



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 6/10/2020

To: Mayor and Planning, Heritage, and Design Commission Members

From: City Development Department, Division of Planning and Redevelopment

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

Case Manager: Jeff Hintz

Location: 2723 Carlisle Avenue

Applicant: Erika Bozinovski – Sweatshop Movement Inc.

Property Owner: Vail Rentals LLC

Request: Consideration of a conditional use permit to operate a recreation building, in an existing building at 2723 Carlisle Avenue for property located in an I-2 General Industrial Zone District as required in section 114-588 of the Municipal Code.

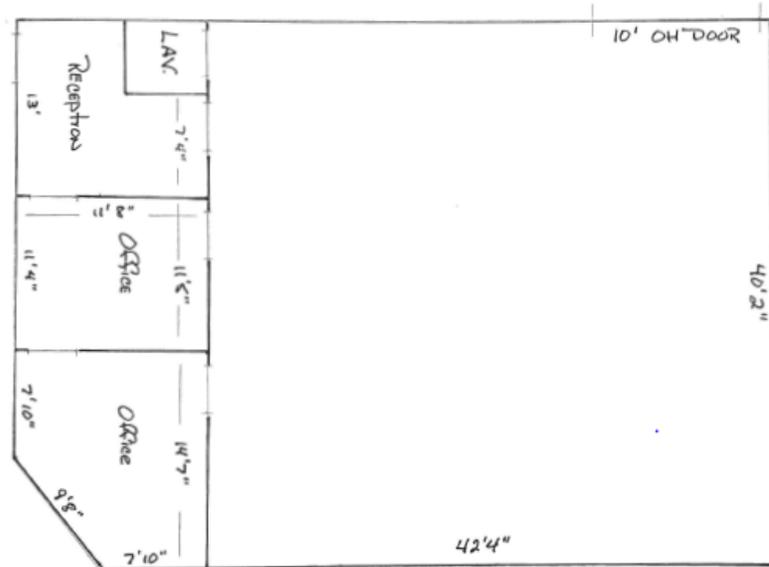
BACKGROUND AND SUMMARY: The proposed dance studio would operate in the westernmost portion of the multi-tenant building, addressed at 2723 Carlisle Avenue. From June-August, hours are 9am-6pm, and some additional evening hours for camp-like daytime programming for students. From September - May, hours are typically from 3pm-9pm every evening of the week. There are occasional weekend activities with the studio. Classes are typically 5-15 students in size with a one or two instructors.

The studio currently serves Racine youth through a studio competitive program and has worked in partnership with Racine Unified School District for the last 4 years to provide afterschool dance programming at 6 schools sites.

The Zoning Ordinance classifies Recreation buildings as permissible in the I-2 General Industrial Zone District upon the issuance of a conditional use permit (114-588).



Birdseye view of the property, indicated in red, studio area in yellow (image from City Pictometry)



Interior layout for the property (north is to the left).

GENERAL INFORMATION

Parcel Number: [20936013](#)

Property Size: 1.86 acres

Comprehensive Plan Map Designation: INDUSTRIAL

Consistency with Adopted Plans:

The [Racine Comprehensive Plan](#) states that:

- The plan should encourage the redevelopment of older areas and commercial areas.
- Encourage development patterns that promote efficient and sustainable use of land, that can be readily linked by transportation systems and that utilize existing public utilities and services.
- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.

Corridor or Special Design District?: FM Young Industrial Park

Historic?: N/A

Current Zoning District: I-2 General Industrial

Purpose of Zone District: The I-2 general industrial district is intended to accommodate those industrial activities which may produce moderate nuisances or hazards in areas that are relatively remote from residential and commercial development.

Proposed Zoning: No change proposed

Existing Land Use: Currently vacant, the former site of a restaurant.

Surrounding Zoning and Land Uses:

North	I-2 General Industrial	Multi-tenant industrial building
East	I-2 General Industrial	Utility corridor, railway and bike path
South	I-2 General Industrial	Storm water management area
West	I-2 General Industrial	Packaging Company

Operations: The proposed dance studio would operate in the westernmost portion of the multi-tenant building, addressed at 2723 Carlisle Avenue. From June-August, hours are 9am-6pm, and some additional evening hours for camp-like daytime programming for students. From September - May, hours are typically from 3pm-9pm every evening of the week. There are occasional weekend activities with the studio. Classes are typically 5-15 students in size with a one or two instructors.

