



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 6/16/2025

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: Michelle Cook

Location: 3340 Douglas Avenue

Applicant: Scott Dooley

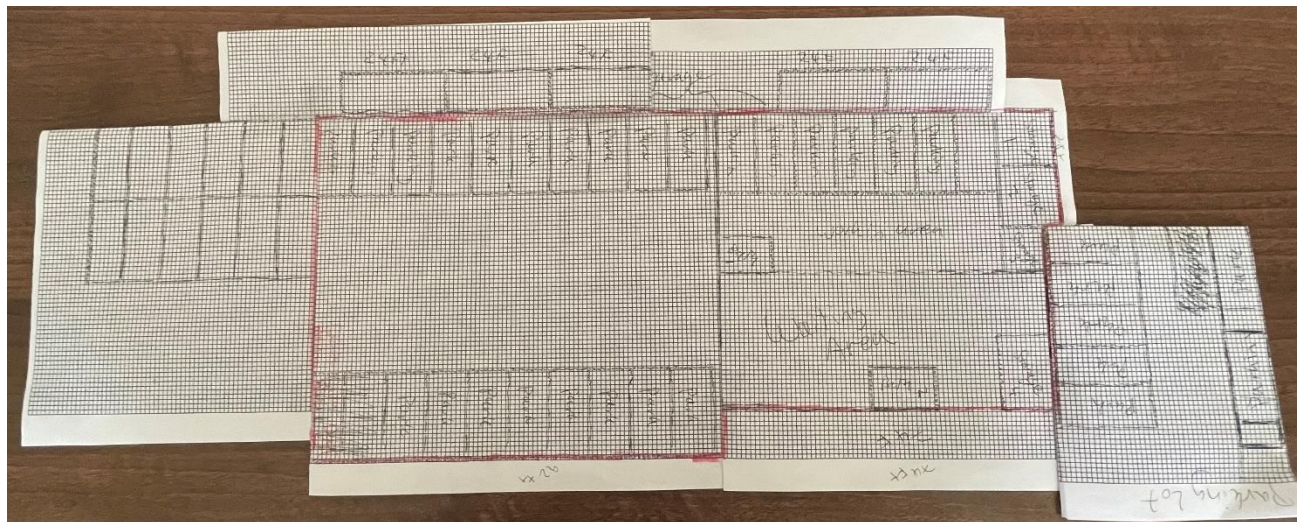
Property Owner: Mario and Rosetta DeRango Revokable Trust

Request: Consideration of a request for a conditional use permit at 3340 Douglas Ave, as allowed by Sec. 114-468 of the Municipal Code to operate as a garage for storage, repair, and servicing of motor vehicles as well as a used car dealership.

BACKGROUND AND SUMMARY: The applicant is asking for a conditional use permit at 3340 Douglas Ave to be able to operate a garage for storage, repair, and servicing of vehicles as well as a used car dealership. The site has existing infrastructure to meet the code within a community shopping district and this site meets parking requirements. The site will operate as an auto mechanic for standard repairs and diagnostics (e.g. oil changes, brakes, engine checks). No long-term vehicle storage is planned. The hours of operation proposed are Monday to Friday 9:00 a.m. – 8:00 p.m.; Saturday 9:00 a.m. – 5:00 p.m.; and closed on Sundays.



Birdseye view of the property, outlined in blue. North is to the right.



Site plan submitted by the applicant. North is to the right.

GENERAL INFORMATION

Parcel Number: [276000021218001](#)

Property Size: 36,916.85 Square Feet (GIS)

Comprehensive Plan Map Designation: Commercial

Consistency with Adopted Plans:

The [Racine Comprehensive Plan](#) states in its land use goals

- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.

Corridor or Special Design District: Douglas Avenue 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.

Existing Land Use: Vacant

Surrounding Zoning and Land Uses:

North	B-2 Community Shopping	Drive-thru
East	B-2 Community Shopping	Daycare
South	B-2 Community Shopping	Bar and drive-thru
West	B-2 Community Shopping	Railroad

ANALYSIS:

Development Standards:

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

Standard	Required	Provided
Lot Area	0	36,939 square feet
Lot Frontage	0	156 feet
Floor Area Ratio	4.0	.39

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 (East)	0 feet	93 feet
Side (North)	0 feet	69 feet
Side (South)	0 feet	0 feet
Rear (West)	0 feet	6 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): No new buildings are being proposed. The building on the parcel complies with the requirements of 114.735.5.b.1.

