Article X](#)): Detail on signage is not submitted with this request.

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

Use Type	Required	Provided
Automobile Repair	2 per employee	
Total	0*	14

*The use of this existing building will not be require more parking compared to the past uses and does not require to add any parking.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): There is existing fencing and landscaping that would be used for screening.

Outdoor lighting, signs ([114-Sec. 742](#)): The current lighting on the property complies with the requirement that lighting be arranged, shielded and oriented in a manner that does not direct radiation or glare onto adjacent properties.

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

Engineering, Utilities and Access:

Access ([114-1151](#)): Access is through Easements that connect the property to Lathrop Avenue.

Surface drainage ([114-739](#) & Consult Engineering Dept.): There are no changes being proposed. Any changes 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 changes to existing designs. The property conforms to the requirements of the code.

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 proposed use of the property as a landscaping contractor office/yard on this parcel will not be detrimental to the public. It is set far back from the road among like uses and is properly screened from the park and residence that abut it. The proposed use is similar to past uses and to those of the surrounding properties which have not been no to cause issue.

- 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 establishment of contractor office/yard here will be similar to the uses with which it shares access and parking. It will not be injurious to the use and enjoyment of these other properties that are in the immediate vicinity.

- 3) The establishment of 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 developed with a mix of commercial and industrial uses some of which are similar to the proposed use. Having this use will not impede the normal and orderly development and improvement of the surrounding properties.

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

Staff Comments: The applicant is not proposing any changes to the access, utilities, or drainage for the site. The reuse of this site and existing building is not expected to impact the provision of utilities for the property or general area.

- 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 has sufficient points of ingress and egress. The off-street parking spaces are adequate to accommodate the proposed use.

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

Staff Comments: The current land use plan encourages development patterns that promote efficient and sustainable land use and to strengthen commercial and industrial areas. Allowing this proposal will ensure the continued success of this industrial/commercial area.

- 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 establishment will operate in accordance with the applicable regulations for this zone district. No exceptions are needed with this request and the proposed development is expected to fit with the mix of uses allowed to occur in the surrounding area.

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: THAT BASED ON THE FINDINGS OF FACT IN THIS REPORT, THE REQUEST FROM PEDRO LUNA SEEKING A CONDITIONAL USE PERMIT, TO ALLOW FOR A LANDSCAPPING CONTRACTOR OFFICE/YARD AT 2625A LATHROP AVE, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning, Heritage and Design Commission on July 14, 2025, be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That a detailed sign plan be submitted to the Department of City Development for review and approval prior to the issuance of a sign permit.
- d) That all outdoor storage be screened from view by a solid wall, fence or landscaping.
- e) That no major changes be made from the conditions of this permit without the approval of the Planning, Heritage and Design Commissions and no minor changes be made without the approval of the Department of City Development.

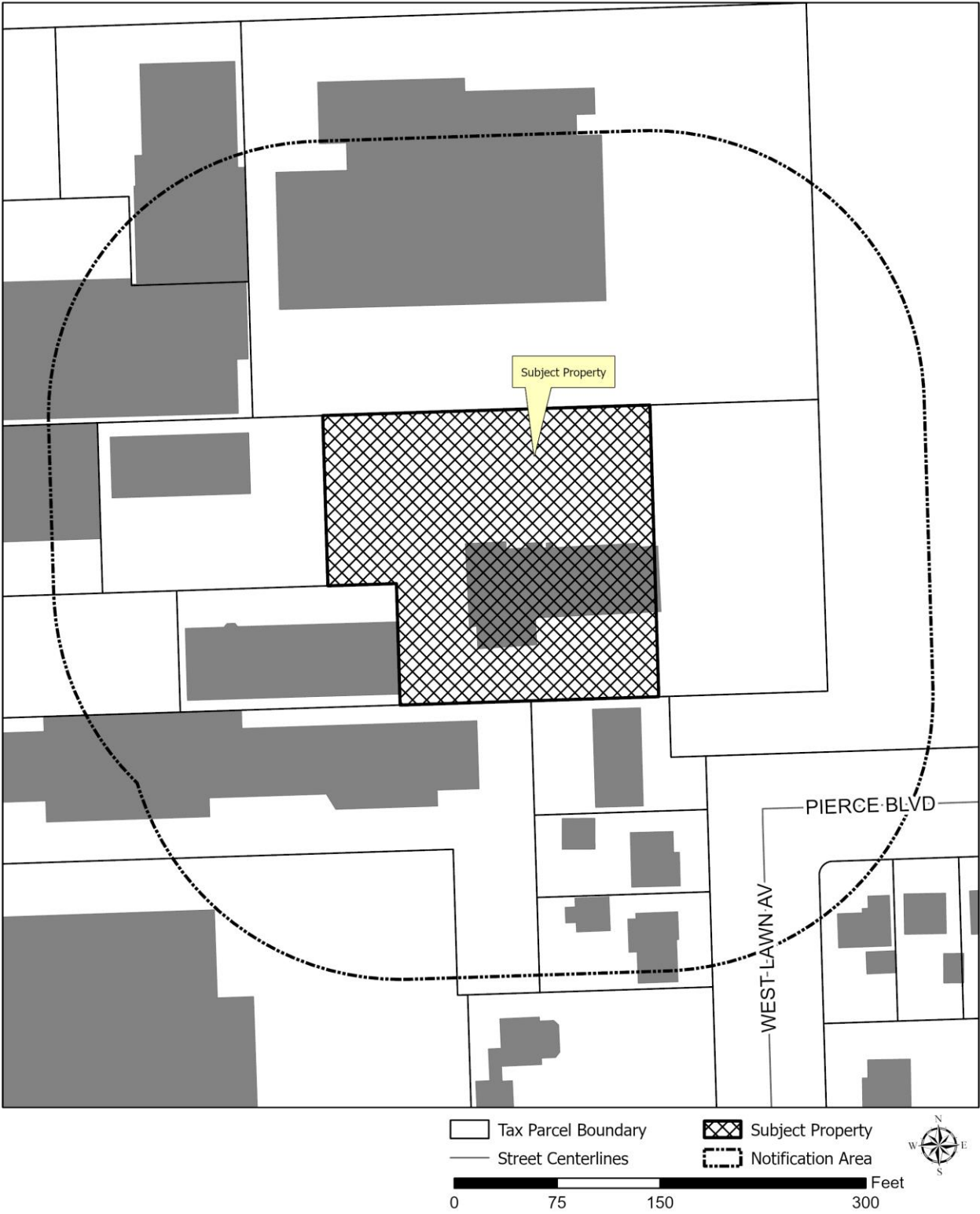
- f) That this conditional use permit is subject to Planning, Heritage and Design Commission review for compliance with the listed conditions.

