



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 10/16/2023

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: Steven Madsen

Location: 1409 Washington Avenue

Applicant: Dre-Kearra Hicks representing Uptown Adult Day Center

Property Owner: AJI Enterprises, LLC

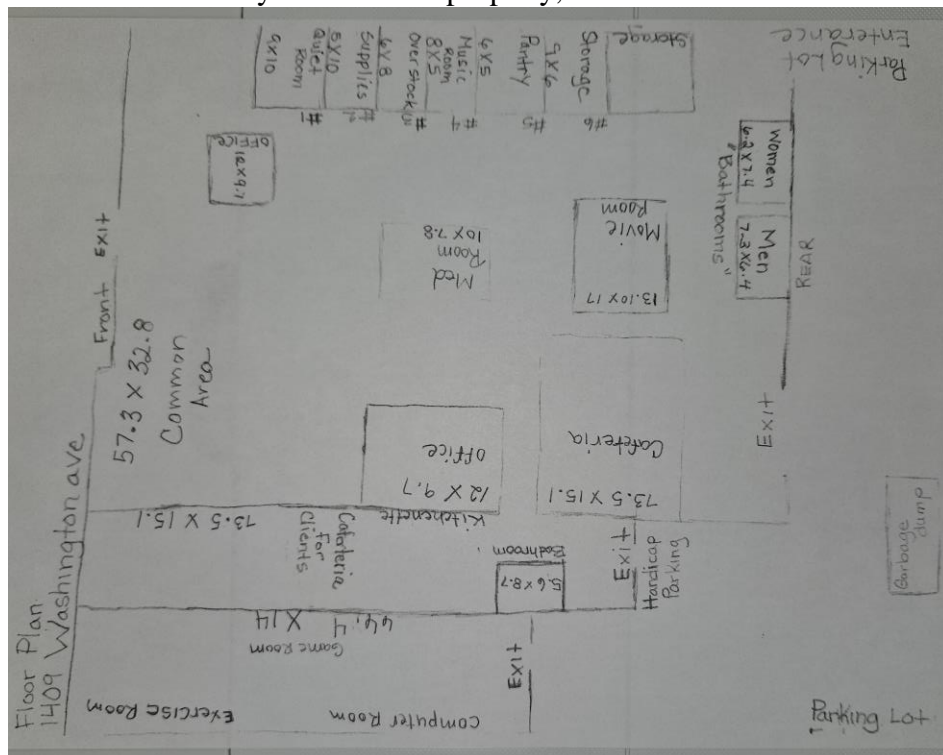
Request: Consideration of a conditional use permit for an adult daycare at 1409 Washington Avenue, which is located in a B-2 Community Shopping Zone District as allowed by Section [114-468](#) of the Municipal Code.

BACKGROUND AND SUMMARY: The application contemplates having an adult group daycare that would be open 6:30 a.m. – 6:30 p.m. Monday – Friday. The applicant proposal calls for having five staff members to supervise up to 40 adults. They want to provide professional quality health care and socialization to adults. All drop-off and pick-up is proposed to occur at the rear of the subject property.