Sign Regulations (114-[Article X](#)): Detail on signage is not submitted with this request. Signage for the property may not exceed 156 square feet based on the current development standards.

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

Use Type	Required	Provided
Automobile Repair	5/1,000 sq. ft. gross floor area ½,000 sq. ft. of gross land area	
Total	*24	56

*The building design includes enclosed parking within the structure itself. However, the parking spaces located inside the building are not counted toward meeting the required minimum parking standards.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): The site is almost entirely built out and there are no proposed changes to landscaping and screening.

Outdoor lighting, signs ([114-Sec. 742](#)): The current 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](#)): The storage for trash and rubbish on the property conforms to the requirements of the code.

Engineering, Utilities and Access:

Access ([114-1151](#)): Access is available off of Douglas Avenue and an easement off of South Street.

Surface drainage ([114-739](#) & Consult Engineering Dept.): There are no changes being proposed. Any changes would have to be reviewed by the Engineering Department.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): There will be no changes to existing designs. The property conforms to the requirements of the code.

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 Planning, Heritage, and Design 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 use of a currently vacant property for an auto repair and sales facility is not expected to endanger public health, safety, or general welfare. The site will be developed in accordance with all applicable building, zoning, and environmental regulations, ensuring that operations are conducted safely and responsibly. The improvement of the vacant property for a commercial use will enhance the appearance of 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 establishment of an auto repair and sales facility is not expected to be injurious to the surrounding area. The proposed use is consistent with the existing character and zoning of the surrounding properties, many of which are already commercial or industrial in nature. The majority of the operations will take place indoors and designated service areas and controlled access will ensure that the facility operates in a manner that minimizes noise, visual impacts, and traffic concerns.

- 3) The establishment of 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 developed with commercial uses, and it is anticipated that the proposed use will integrate well with the surrounding area without negatively affecting neighboring properties

or the general area. A vacant building not in use would be more of an impediment to the development and improvement of the surrounding property.

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

Staff Comments: The applicant is not proposing any changes to the access, utilities, or drainage for the site. The reuse of this site and existing building 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: This site has sufficient points of ingress and egress. The off-street parking spaces are adequate to accommodate the proposed use.

- 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 utilizing existing public utilities and services. The land use plan calls for this area to be commercial which is consistent with the use being proposed.

- 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: It is expected that this establishment will operate in accordance with the applicable regulations for this zone district. No exceptions are needed with this request and the proposed development is expected to fit with the mix of uses allowed to occur in the surrounding area.

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, subject to the consent of the applicant.
5. Defer with a continuance of the public hearing to a date certain, subject to the consent of the applicant.

STAFF RECOMMENDATION: THAT BASED ON THE FINDINGS OF FACT IN THIS REPORT, THE REQUEST FROM SCOTT DOOLEY SEEKING A CONDITIONAL USE PERMIT, TO ALLOW FOR AN AUTOMOBILE REPAIR FACILITY WITH AN ACCESSORY USED CAR DEALERSHIP AT 3340 DOUGLAS AVE, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

