



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 11/14/2022

To: Mayor and 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: Jeff Hintz

Location: 6110, 6136, & 6300 Twenty-first Street

Applicant: Andrea Lorenz of Foth Infrastructure and Environment LLC Representing the City of Racine Department of Public Works

Property Owner: City of Racine

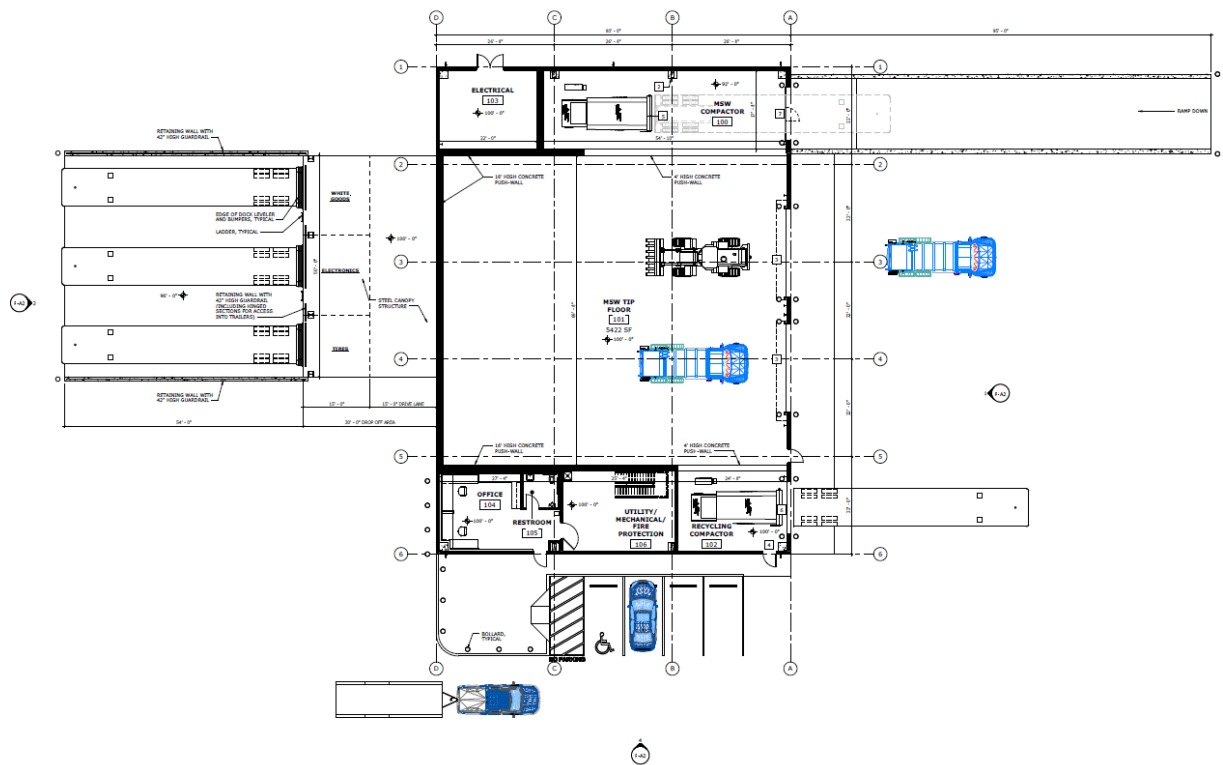
Request: Consideration of a conditional use permit to operate a licensed solid waste and recycling transfer station, located in a I-2 General Industrial Zone District as allowed in Section [114-588](#) of the Municipal Code.

BACKGROUND AND SUMMARY: The proposal is to have municipal solid waste and recycling disposal operations on the east side and a residential drop-off on the west side of a new building. The new building will be located on the west side of the existing parking lot. Municipal garbage trucks will bring trash to the building, then a front loader will lift the trash or recyclables and drop it into corresponding compactors which will then be put onto trucks to be taken to the appropriate facility or landfill.