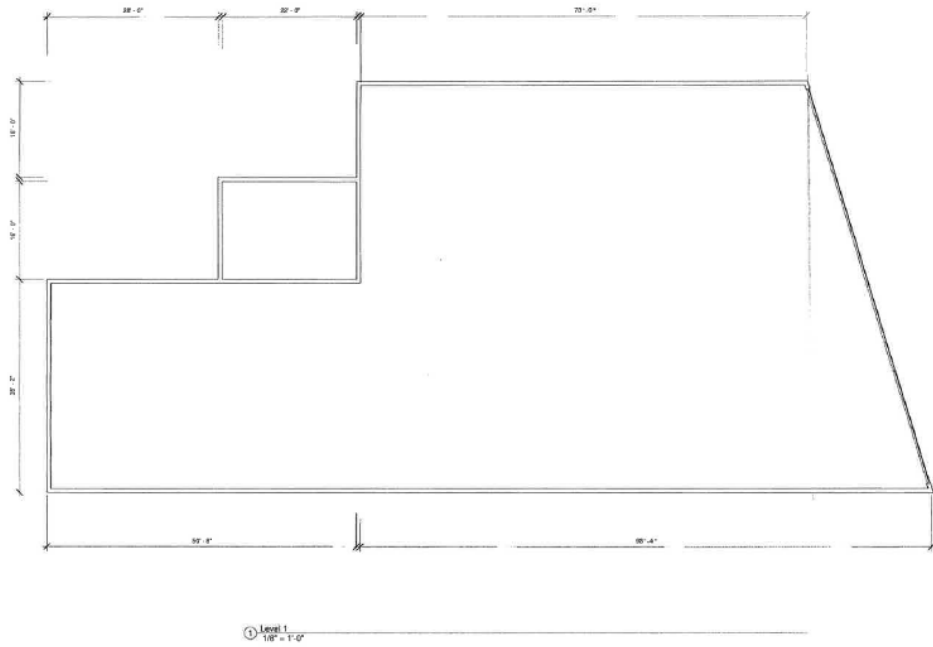
The Zoning Ordinance classifies an adult daycare as other business uses determined of the same general character as the uses permitted in the district is a conditional use in the B-2 Community Shopping Zone District (114-468).



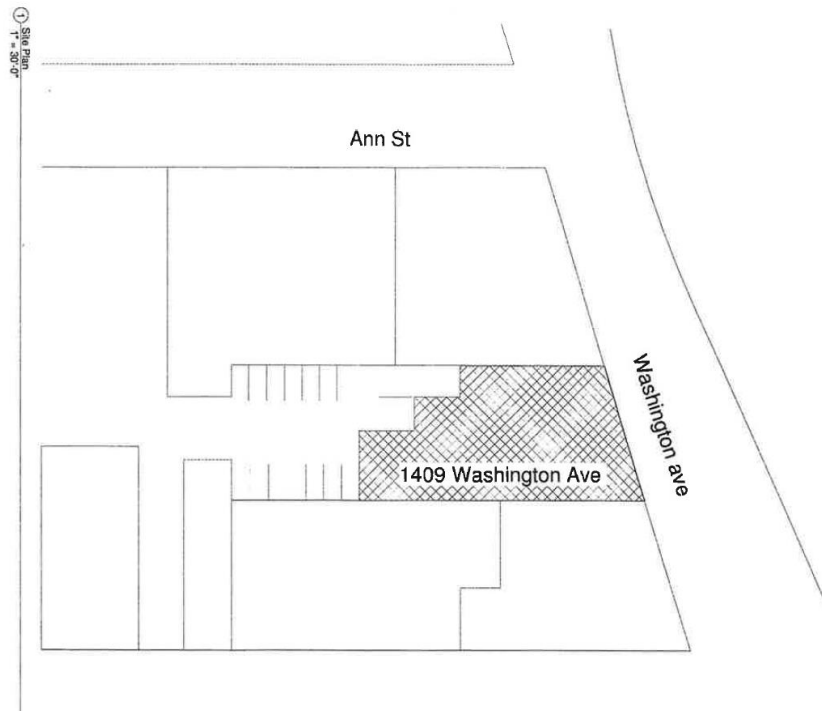
Birdseye view of the property, indicated in blue



Floor plan for proposed use.



To scale drawing of building space



General Site plan for entire parcel

GENERAL INFORMATION

Parcel Number: 09151000

Property Size: 12,284 square feet

Comprehensive Plan Map Designation: Mixed Use – Commercial Emphasis

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?: Uptown Corridor

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.

Proposed Zoning: No change proposed

Existing Land Use: Vacant

Surrounding Zoning and Land Uses:

North	B-2 Community Shopping	Mixed Use
East	B-2 Community Shopping	Mixed Use
South	B-2 Community Shopping	Parking lots
West	B-2 Community Shopping	Mixed Use

ANALYSIS:**Development Standards:**

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

Standard	Required	Provided
Lot Area	No minimum	12300 square feet
Lot Frontage	30 feet	72 feet
Floor Area Ratio	4.0 maximum	.60

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 (North)	0 feet	0 feet
Side (East)	0 feet	0 feet
Side (West)	0 feet	0 feet
Rear (South)	0 feet	56 feet

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

Sign Regulations (114-[Article X](#)): No sign plan was submitted with this application. Any changes to signs would be reviewed by Planning Division Staff. 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
None Proposed	144 sq. feet	0*	15 feet	NA
Total				

* Any proposed signage would need to be approved by Planning Division Staff.