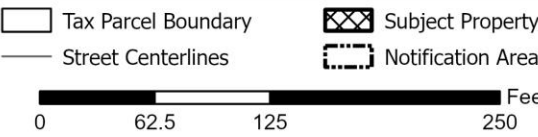
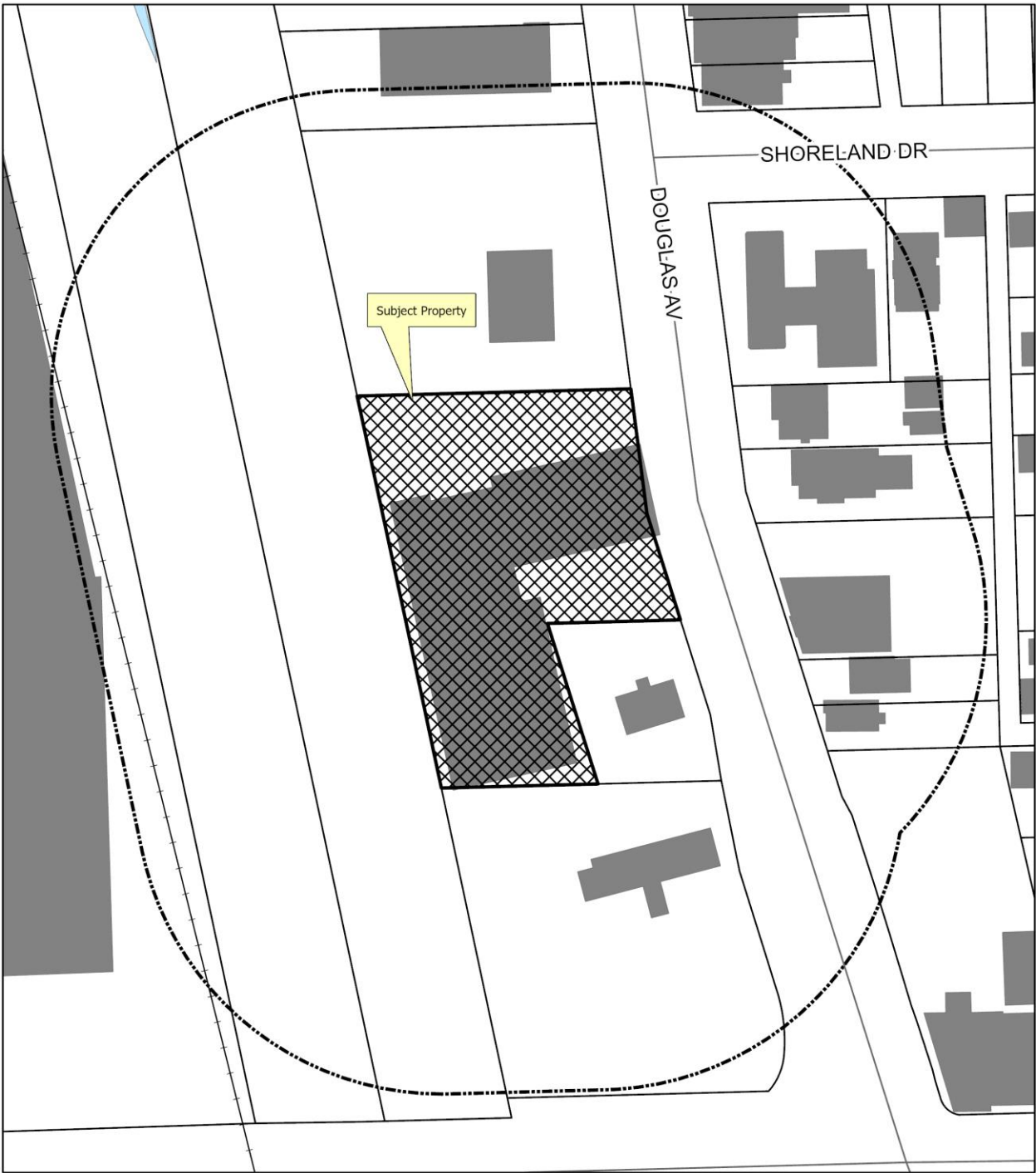
- a) That the plans presented to the Planning, Heritage and Design Commission on June 16, 2025, be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That a detailed sign plan be submitted to the Department of City Development for review and approval prior to the issuance of a sign permit.
- d) That no tires, car parts, or cars waiting for repair be stored outside.
- e) That the parking lot be restriped in accordance with Sec. 114-1150 of the Municipal Code.
- f) That there be no junk, inoperable vehicles or vehicles with expired tags be stored on site.
- g) That no major changes be made from the conditions of this permit without the approval of the Planning, Heritage and Design Commissions and no minor changes be made without the approval of the Department of City Development.
- 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).

