



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 12/2/2024

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: 1650 Russet St.

Applicant: Rev. Stanley Hunter of First Church of God represented by Daniel Peterson of Hostak, Henzl & Bichler S.C.

Property Owners: First Church of God

Request: Consideration of ZOrd.0005-24, which would change the zone from R3 Limited General Residence District to O-I Office Institutional at 1650 Russet Street.

BACKGROUND AND SUMMARY: The request would be to allow a potential buyer to be able to run a group daycare at the location. The property has operated in the past as a group daycare which is permitted in the R3 zone if it is affiliated with a religious or educational institution. The change to O-I will allow it to be a group daycare without this affiliation requirement by conditional use permit.



Birdseye view of the property, outlined in blue (image from City Pictometry).

GENERAL INFORMATION

Parcel Number: 11442000

Property Size: 10,018 square feet

Comprehensive Plan Map Designation: Governmental and Institutional

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.

Corridor or Special Design District?: N/A

Historic?: No

Current Zoning District: R3 Limited General Residence District

Purpose of Zone District: The R3 limited general residence district is intended to provide areas which are to be occupied substantially by single-family and two-family dwellings and attached dwellings. It is designed to accommodate limited apartment dwellings while maintaining a low density owner-occupancy character.

Proposed Zone District: O-I Office Institutional District

Intent of proposed 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: Vacant

Surrounding Zoning and Land Uses:

North	R-3 Limited General Residence	Dwellings
East	R-3 Limited General Residence	Dwellings
South	R-3 Limited General Residence	Dwellings
West	R-3 Limited General Residence	Dwellings

ANALYSIS:

Development Standards (under the flex):

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

Standard	Required	Provided
Lot Area	12,000	27,007 sq. feet
Lot Frontage	100 feet	267 feet
Floor Area Ratio	2.5 Maximum	.18

Building design standards (114-Secs. [735.5](#) & [736](#)): The existing building is legal non-conforming with the design standards for commercial buildings.

Off-street parking and loading requirements (114- [Article XI](#)): The proposed use if granted would require 4 parking spaces.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): The use if granted would require screening from the residential properties to the South.

Sign Regulations (114-[Article X](#)): Signage standards for O-I would allow for two 60 square foot signs.

Outdoor lighting, signs ([114-Sec. 742](#)): All lighting would have to be oriented in a way to not shine onto other properties. Lights specifically for parking would be required to measure less than 1 foot candle at all of the property lines.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): There is no outdoor trash storage area. All trash will have to be stored inside until pickup times or a trash enclosure would need to be constructed.

REQUIRED FINDINGS OF FACT:

ZONE CHANGE FINDINGS (Sec. 114-82. - Findings of fact and recommendations of Planning, Heritage, and Design Commission.)

The plan commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

1) The Existing uses of property within the general area of the property in question.

Staff Comments: The existing uses in the area are mostly residential with a few institutional uses and a park. Office Institutional only allows for low intensity office uses or institutional uses that would be compatible with the surrounding residential.

2) The zoning classification of property within the general area of the property in question.

Staff Comments: The zoning classifications in the general area are generally R3 Limited General Residence District or R2 Single Family Residence District with a single B1 Neighborhood Convenience District. The B1 parcel is a radio station with a radio tower. The B1 district would allow for similar low intensity commercial uses like O-I, but would not as easily allow for institutional uses.

3) The suitability of the property in question to the uses permitted under the existing zoning classification.

Staff Comments: The existing lot and structure are not suitable for permitted uses under the existing zoning classification. The structure was clearly built for childcare services which are only allowed to exist in the current district if affiliated with a religious or educational institution.

4) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.

Staff Comments: The building has had a number of educational and child care uses in it over the years. The area is generally developed and there are no plans for redeveloping the area. This change would allow the property to come back into active use and potentially stop it from deteriorating further.

5) The objectives of the current land use plan for the city.

Staff Comments: The Comprehensive Plan has goals for redeveloping commercial buildings and strengthening neighborhoods. This change would facilitate the potential to get this property back into use which could strengthen the neighborhood with a compatible use.

POSSIBLE ACTIONS FOR THE PLANNING, HERITAGE, AND DESIGN COMMISSION

1. Approve the request as submitted; or
2. Recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant; or
3. Deny the request; or
4. Defer the request to obtain more specific information about the request.