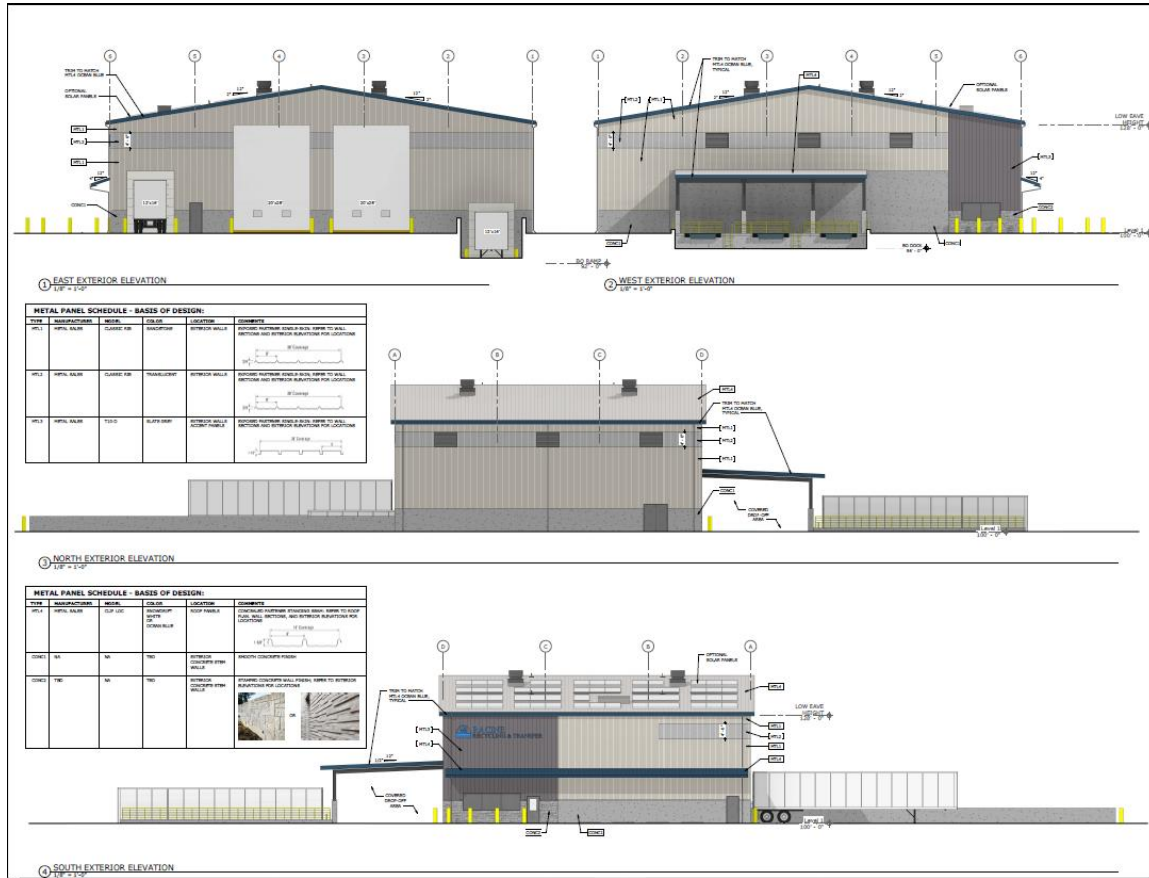
The Zoning Ordinance classifies electronic message signage as conditional use permits in the I-2 General Industrial Zone District if the location and operation meet the criteria specified in the ordinance (114-588).



