



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 3/23/2022

To: Planning, Heritage and Design Commission Members

From: City Development Department, Division of Planning and Redevelopment

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

Case Manager: Michelle Cook

Location: 3700 Northwestern Avenue

Applicant: Riverbank Property LLC

Property Owner: Riverbank Property LLC

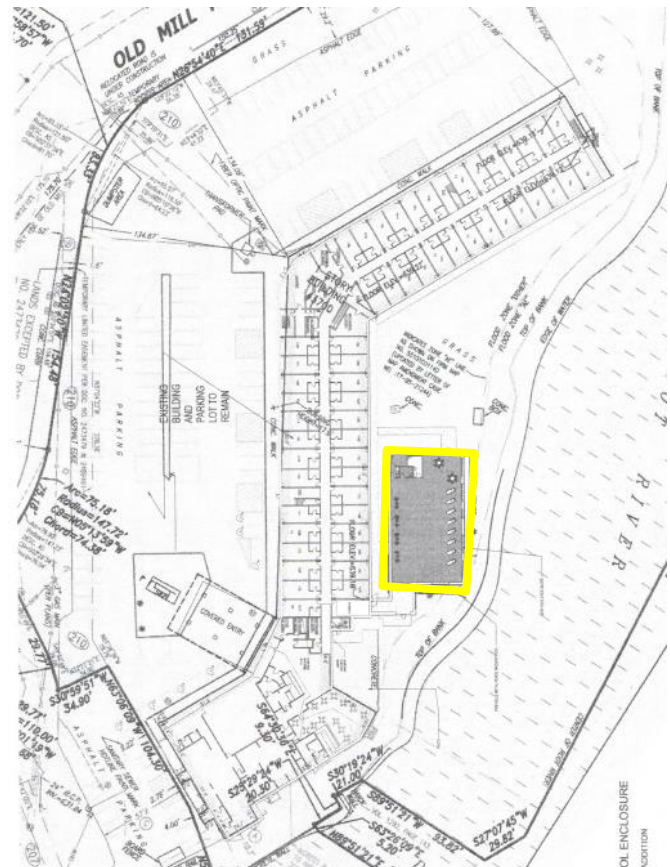
Request: Consideration of a minor amendment to an existing conditional use permit which allows for a hotel/motel at the property at 3700 Northwestern Avenue. The proposed amendment contemplates constructing a building addition to house a swimming pool for property located in a B-3 General Commercial Zone District as required in Section 114-155(b) of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant seeks to construct a building addition to accommodate a swimming pool on the southeast side of the existing structure at 3700 Northwestern Avenue in an area where a pool was previously.

The Zoning Ordinance classifies hotels and motels as permissible in the B-3 General Commercial Zone District upon the issuance of a conditional use permit (114-488). The current conditional use permit is valid and the proposed changes constitute a minor amendment per the provisions of Sec. 114-155(b) of the Municipal Code.



Birdseye view of the property, indicated in red (image from City Pictometry). North is to the left



Proposed Addition over pool area (shown in yellow), submitted by applicant. North is up.

GENERAL INFORMATION

Parcel Number: [21118037](#)

Property Size: 4.74 acres

Comprehensive Plan Map Designation: Commercial

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?: N/A

Historic?: N/A

Current Zoning District: B-3 General Commercial

Purpose of Zone District: The B3 general commercial district is intended to accommodate those commercial activities which may be incompatible with the predominantly retail uses permitted in other business districts; and whose service area is not confined to any one neighborhood or community.

Proposed Zoning: No change proposed

Existing Land Use: Hotel/Motel as classified by the zoning ordinance

Surrounding Zoning and Land Uses:

North	R-4 General Residence District	Undevelopable land in floodplain
East	Un-zoned	Root River
South	Village of Mount Pleasant	Highway 38 (Northwestern Ave) right-of-way
West	B-3 General Commercial	Packaged alcohol sales and office use

Operations: Operations would remain unchanged at the site; the application contemplates adding an enclosed swimming pool.

ANALYSIS:

Applicable Development Standards:

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

Standard	Required	Provided
Lot Area	No minimum	4.74 acres
Lot Frontage	30 feet	850 feet
Floor Area Ratio	2.5 maximum	.18

Building design standards (114-Secs. [735.5](#) & [736](#)): The existing building as well as the proposed addition complies with the requirements of 114.735.5.b.1; the new building would match the existing building in terms of colors and materials.