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): There are no changes planned to the building as a result of this proposal.

Standard	Required	Provided
Lot Area	No minimum	81,152 square feet
Lot Frontage	30 feet	45 feet
Floor Area Ratio	4.0 maximum	.18

Setbacks ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)): Nonresidential uses are not required to provided yards, except as required in 114-570.

Yard	Required	Provided
Front	0 feet	130 feet
Rear	0 feet	150 feet
Side	0 feet	15 feet
Side	0 feet	35 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): The building on the lot complies with all development regulations related to building design and materials. The building also complies with the requirements of the FM Young industrial park and was reviewed when it was constructed.

Off-street parking and loading requirements (114- [Article XI](#)) Recreational and community center buildings require 6 spaces per 1,000 square feet of gross floor area. The lot has ample parking spaces for the proposed usage in this tenant space, even when factoring in other businesses on the lot.

Use Type	Required	Provided
Recreational building	10 spaces	10 spaces
Garage door service	2 per 3 employees	
Total	*spaces	41 spaces

The other business in the building is not under review, but is expected to be in compliance with required parking standards. The site is existing and no new buildings or additions are planned.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): Given the surrounding properties and configuration of the building on this lot, there are no yard requirements. The landscaping on the site is existing and is not anticipated to change as a result of this proposal.

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

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The property currently has trash storage and handling areas which are concealed from public view, which meet the requirements of the zoning ordinance.

Engineering, Utilities and Access:

Access ([114-1151](#)): Vehicular access to the site is provided from Carlisle Avenue. Based on the submitted site plan, the applicant is not proposing changes to the access at this time.

Surface drainage ([114-739](#) & Consult Engineering Dept.): Reuse of the site and building is not expected to impact the surface drainage of this lot.

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

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 establishment of a recreation building in this existing building is not anticipated to be a detriment to the public. The area is in close proximity to residential development and the site has easy access for those who would be driving from further away. The applicant conducts activities within the confines of the building and the operation schedule proposed by the applicant is similar to that of other operations in the area.

- 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 reuse of this tenant space on the property as a recreation building provides a potential service for those living or working in the general area. Reuse of this property is consistent with the goals of the Racine Comprehensive Plan in that current infrastructure and services will be utilized. Establishment of this business as described by the applicant does not appear to substantially diminish the use, enjoyment, or value of property in the neighborhood, in this case a predominately industrial area. It should be noted there is another recreation building in the area along Melvin Avenue, the Racine Curling Club.

- 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: Given this property is zoned industrial, the proposed use and organizational structure of the business proposed by the applicant, is not expected to negatively impact surrounding properties. The establishment does work in conjunction with Racine Unified School District and locating near the district headquarters may be advantageous. The proposed operation details and hours proposed by the applicant are consistent with other established businesses in the area. The activities conducted by the applicant are far less intensive than some uses which are allowed by right in this zoning district.

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

Staff Comments: The site plan submitted by applicant does not contemplate changing any utility connections, access or drainage on the site. This proposal seeks to reuse an existing building and other facilities presently in place at this time.

- 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: Based on a review of the site plan submitted by the applicant, no changes are planned to ingress and egress from the site. All vehicular traffic accesses the site from Carlisle Avenue, which has great access to a collector street just to the west

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

Staff Comments: The Comprehensive Plan calls for a land use pattern which strengthens the character and livability of the City's downtown core, commercial and industrial areas. This business

encourages physical well-being and provides an opportunity for an appropriate mix of uses in this area, given the general proximity of residential areas to this industrial park.

- 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: No exceptions are required; this proposal falls within all operational parameters which are required to be followed in the zoning ordinance.