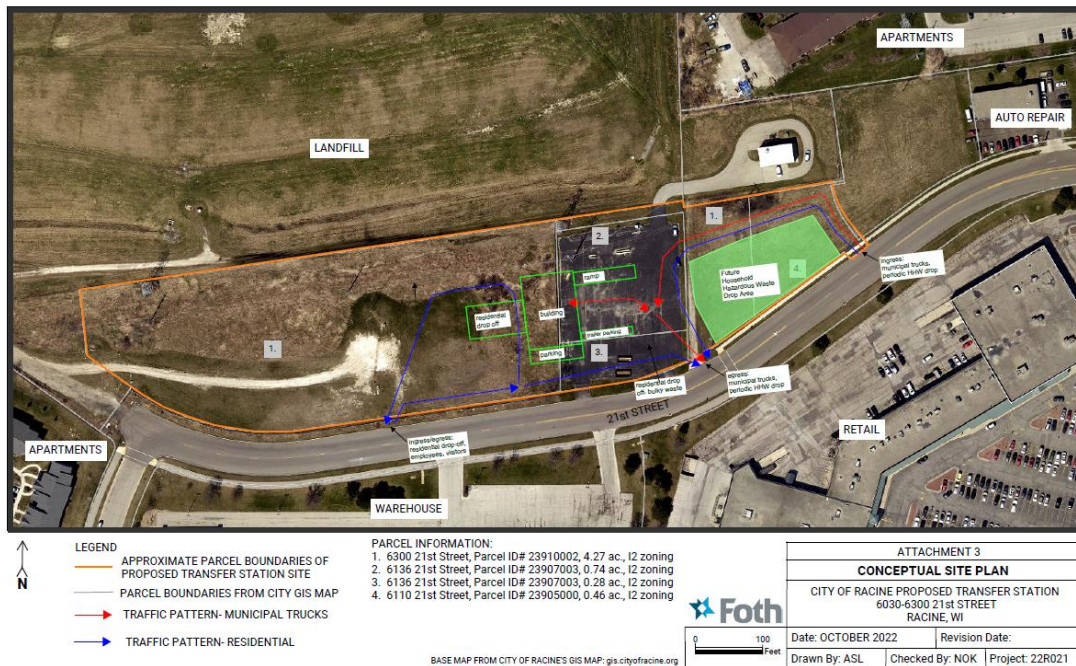
Birdseye view of the property, indicated in red