Engineering, Utilities and Access:

Access ([114-1151](#)): The applicant plans do not contemplate any changes in access.

Surface drainage ([114-739](#) & Consult Engineering Dept.): The new building addition for the swimming pool may affect surface drainage on the site. The applicant should consult with the Engineering Department to ensure storm water management requirements will be met.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): All utilities are available for this site and the applicant proposal is not expected to impact the ability to serve this area.

Exceptions to ordinance: N/A all development standards are being met with this request.

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:

- 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: With the recommended conditions at the end of this report, the establishment of a building addition for a swimming pool is not expected to be a danger or detriment to the general area or the general welfare, morals, or safety in the general proximity to this business. The addition is regulated by State codes and will add an amenity to the hotel and its guests.

- 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 building addition for the swimming pool will not be injurious to the use and enjoyment of other property in the vicinity. The addition will add an amenity to the hotel and its guests and will be located in the location where the pool was previously.

- 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 the swimming pool facility is not expected to impede development patterns in the area. The hotel has been at this location for more than 50 years and the swimming pool facility is locating in the place where a pool was previously. The proposed conditions with this request will help to ensure that development in the area remains consistent and orderly. The surrounding area is developed as commercial and residential uses and will still maintain the ability to develop in a normal and orderly fashion with the establishment of this conditional use. Development of adjacent property will not be hindered or negatively impacted by the addition of the swimming pool facility.

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

Staff Comments: The site plan submitted by the applicant does not propose any changes to the access, or utilities for the site. The plumbing for the site will need to be installed to accommodate the addition, however, the use of this site and building addition 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: The applicant is not contemplating any changes to the access to this site. The site will remain accessible from Old Mill Drive. The lot is sized appropriately to accommodate the current use of a hotel and the proposed swimming pool addition. The site and access are designed to accommodate commercial development and have been designed in a manner which is sufficient to bring visitors to and from this site safely and efficiently.

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

Staff Comments: The land use plan for the City identifies this parcel as commercial. This development is a commercial use and meets that intent. The design of the facility also complies with goals of the

comprehensive plan related to quality of development and ensuring development is compatible with the existing built environment.

- 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 development proposal will not require any deviations from development standards to be constructed on the site.

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.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM PATRICK PRABHU, REPRESENTING RIVERBANK PROPERTY LLC, FOR A MINOR AMENDMENT TO A CONDITIONAL USE PERMIT TO ALLOW FOR A BUILDING ADDITION TO ENCLOSE A SWIMMING POOL AT 3700 NORTHWESTERN AVENUE, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning, Heritage and Design Commission on March 23, 2022 be approved subject to the conditions contained herein.
- b) That a construction barrier of not less than 6 feet, of adequate strength, and as approved by the Chief Building Inspector or designee be erected around the poured pool area.
- c) That prior to obtaining a building permit, an estimated completion timeline and detailed plans for the swimming pool facility that meet requirements of ATCP 76 – Safety, Maintenance, and Operation of Public Pools and Water Attractions be provided to the City of Racine Public Health Department.
- d) That the following development standards be complied with prior to occupancy unless otherwise noted:
 1. That obsolete signage from the property be removed per Sec. 114-1029 (a) of the Municipal Code.
 2. That the awning on the northwest side of the building be repaired or replaced.
 3. That the boarded up portion of the building on the northeast side be repaired or covered with exterior grade material per Sec. 18-312 (1) of the Municipal Code.