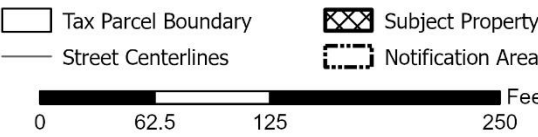
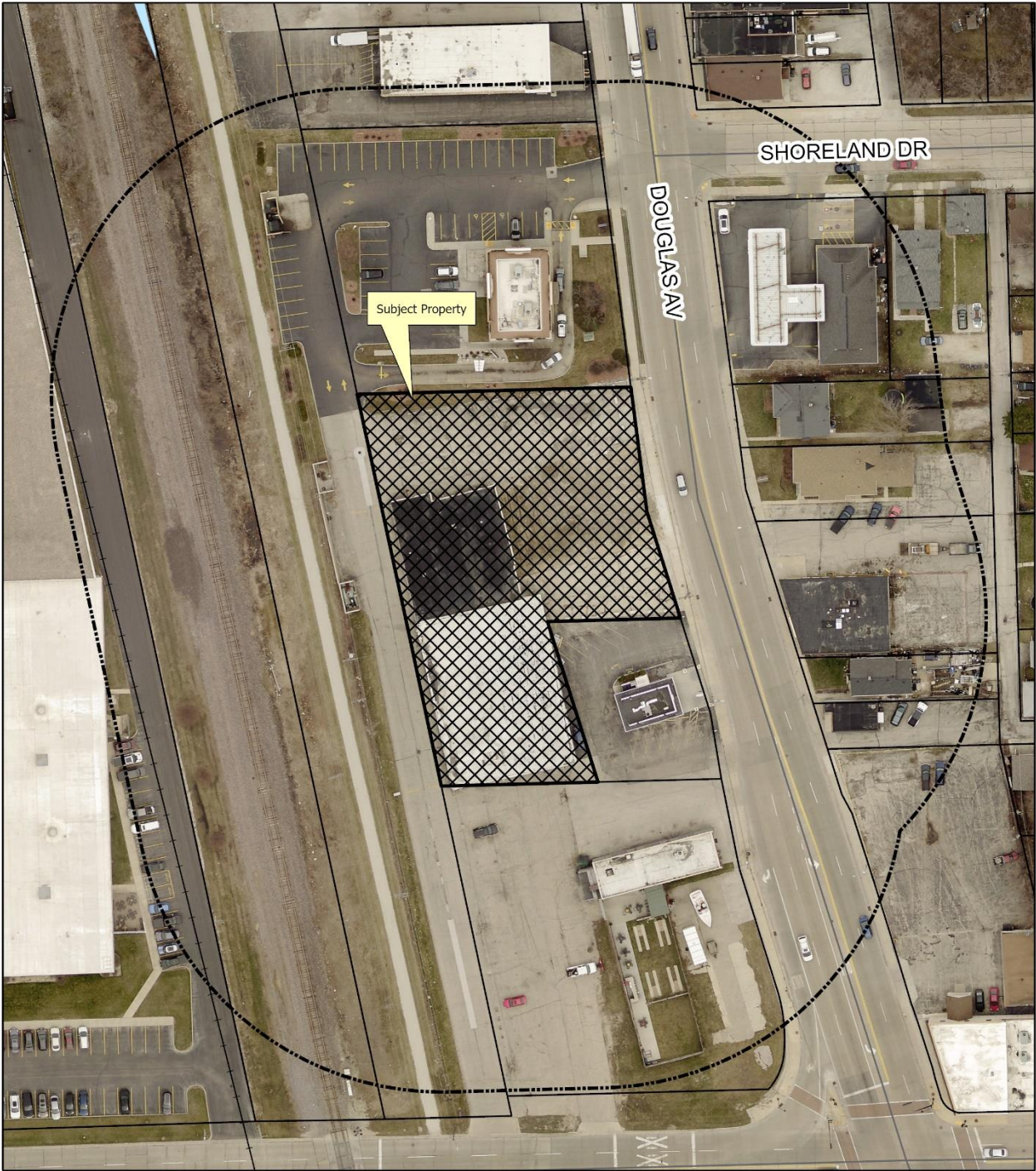