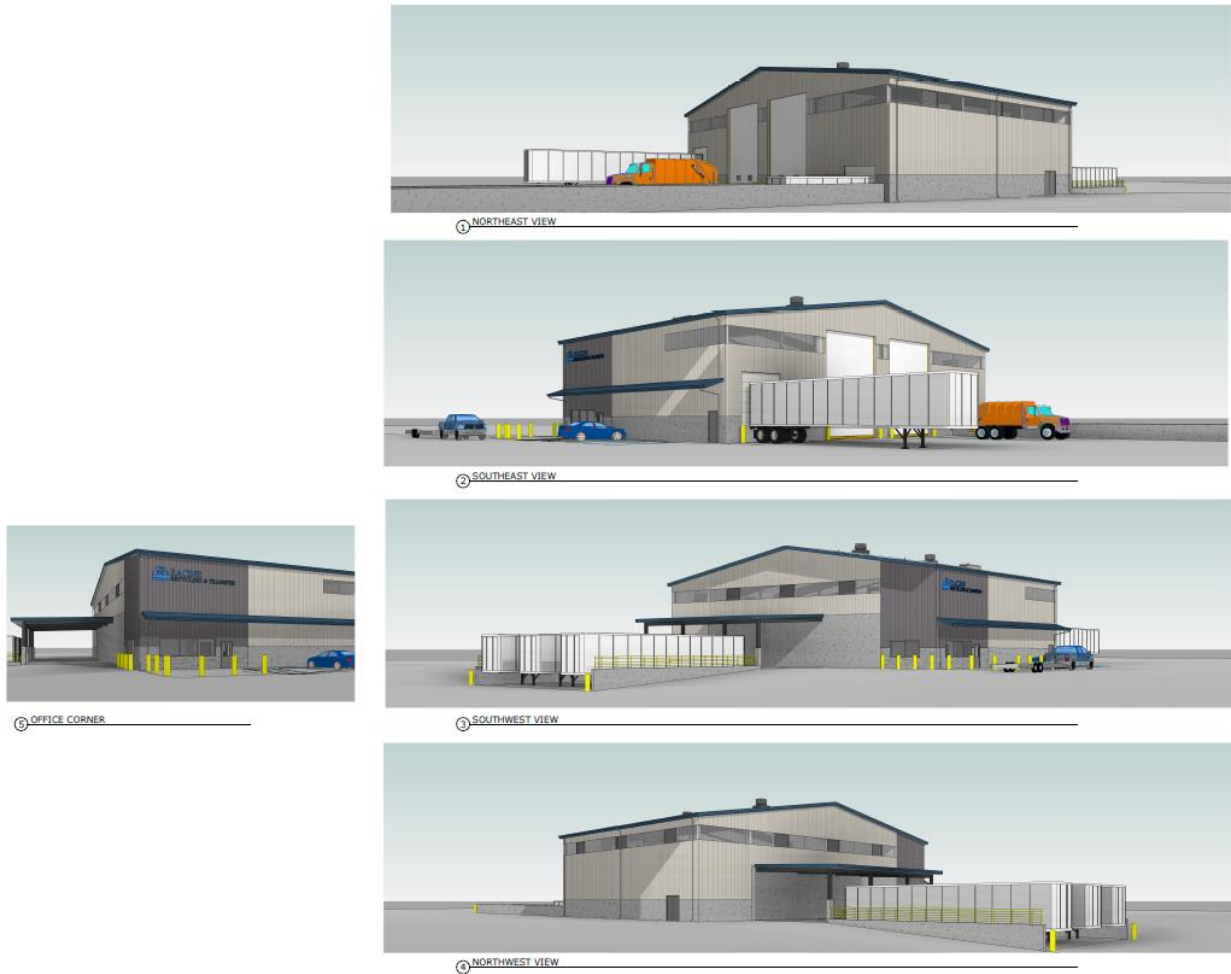


Floor Plan for the proposed building.



Exterior Elevations for the proposed building





Three dimensional renderings of the building

GENERAL INFORMATION

Parcel Number: 23910002, 23907003 and 23905000

Property Size: 250,430.796 square feet

Comprehensive Plan Map Designation: Commercial

Consistency with Adopted Plans:

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

- 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?: N/A

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: Vacant/Drop off Site

Surrounding Zoning and Land Uses:

North	I-2 General Industrial	Dump
East	B-2 Community Shopping	Oil change
South	I-2/FD General Industrial/Flex Development	Moving company
West	R-5 General Residence	Multi-Unit Residential

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): The new building complies with all bulk and lot standards.

Standard	Required	Provided
Lot Area	No minimum	250430.796 square feet
Lot Frontage	30 feet	1,170 feet
Floor Area Ratio	4.0 maximum	.03

Setbacks ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)): Nonresidential uses are not required to provided yards, except as required in 114-590.

Yard	Required
Front (North)	0 feet
Side (West)	0 feet
Side (East)	0 feet
Rear (South)	0 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): The design of the building complies with the design standards required by the code.

Sign Regulations (114-[Article X](#)): There is not currently a detailed sign plan. 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
Projecting/Wall/Freestanding	585	0	15 feet	0 feet
Total				

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

Use Type	Required	Provided
Transfer Station	4	
Total	4	4

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): There will remain some open greenspace around the site no specific landscaping has been proposed.

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 that does not direct radiation or glare onto adjacent properties.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): Any outdoor storage will comply with zoning requirements.

Engineering, Utilities and Access:

Access ([114-1151](#)): Ingress and egress are from a single drive entrance off of Twenty-first street and should be adequate to handle the proposed traffic. No changes are planned.

Surface drainage ([114-739](#) & Consult Engineering Dept.): The site will need to have a storm water management plan approved by the engineering department.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): Utilities in the area should be more that capable of handling the relatively small increase in utility use.

Exceptions to ordinance: No exceptions are required for the electronic signage to be installed where the existing changeable copy sign is installed.

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 transfer station will fill a need for the City by providing a way to deal with municipal waste once the existing landfill is closed. The way the building and site are designed should minimize any negative impacts that the use may provide. The location is in a relatively remote area surrounded by mostly other industrial uses and should not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

- 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 uses already established in the area are of similar character as the transfer station. The Kestral Hawk Landfill has been in the area for many years and any property that is in use today would have had the landfill nearby. This transfer station is not expected to be more intense of a use than the existing landfill and should not be injurious to the use of the properties around it.

- 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 area is mostly developed and most existing development in the area is also industrial or commercial. The Kestral Hawk landfill is already in the area and is a more intense use than the proposed transfer station. The establishment of this transfer station is not expected to detrimentally impact existing or future development in the area.

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

Staff Comments: All utilities and access roads are existing in the area and should be adequate in providing service to the proposed transfer station. A drainage plan will need to be approved while obtaining permits for the construction of the building and should facilitate all the required drainage facilities.

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: Proper ingress and egress is provided and should not impact traffic congestion in the public streets.

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 use of land, that can be readily linked by transportation systems and that utilize existing public utilities and service. This use locating here will be an efficient use of land to deal with the City's municipal waste.

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: The applicable sections of the zoning ordinance as they relate to this development are being met as required.