STAFF RECOMMENDATION: That ZOrd.0005-24 be adopted, which would rezone 1650 Russet Street from R3 Limited General Residence District to O-I Office Institutional District.

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).

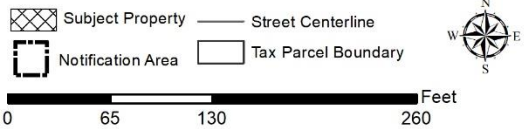


Zone Change Request- 1650 Russet Street



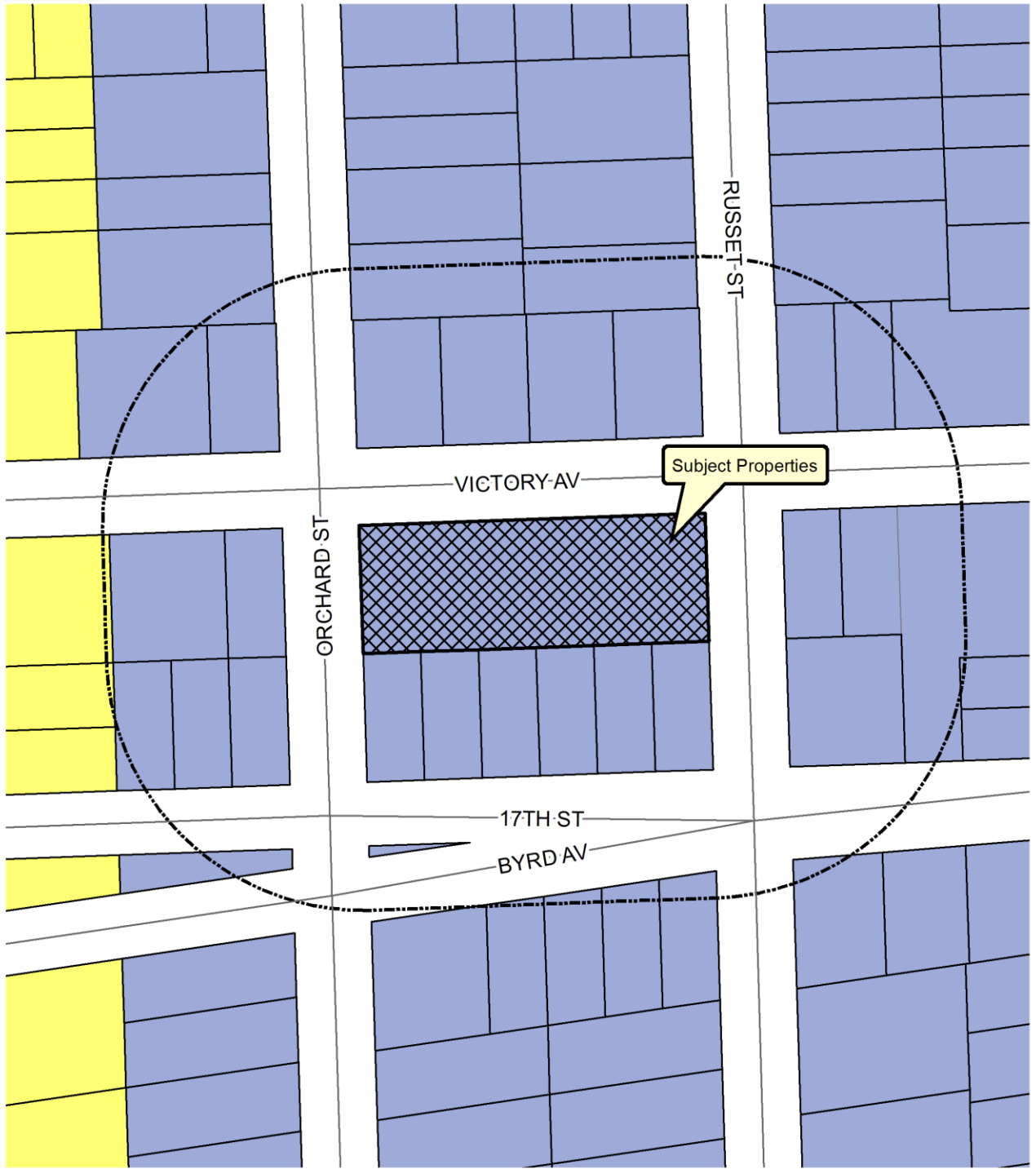


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Zoning Designation

- R-3
- R-2

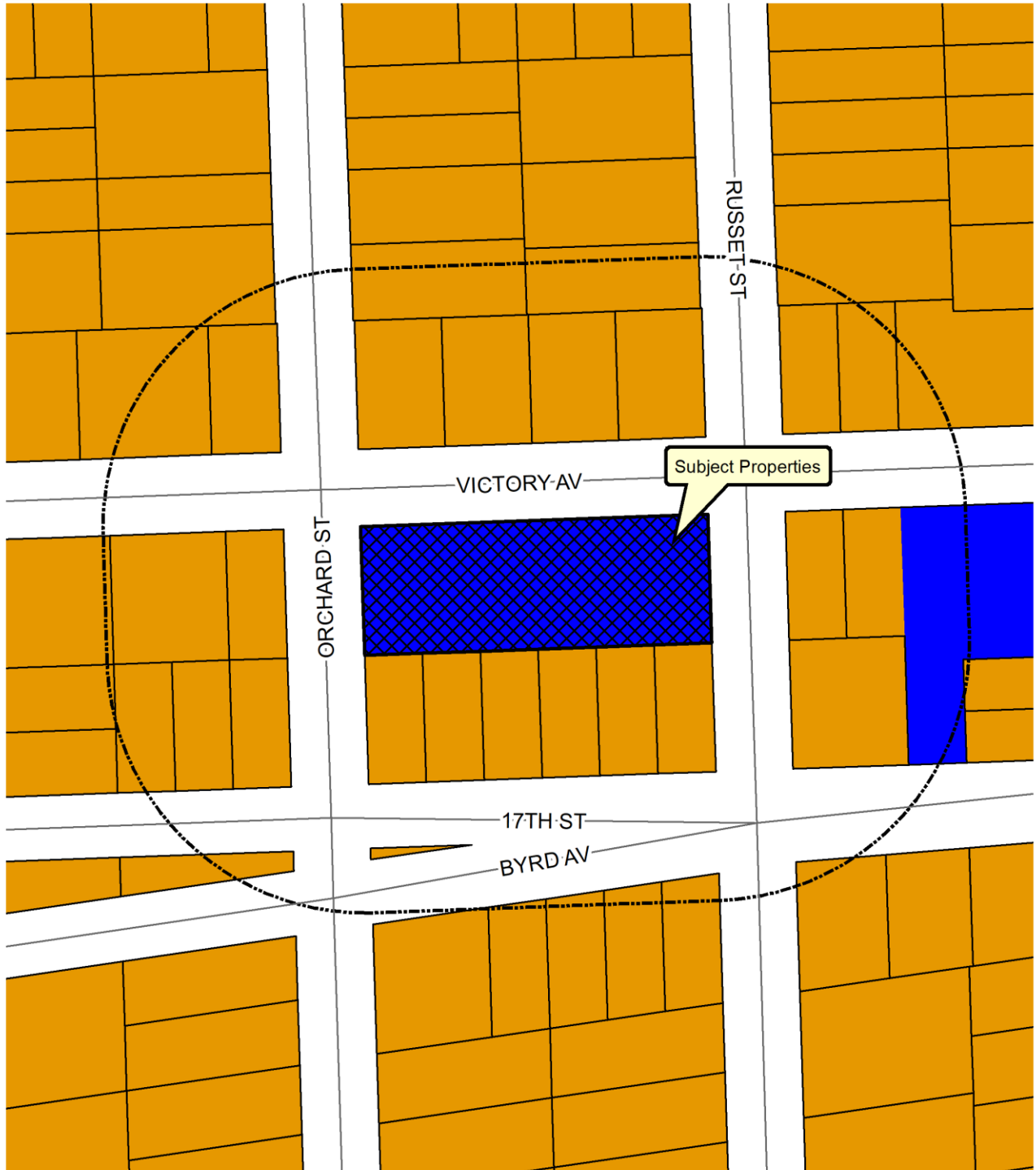
Legend:

- Subject Property
- Notification Area
- Street Centerline
- Tax Parcel Boundary

0 65 130 260 Feet



Zone Change Request - 1650 Russet Street



Land Use Designation

- Governmental and Institutional
- Medium Density Residential

Subject Property Street Centerline

Notification Area Tax Parcel Boundary

0 65 130 260 Feet

Site Photos



Looking West at subject property



Looking South at Subject property



Looking West down Victory Ave



Looking Southeast at rear of building