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

Use Type	Required	Provided
Adult Daycare	0*	
Total	0*	13

*The commercial use that have existed in this building will certainly have required more parking than the 1/1000 square foot that would exist for adult day cares. This use would not be require to provide any parking.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): There are no planned changes to landscaping.

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](#)): There is an existing dumpster by the alleyway.

Engineering, Utilities and Access:

Access ([114-1151](#)): Ingress and egress is provided onto the site by an alleyway that connects to Ann St. and Junction Ave.

Surface drainage ([114-739](#) & Consult Engineering Dept.): No changes in the impervious surface are planned. If a paving permit were to be pulled the Engineering department would require a stormwater management plan.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): No changes to the usable space of the building are planned and there should be no increase on the use of utilities.

Exceptions to ordinance: No exceptions are required for this conditional use.

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 building was most recently used as a music store with rooms for music lessons to be conducted. This means the building would have had people be dropped off and picked up for these lessons on top of their retail use. This accompanied with the existing parking lot that allows for pick up and drop off to occur on-site would prevent this use from a detriment to the public; it will function similarly to other service operations in the community.

- 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: With all of the drop-off and pick-up area being out back in a private parking lot the major issue with this type of use should be mitigated. The conditions of approval should protect from any overcrowding that would exist. With the ability to contain the use to the private site, it should not be injurious to other property in the immediate vicinity. The proposed use will not be substantially different than other permitted uses in this zone district or the general area. It functions very much like an office where people come and go throughout the day.

- 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. Uptown is a long standing mixed use commercial corridor. It has seen all sorts and kinds of commercial uses throughout its long history. This use will put a currently vacant space back into use. The use should be completely contained within the site and should not impede the development of the surrounding mixed use properties.

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

Staff Comments: All utilities are already existing to the building and should be adequate. The proposed changes should not require any changes to the utilities in order to operate. This use with its private parking lot existing of public alleys should have adequate access for all clients and employees.

- 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: Ingress and egress will remain unchanged and is anticipated to provide enough space that those coming and going from the site will be off the surrounding streets and will not have to block the alleys.

- 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 the redevelopment or improvement of commercial properties. The establishment of this conditional use will allow for a higher use for the commercial property.

- 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. No exceptions from the Municipal Code are required for this development.

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 UPTOWN ADULT DAY CENTER SEEKING A CONDITIONAL USE PERMIT TO OPERATE AN ADULT DAY CARE AT 1409 WASHINGTON BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