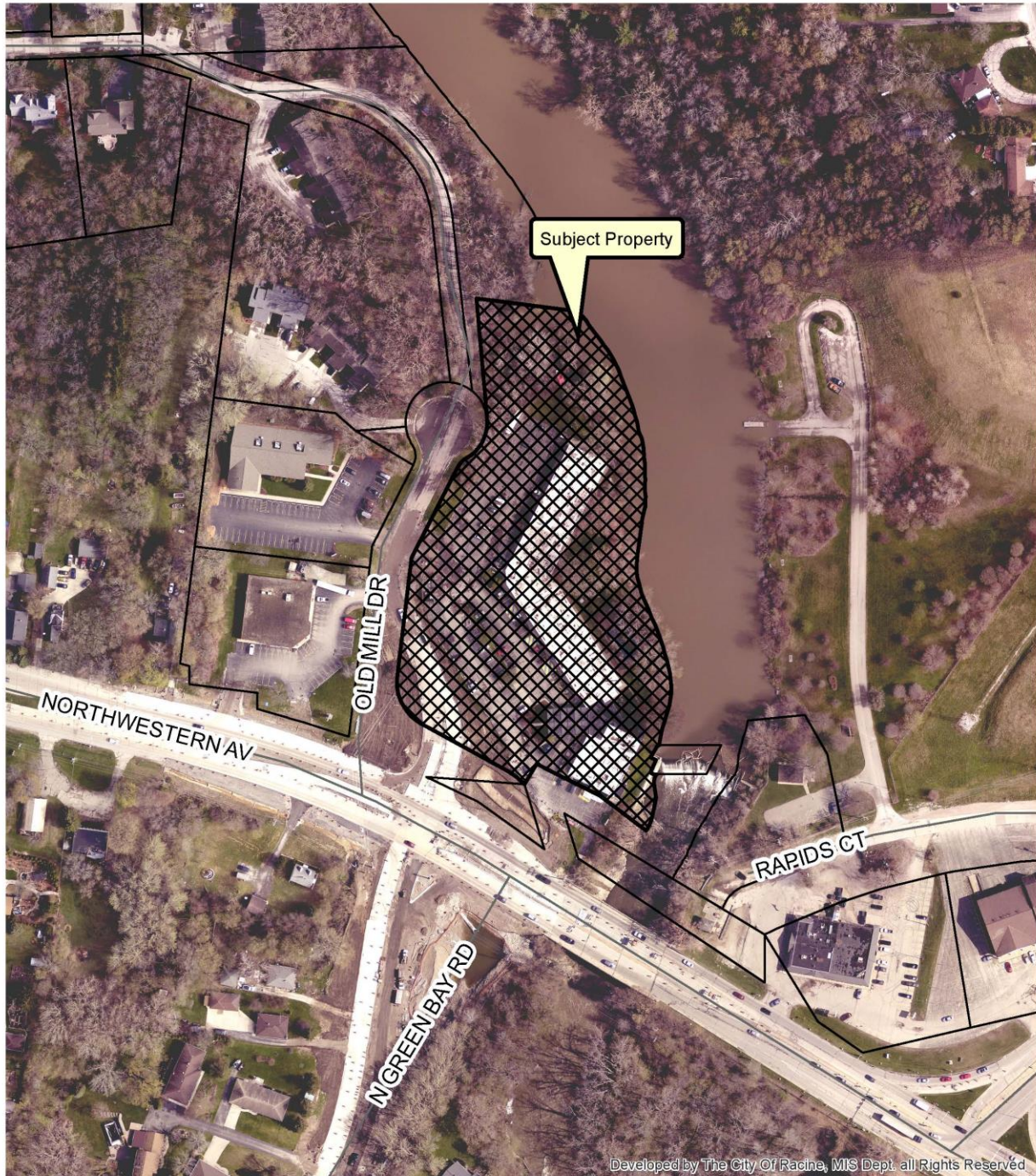
4. That the door on the southeast corner of the building be repainted per Sec. 18-312 (5) of the Municipal Code.
- e) That if, prior to the issuance of an Occupancy Permit, required site improvements listed in “b” above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney’s office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- f) That all codes and ordinances are complied with and required permits and licenses acquired.
- g) That no minor changes be made from the conditions of this permit without approval of the Director of City Development, and no major changes be made from the conditions of this permit without the approval of the Planning, Heritage, and Design Commission.
- h) That this conditional use permit is subject to Planning, Heritage, and Design Commission review for compliance with the listed conditions.

ATTACHMENTS:

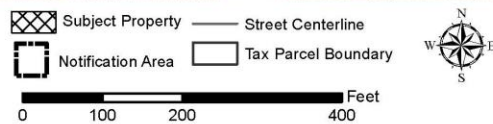
- 1) Aerial Photo indicating the subject property;
- 2) Zoning Map indicating the subject property;
- 3) Land Use Map from Comprehensive Plan, indicating the subject property;
- 4) Site photos of the property and general area; and
- 5) Submittal documents (view in Legistar).



