



**CITY OF RACINE  
DEPARTMENT OF CITY DEVELOPMENT  
STAFF REPORT**

**Meeting Date:** 7/15/2024

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

**From:** City Development Department, Division of Planning and Redevelopment

**Division Manager:** Steven Madsen– (262) 636-9151 [steven.madsen@cityofracine.org](mailto:steven.madsen@cityofracine.org)

**Case Manager:** Steven Madsen

**Location:** 931 Carroll Street

**Applicant:** Kiernan – Laitinen Heating and A/C Inc.

**Property Owner:** Jon A. Laitinen

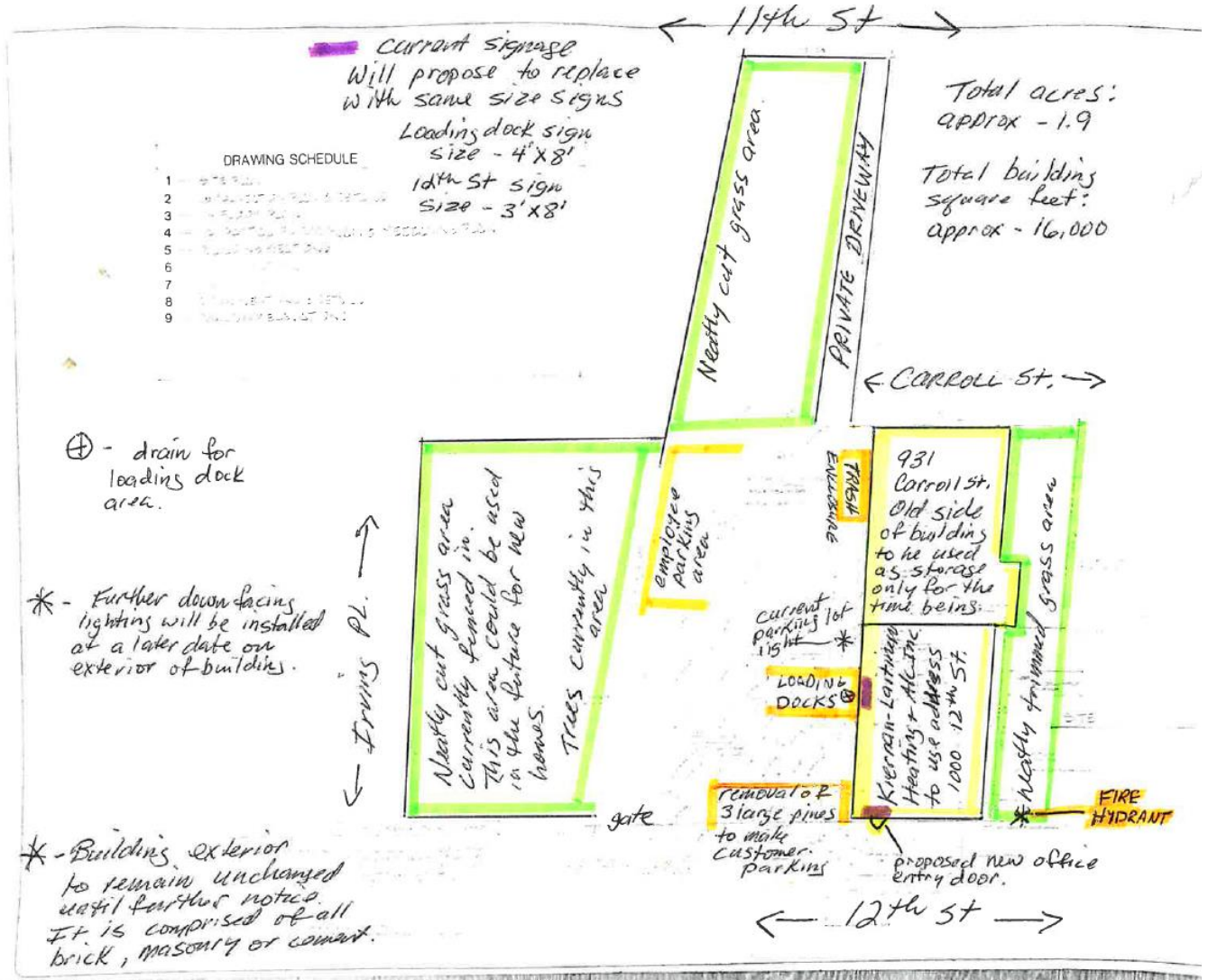
**Request:** Consideration of a request for a conditional use permit to operate a contractor office/yard at 931 Carroll Street, as allowed by Sec. 114-588 of the Municipal Code.