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.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM ANDREA LORENZ AUTHORIZED AGENT FOR THE CITY OF RACINE DEPARTMENT OF PUBLIC WORKS SEEKING A CONDITIONAL USE PERMIT TO OPERATE A TRANSFER STATION AT 6110, 6136, AND 6300 TWENTYFIRST STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning Heritage and Design Commission on November 14, 2022 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.

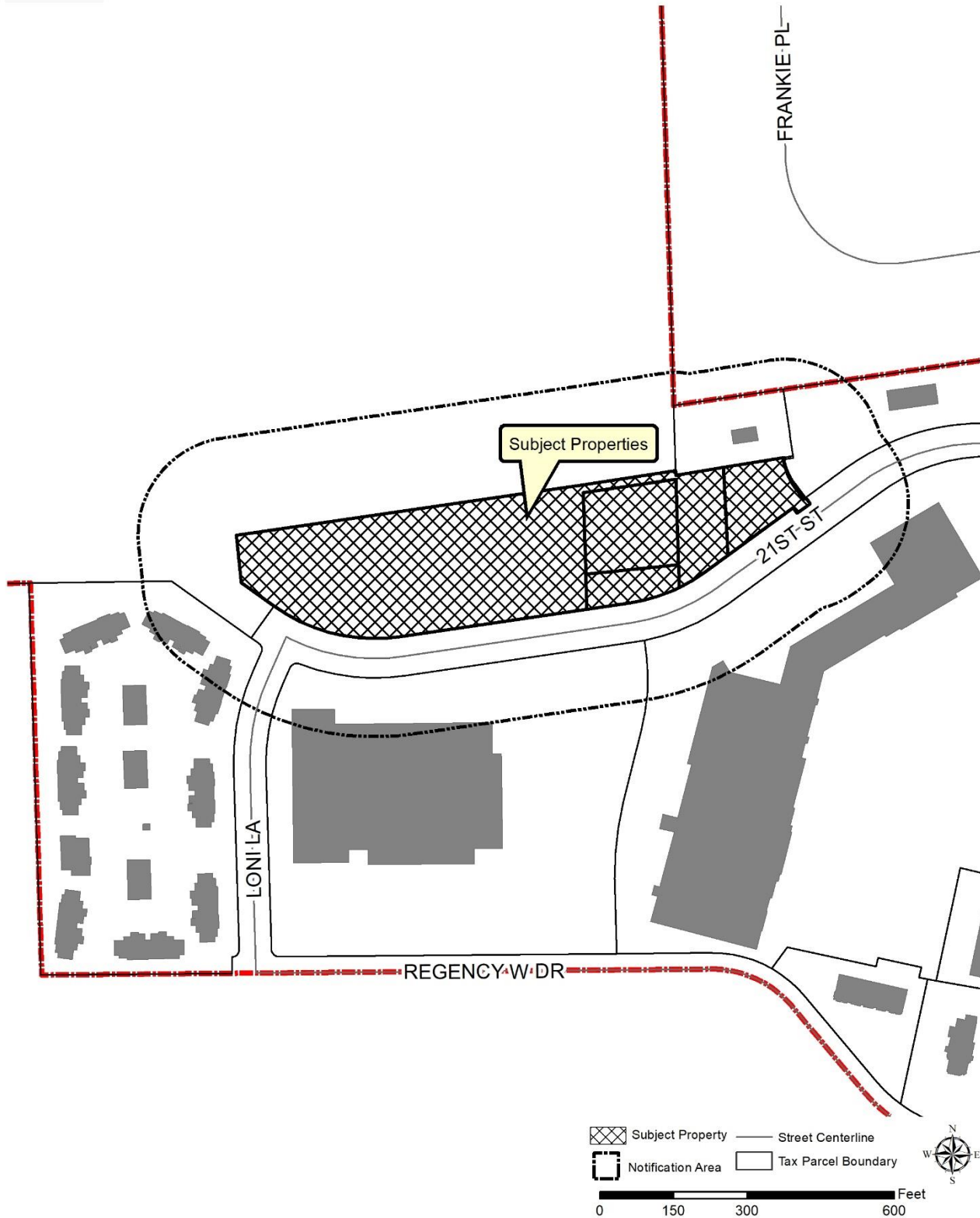
- c) That a signage plan detailing the exact size and design of proposed signage be approved by Planning Division staff before a sign permit is issued.
- d) That no major changes be made from the conditions of this permit without the approval of the Planning Heritage and Design Commission.
- e) That 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).