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; or
5. Defer with a continuance of the public hearing to a date certain.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM ERIKA BOZINOVSKI OF SWEATSHOP MOVEMENT INC, SEEKING A CONDITIONAL USE PERMIT TO ALLOW A RECREATION BUILDING AT 2723 CARLISLE AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

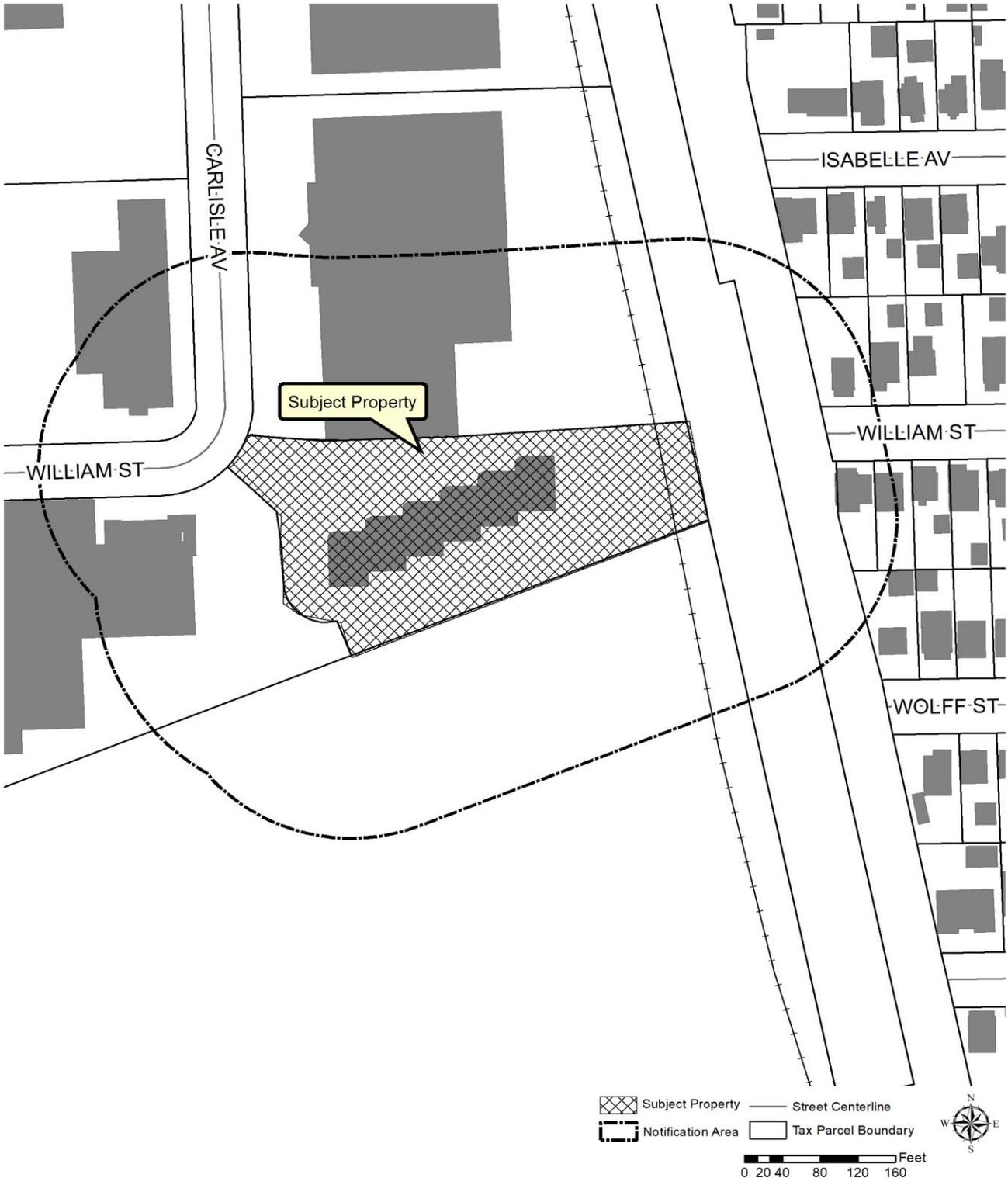
- a) That the plans presented to the Planning, Heritage, and Design Commission on June 10, 2020 be approved subject to the conditions contained herein.
- b) That all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c) That hours of operation are from 9:00 a.m. to 9:00 p.m. daily.
- d) That all codes and ordinances are complied with and required permits acquired.
- e) 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.
- f) 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) Site photos of the property and general area; and
- 6) Submittal documents (view in legistar).