**BACKGROUND AND SUMMARY:** The application contemplates having a contractor's office/yard. The office will be open 8 a.m. – 5 p.m. Monday through Friday. They will have occasional Saturday hours during peak seasons (during really hot or cold weather).

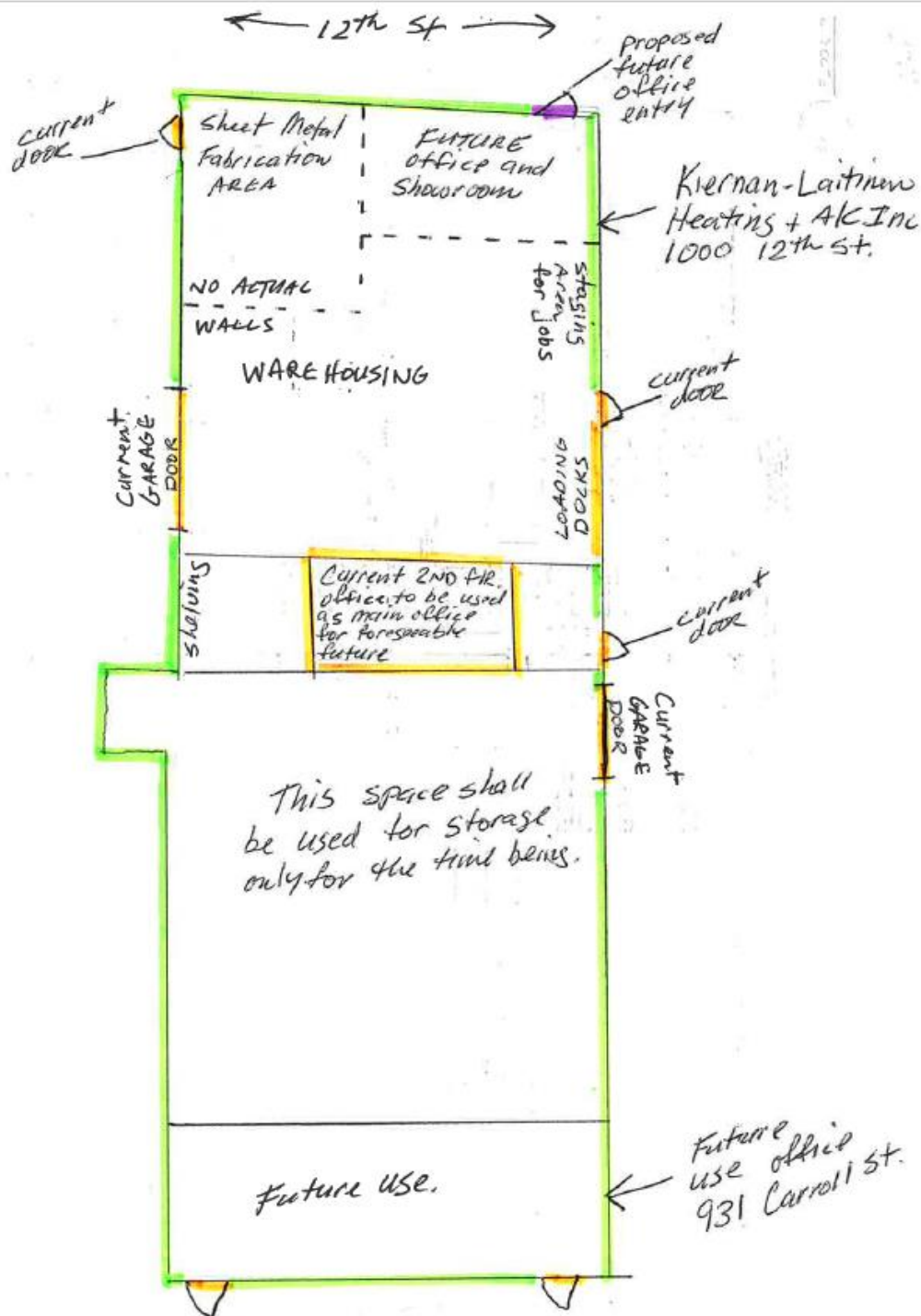
The Zoning Ordinance classifies contractor office or yard as permissible in the I-2 General Industrial Zone District upon the issuance of a conditional use permit (114-588).