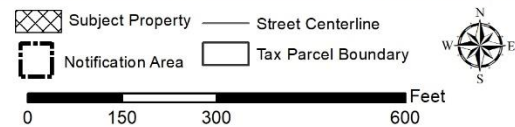
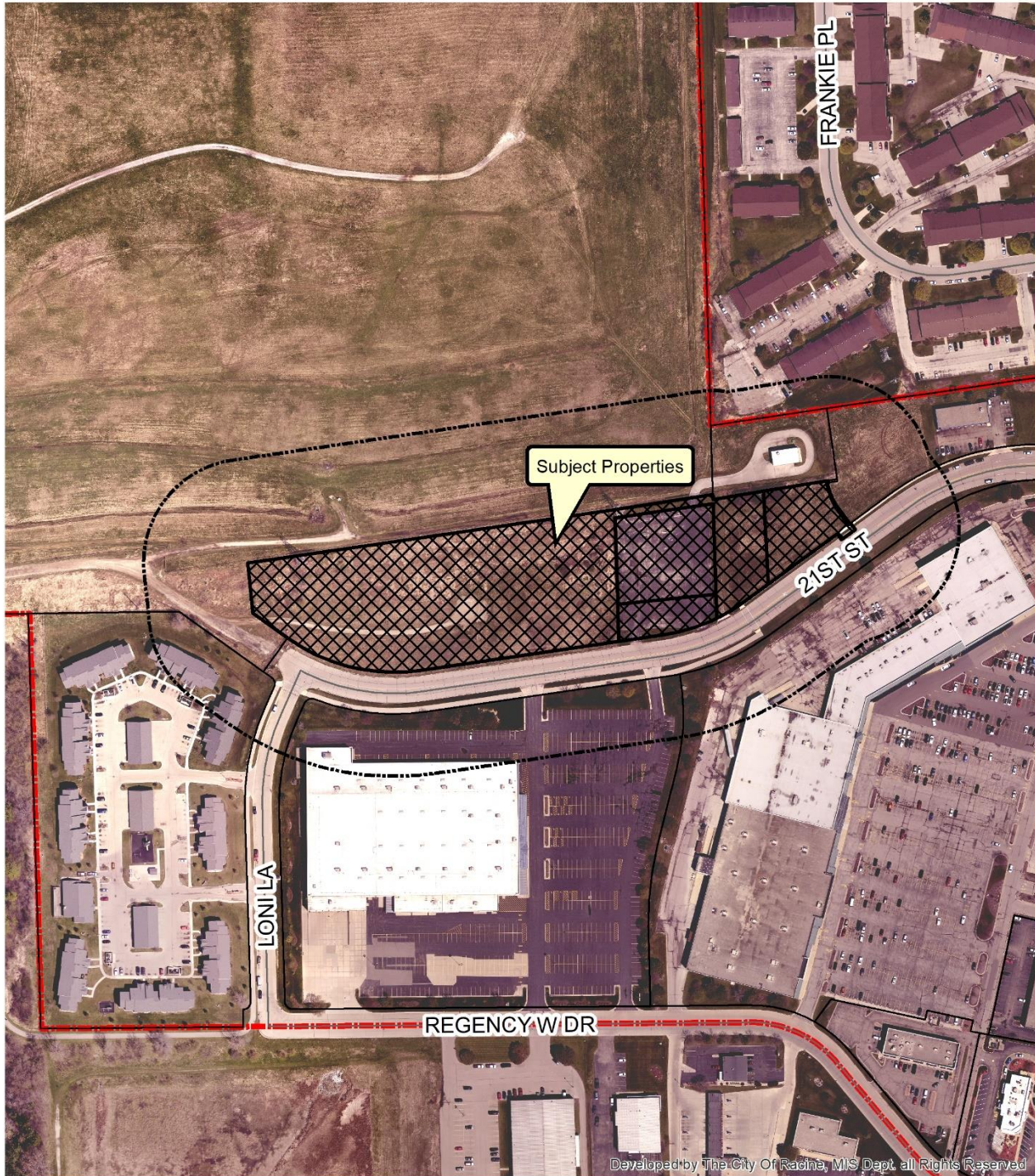