Conditional Use Permit - 3340 Douglas Ave





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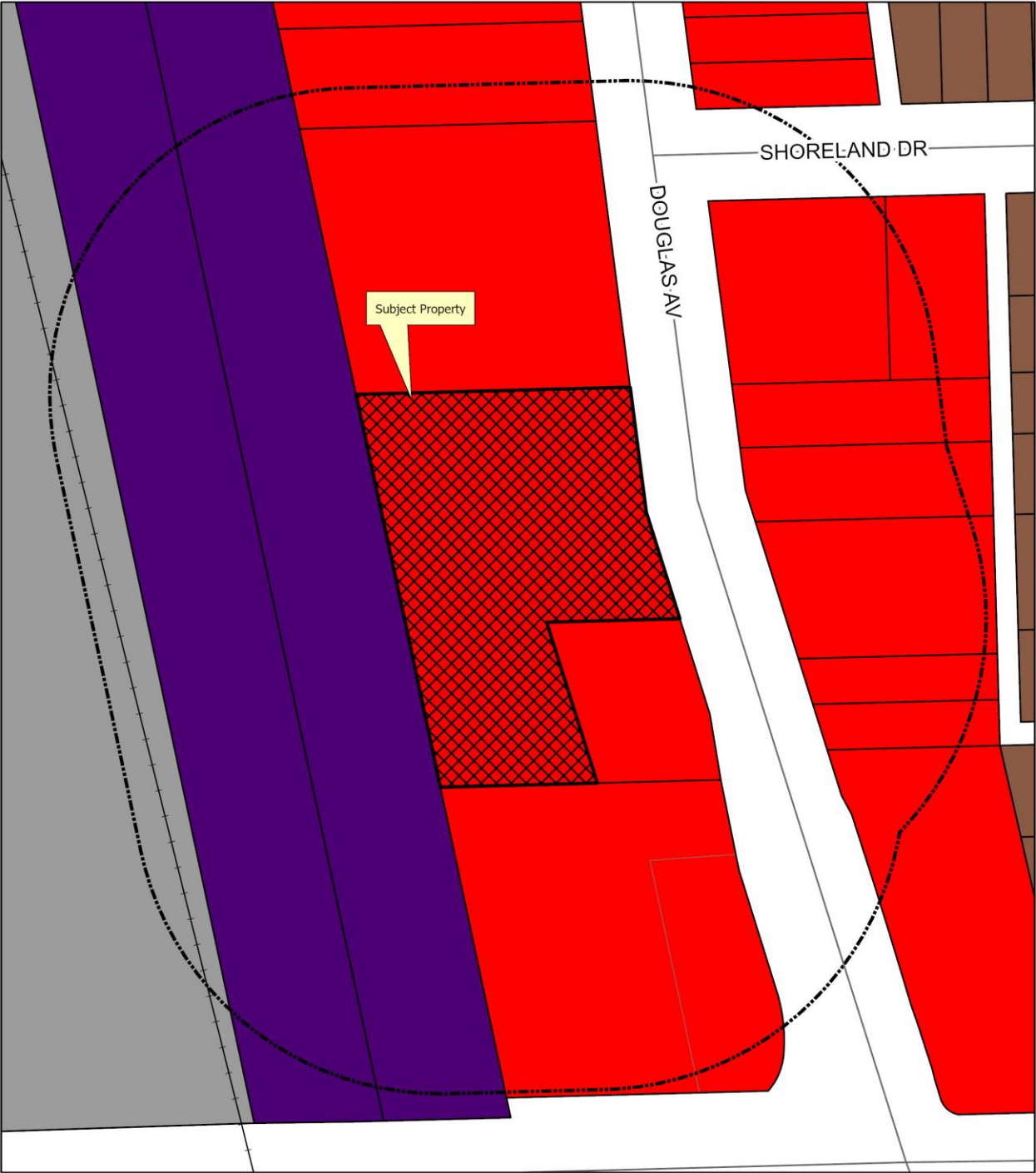


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Land Use Designation

Commercial	Transportation, Communication and Utilities
Industrial	High Density Residential

Tax Parcel Boundary
 Street Centerlines
 Subject Property
 Notification Area

0 62.5 125 250 Feet



Site Photos



Looking north at subject property



Looking south behind subject property



Looking southeast from subject property



Looking west behind subject property