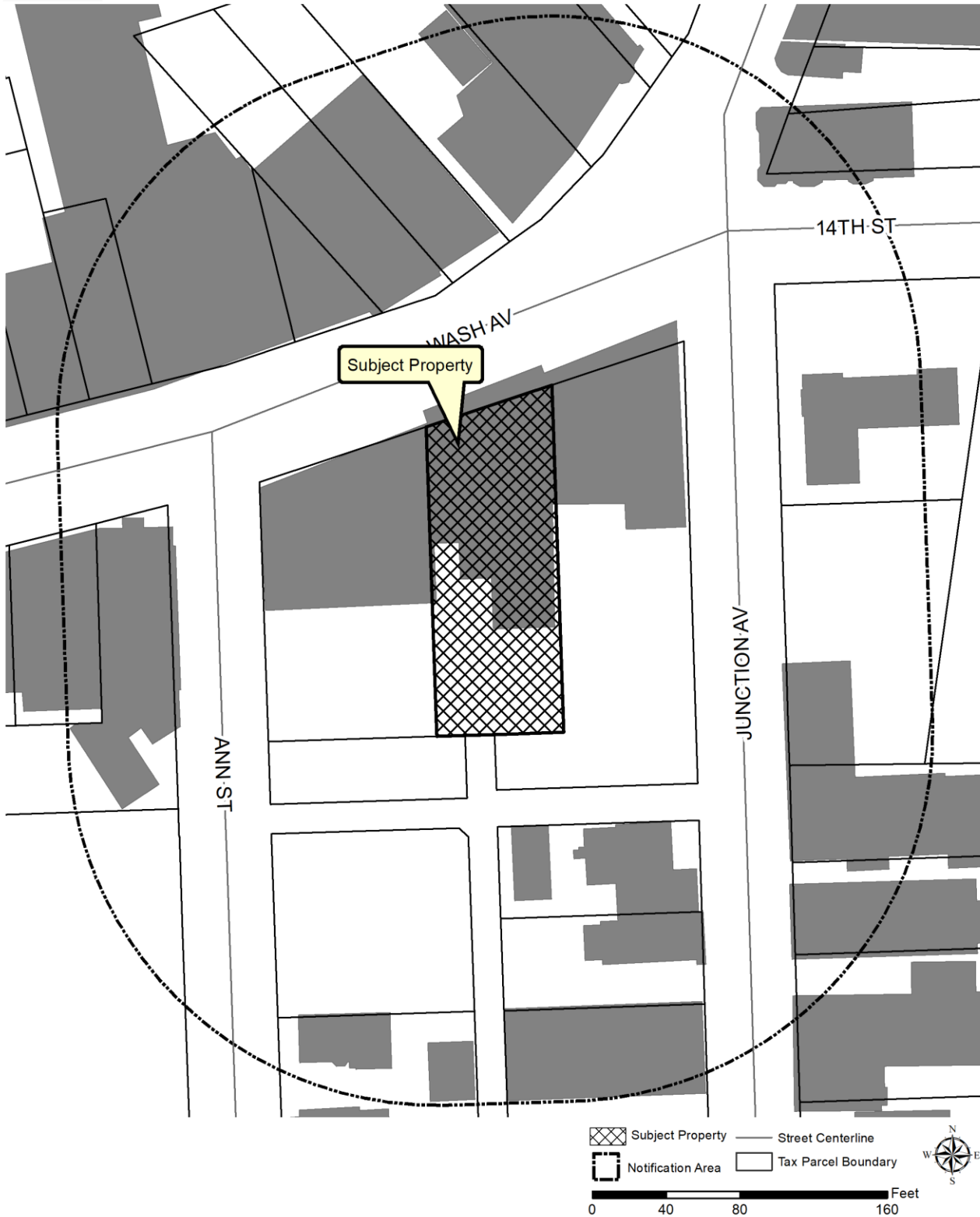
- a) That the plans presented to the Planning Heritage and Design Commission on October 16, 2023 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits and licenses be acquired.
- c) That any changes to signage be submitted to Planning Division staff for review before approval.
- d) Hours of operation are Monday thru Friday 6:30 am – 6:30pm
- e) That the occupant load for clients be no less than 200 square feet of usable floor space for each participant exclusive of passageways, bathrooms, lockers, office, storage areas, staff room, furnace rooms, and parts of rooms occupied by stationary equipment. Which would allow a max of 35 clients.
- f) That no drop off or pickup be conducted in the public right-of-way.
- g) That no minor changes be made from the conditions of this permit without approval of the Department of City Development and no major changes be made without 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) 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 - 1409 Washington Avenue