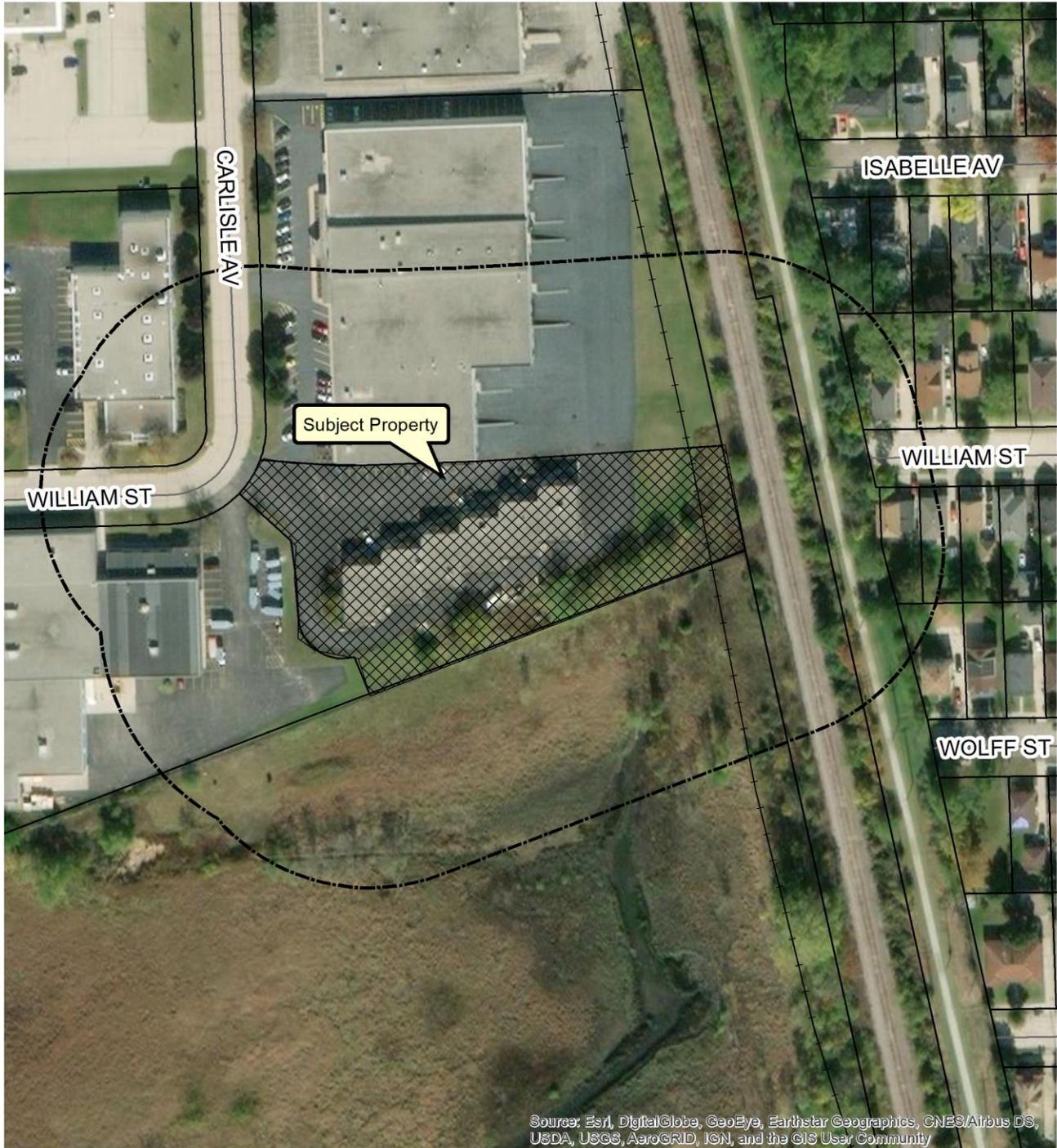


Conditional Use Request - 2723 Carlisle Avenue

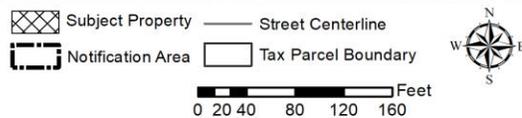




Conditional Use Request - 2723 Carlisle Avenue

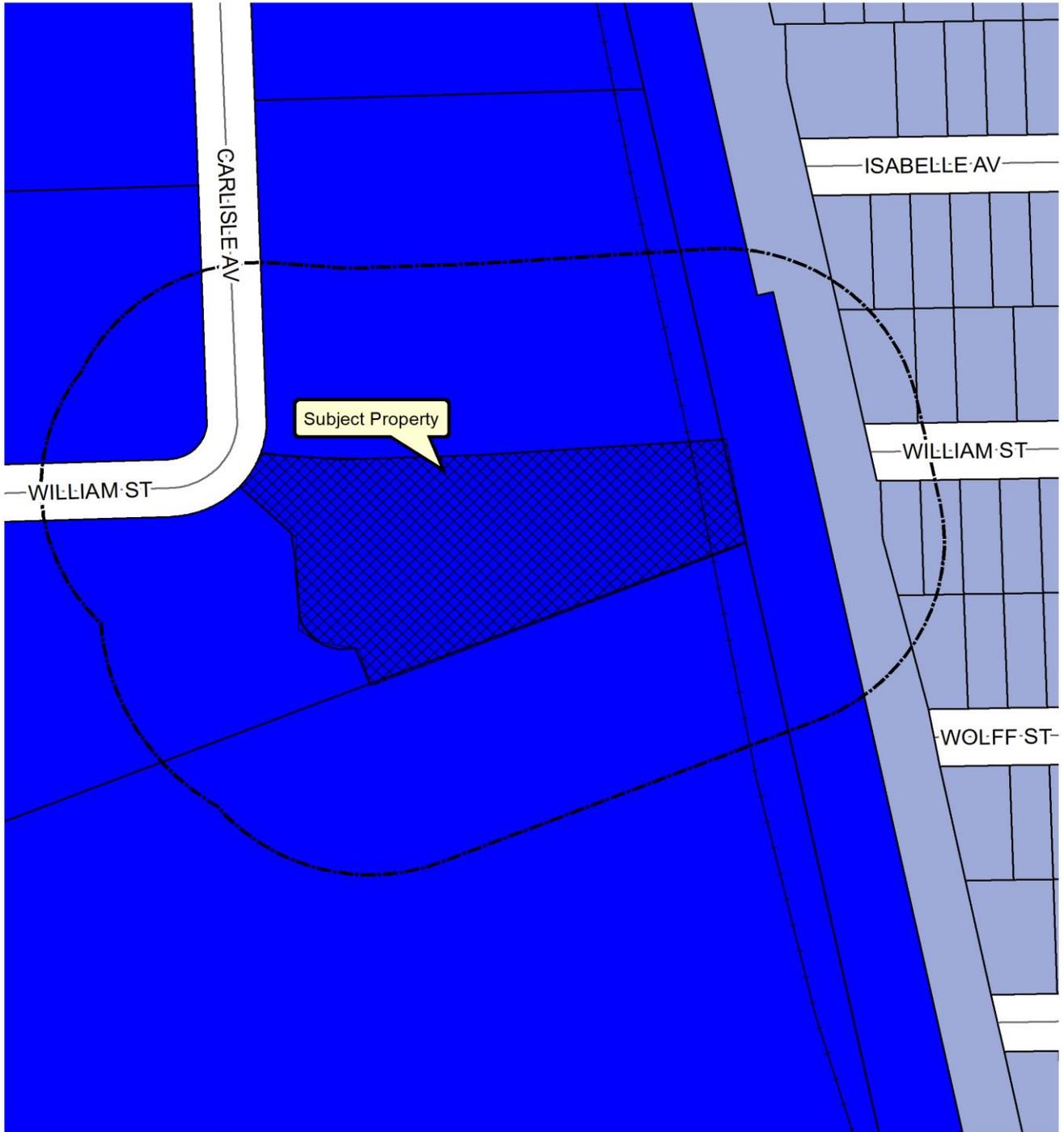


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



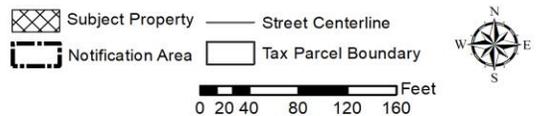