Minor Amendment Request - 3700 Northwestern



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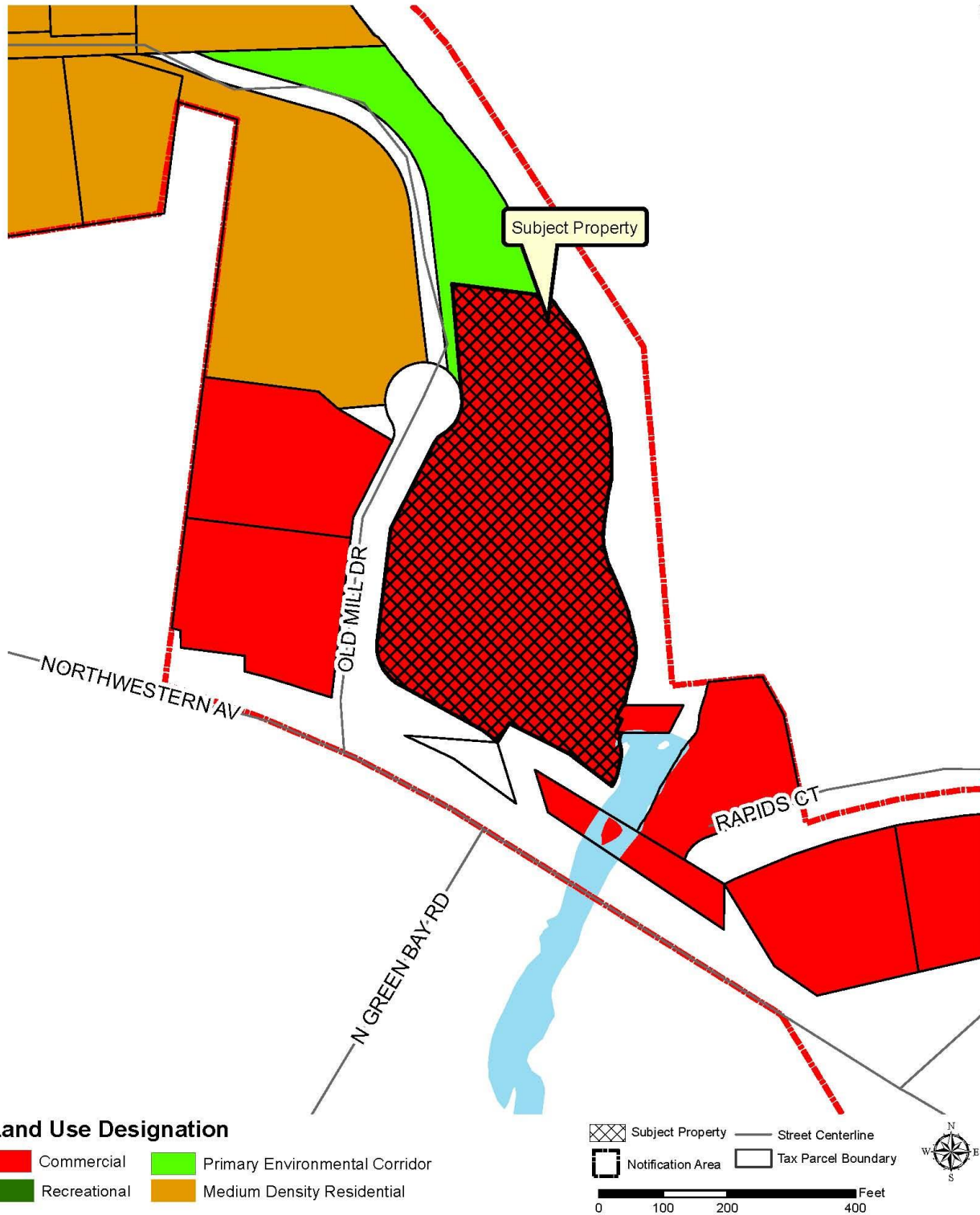


Minor Amendment Request - 3700 Northwestern





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Site Photos



Looking southeast at Subject Property



Looking northeast at Subject Property



Looking southwest from Subject Property



Looking north at rear of Subject Property
(swimming pool area)