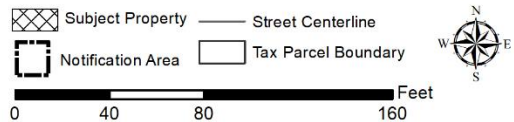




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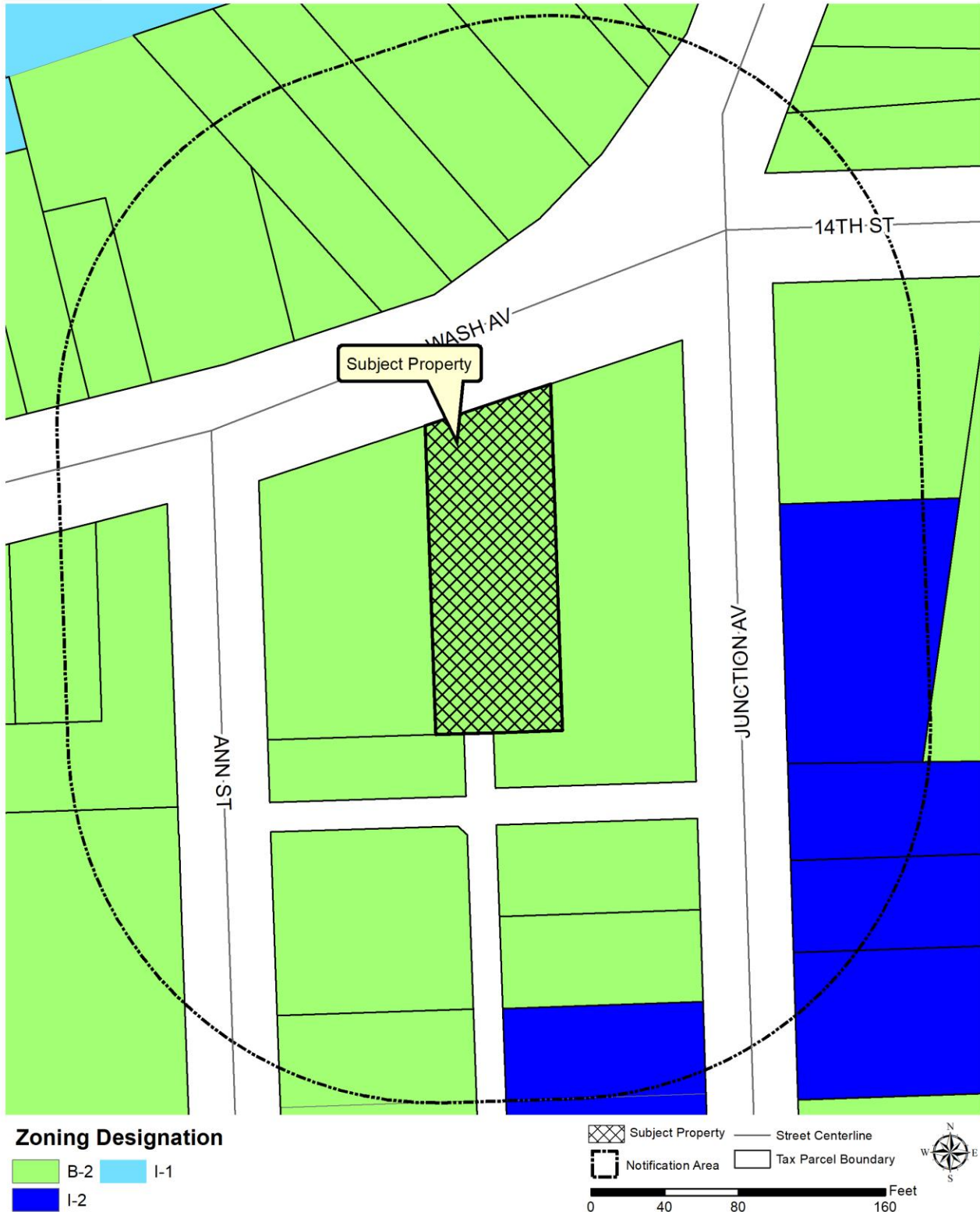