Conditional Use Request - 6300 21st St



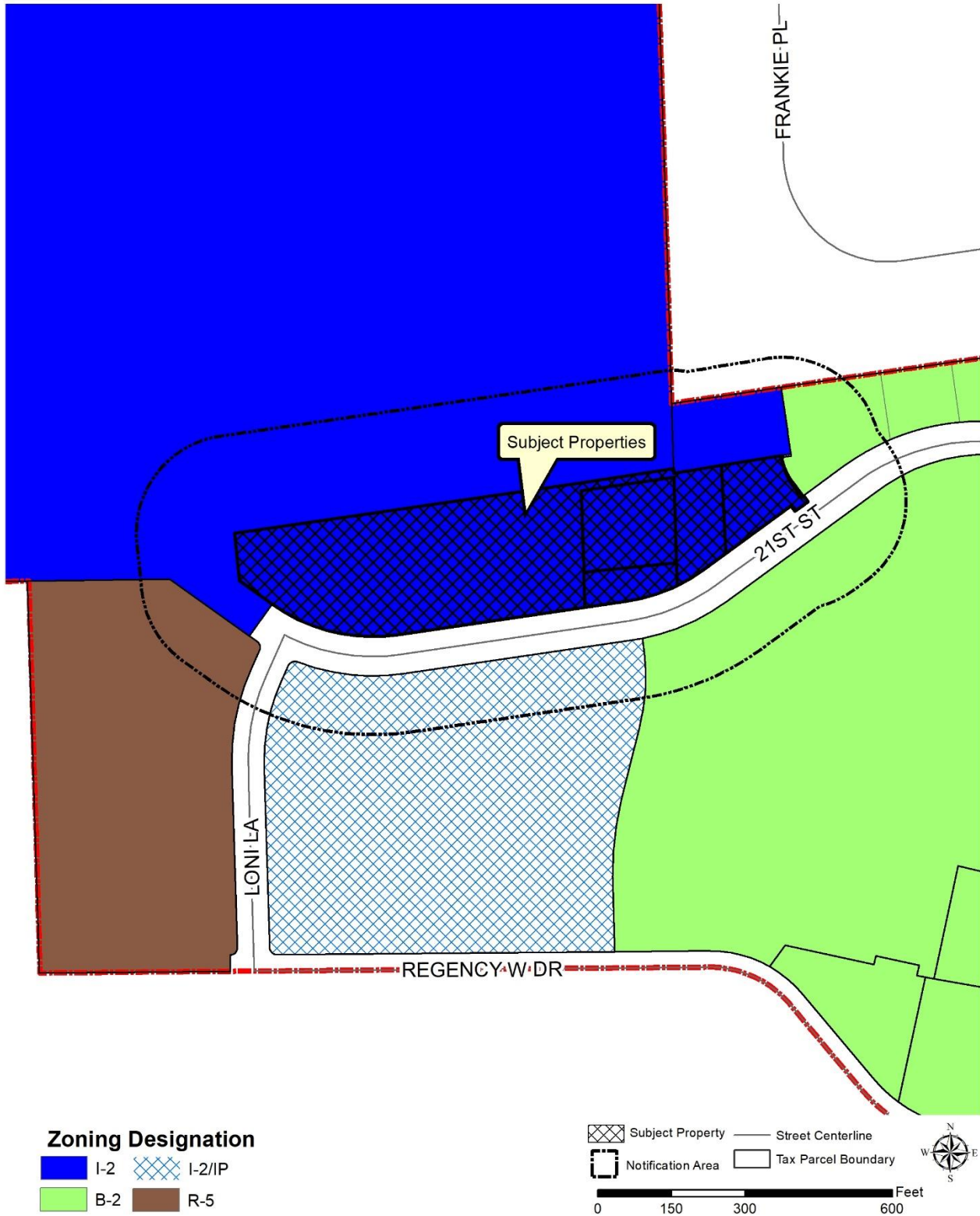


Conditional Use Request - 6300 21st St



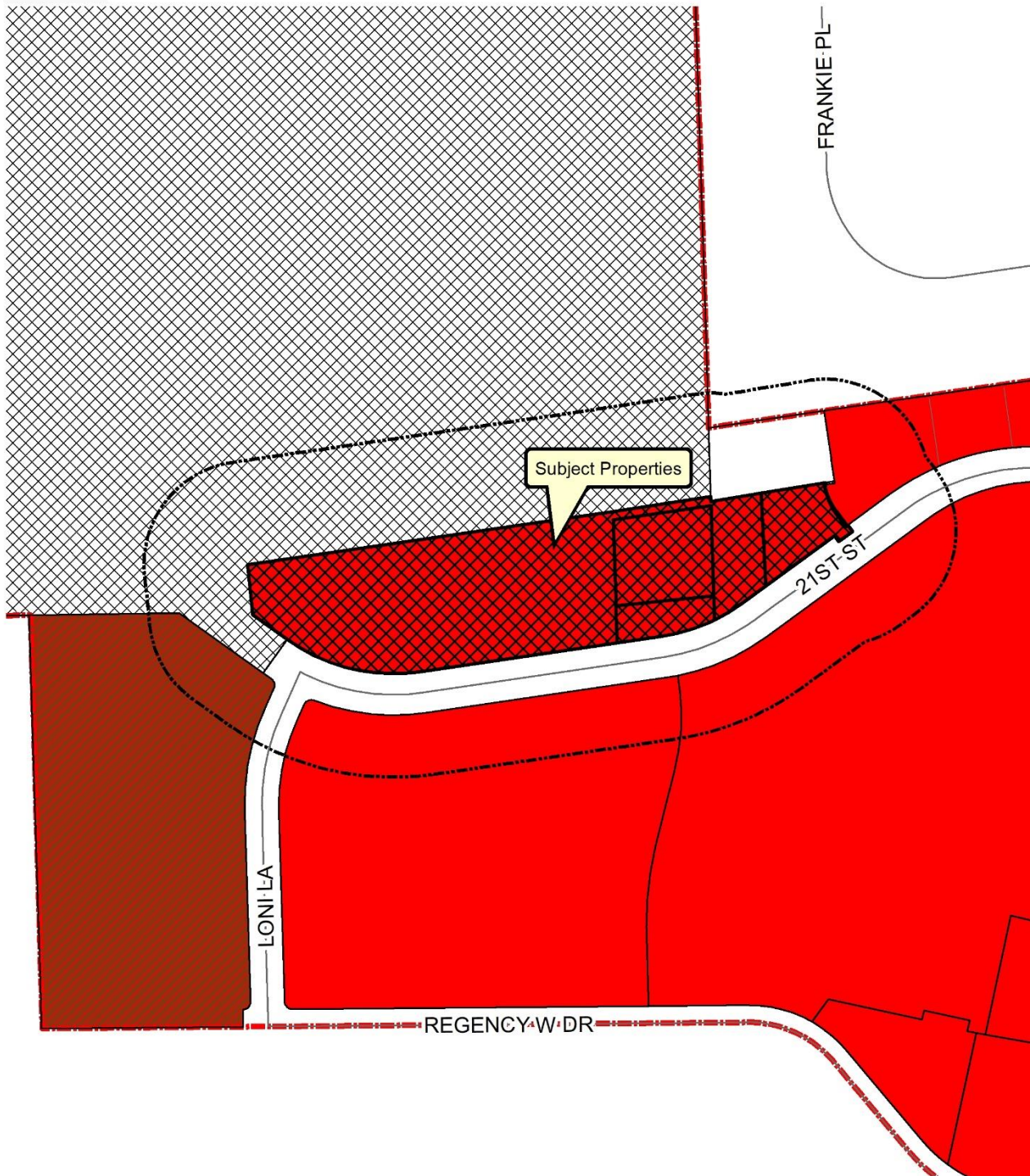


Conditional Use Request - 6300 21st St





Conditional Use Request - 6300 21st St



Land Use Designation

- Commercial
- Mixed Use - Commercial Emphasis
- Landfill

- Subject Property
 - Notification Area
 - Street Centerline
 - Tax Parcel Boundary
- 0 150 300 600 Feet
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- A north arrow pointing towards the top right of the page, with labels for North (N), South (S), East (E), and West (W).

Site Photos



Looking east down Twentyfirst Street



Looking west down Twentyfirst Street



Looking North at site



Looking south at neighboring property



Looking north from at the subject property



Looking east across existing parking lot