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).

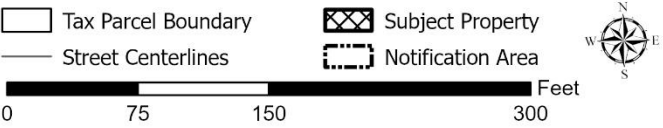


Conditional Use Permit - 2625 Lathrop Ave



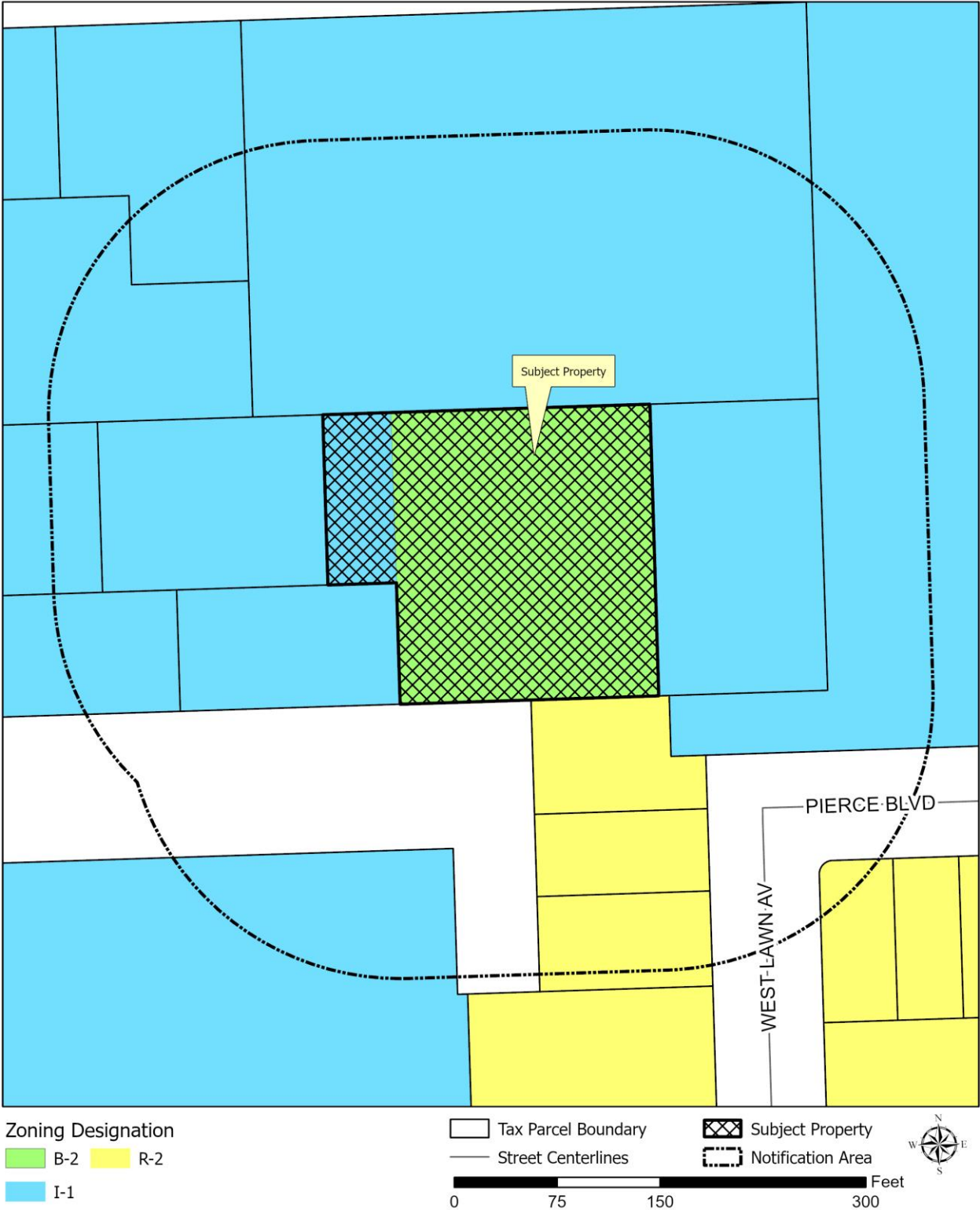


Conditional Use Permit - 2625 Lathrop Ave



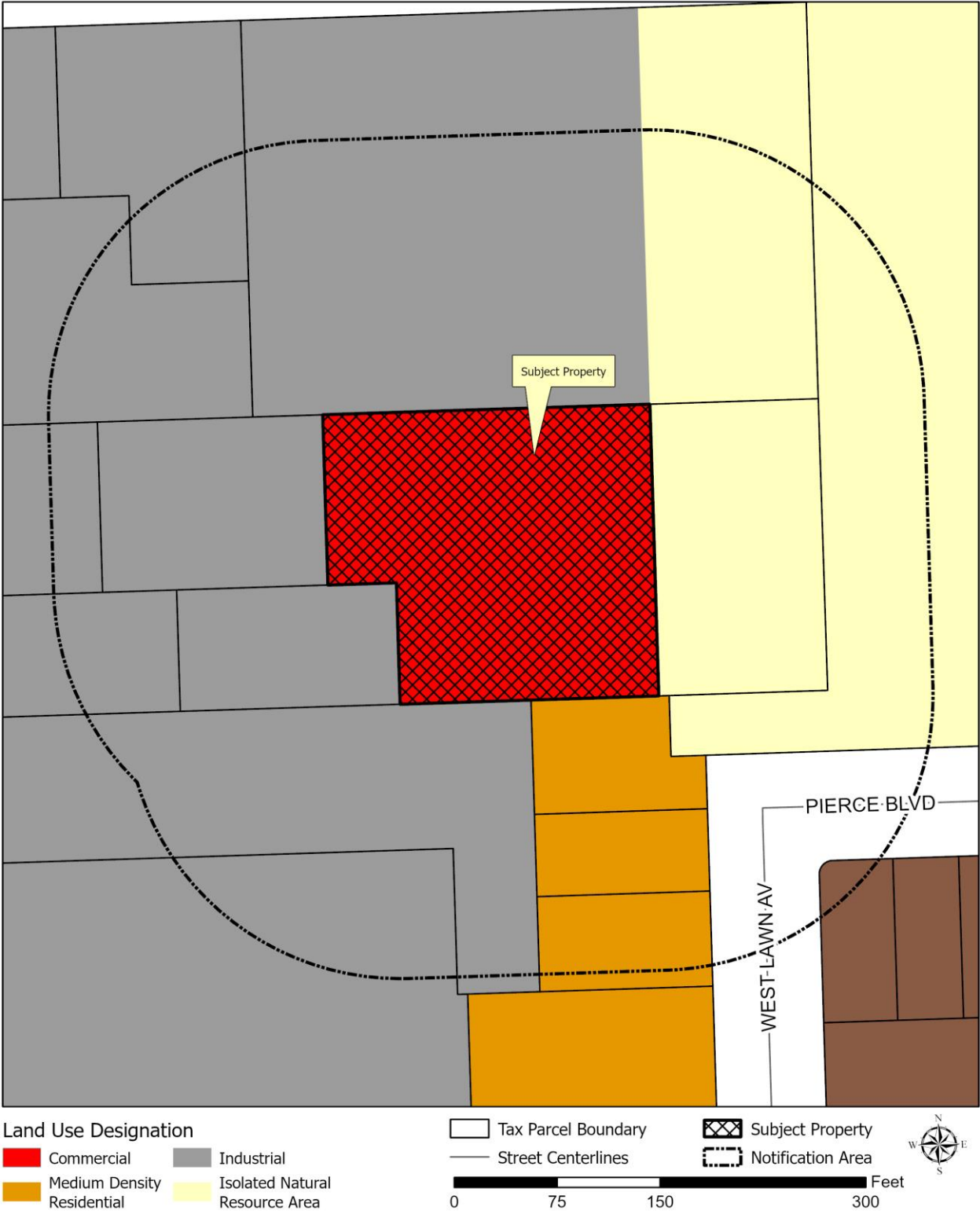


Conditional Use Permit - 2625 Lathrop Ave





Conditional Use Permit - 2625 Lathrop Ave



Site Photos



Looking East at subject property



Looking Northeast at parking area



Looking West from subject property



Looking East in screened area