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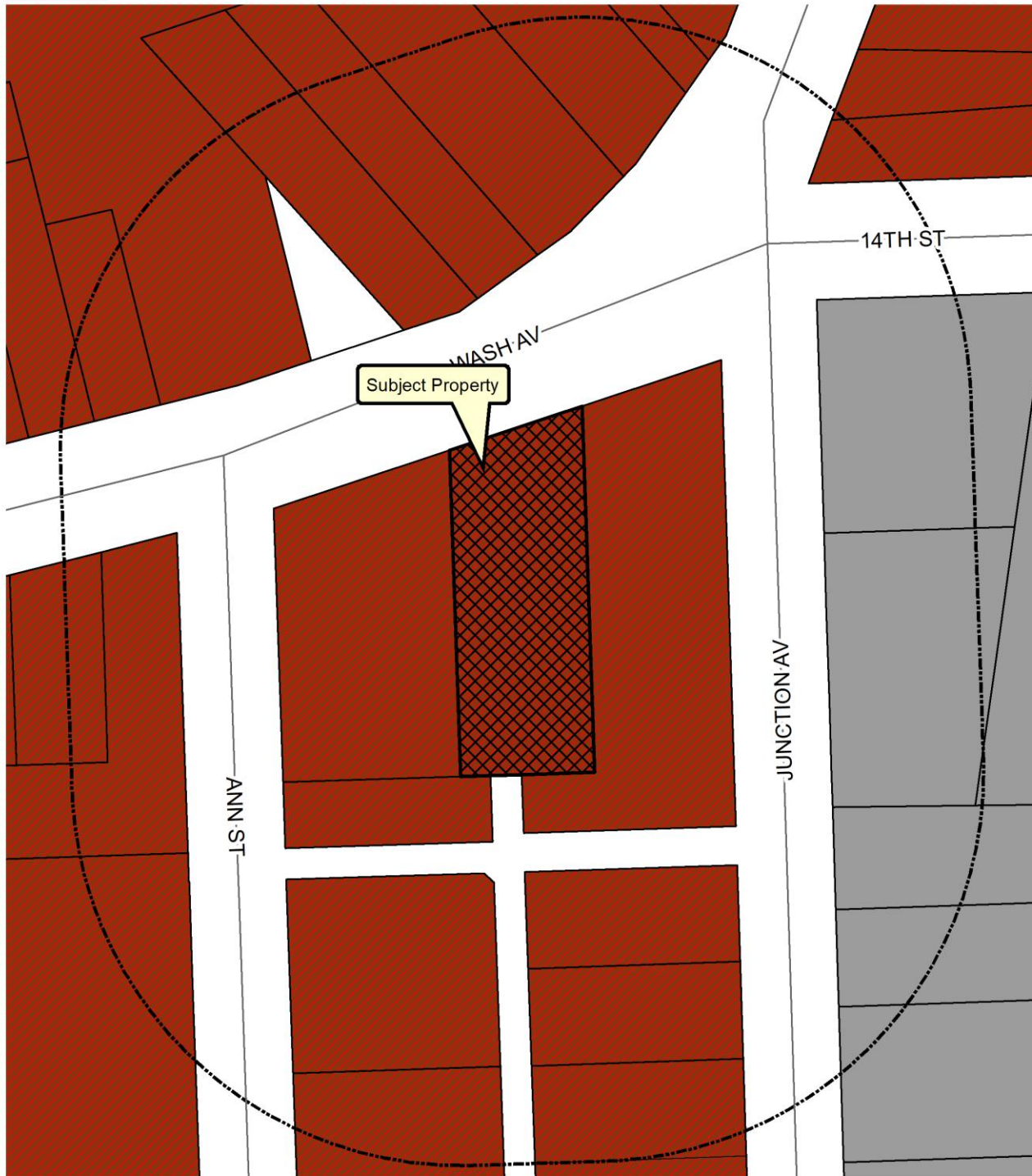


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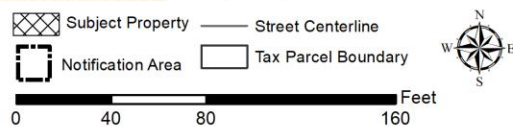


Conditional Use Permit - 1409 Washington Avenue



Land Use Designation

- Mixed Use - Commercial Emphasis
- Industrial



Site Photos



Looking North at rear of Site



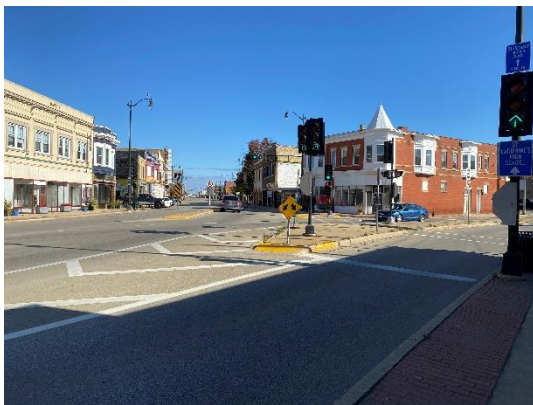
Looking South at front of site



Looking West at alley/neighbor



Looking East at alley/neighbor



Looking Northeast down Washington



Looking West down Washington