Conditional Use Request - 2723 Carlisle Avenue



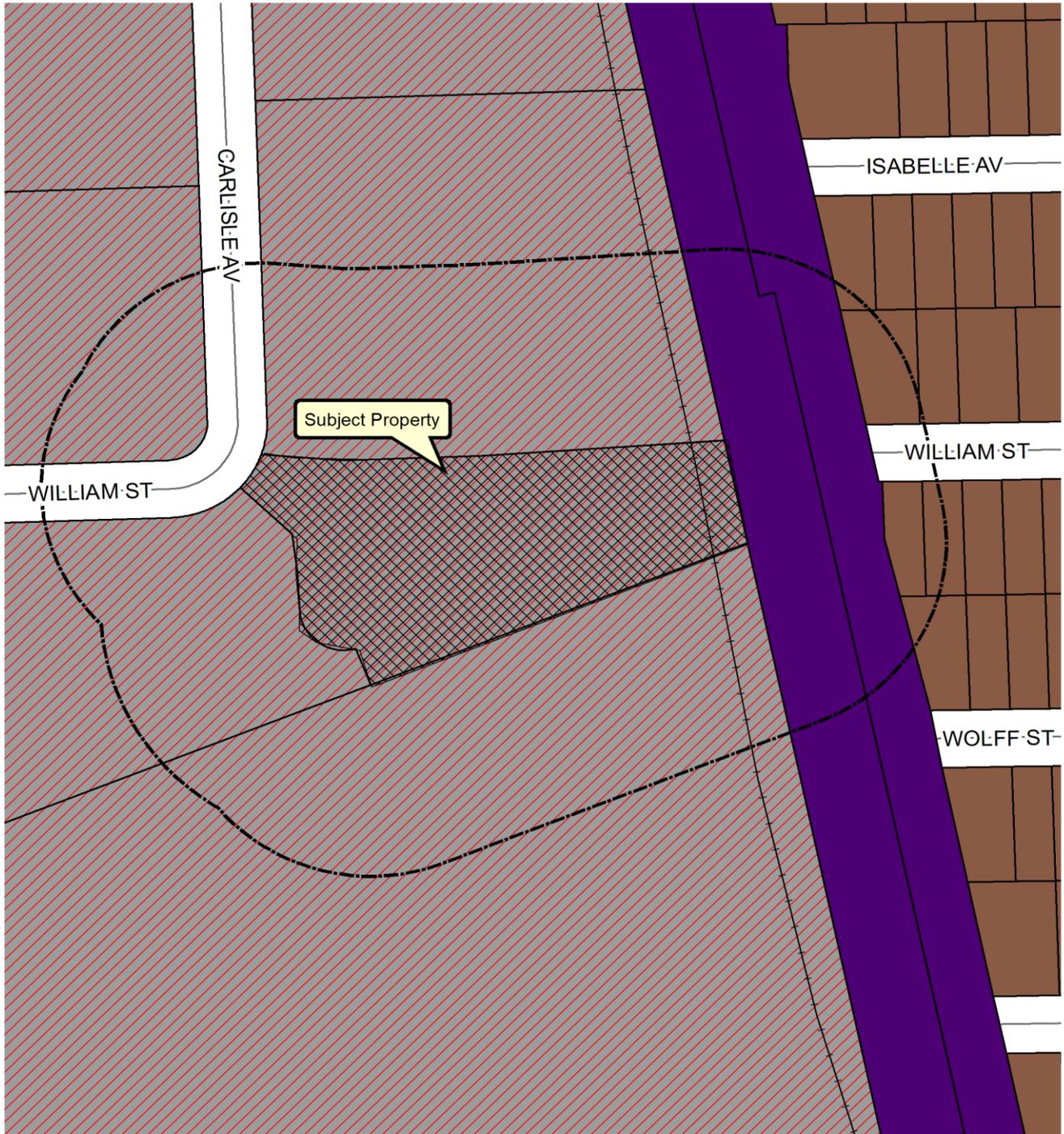
Zoning Designation

I-2 R-3





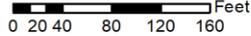
Conditional Use Request - 2723 Carlisle Avenue



Land Use Designation

- Industrial/Business Park
- High Density Residential
- Transportation, Communication and Utilities

Subject Property Street Centerline
Notification Area Tax Parcel Boundary



Site Photos



Looking (south and east) at subject property



Looking east across subject property



Looking west from subject property



Looking north along Carlisle Avenue



Looking east from rear of property



Looking west from rear of property