Birdseye view of the property, indicated in blue, (north is up) (image from City Pictometry)



Proposed site plan North is up



Proposed floor plan/interior layout, north is up.



## GENERAL INFORMATION

**Parcel Number:** 08588000

**Property Size:** 65,253 square feet

**Comprehensive Plan Map Designation:** High Density Residential

### 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.
- 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:** Currently a mix of commercial uses.

### Surrounding Zoning and Land Uses:

<b>North</b>	R-5 General Residence	Garage
<b>East</b>	R-3 Limited General Residence	Single Unit Dwellings
<b>South</b>	R-3 Limited General Residence	Single Unit Dwellings
<b>West</b>	I-1 Restricted Industrial	Vacant

**Operations:** Their operations will mainly be off site at customers buildings. They will have their office hours during typical business hours, but also offer 24 hour service to customers. Technicians will take their work trucks home with them outside of typical business hours. The location will consist of the main office, showroom, fabrication shop and warehouse. There will be regular deliveries to the site during working hours, but they will not be by semi-trailers.

**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	65,253 square feet
Lot Frontage	30 feet	220 feet
Floor Area Ratio	4.0 maximum	.22

**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 (South)	0 feet	0 feet
Side (East)	0 feet	27 feet
Side (West)	0 feet	106 feet
Rear (North)	0 feet	0 feet

**Building design standards** (114-Secs. [735.5](#) & [736](#)): The building on the parcel complies with the requirements of 114.735.5.b.1. The request does not include any new buildings or modifications to the exterior of the existing building.

**Off-street parking and loading requirements** (114- [Article XI](#)) The proposed use requires the same parking as the previous use and would not be required to provide any additional parking.

Use Type	Required	Provided
Mixed use Commercial	0	0
Total	0	0

**Landscaping, screening and yard requirements** ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): This building is legal nonconforming with the screening requirements. It is not possible without the demolition and replacement of the structure to comply with these standards and it will not be required unless the building at a future date is to be replaced.

**Sign Regulations** (114-[Article X](#)): They plan on replacing the current signs with signs of the same size. Proposed signage would be 60 square feet well within what is allowed.

Sign Type	Allowable Sq. Ft.
Projecting/Wall	110 square feet
Total	110 square feet

**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 glare onto adjacent properties.

**Rubbish and trash storage** ([114-Article V](#) & [114-740](#)): There is a trash enclosure planned we would review the plans for it when changes are made to the site.

**Engineering, Utilities and Access:**

**Access** ([114-1151](#)): Vehicular access to the site is provided from 12<sup>th</sup> street and is adequate for the property.

**Surface drainage** ([114-739](#) & Consult Engineering Dept.): The proposal does not state that there will be any changes to the surfaces on the site. If there will be paving they may need a storm water management plan that would need to be approved by engineering.

**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 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 building has been some kind of industrial use for a long time. The most recent use was by Wisconsin Plating Works. The use of the property by the previous user would have been more intense when it comes to the structure than the proposed use. Having this property that is tucked way behind Carroll Street on 12<sup>th</sup> street should not endanger the public.

- 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: There currently exists some kind of green buffer between the structure and all the residential zones in the immediate vicinity. These spaces should prevent any negative impact this use would have on the enjoyment or property values of the surrounding neighborhood. Currently permissible uses under the code such as chemical manufacturing would be much more detrimental to the enjoyment and property values in the area.

- 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: Being down a hill from Irving place at the dead end of Carroll Street and a part of old rail road right-of-way separates this location from the neighborhood at large. Being relatively divided from the rest of the neighborhood will insure this use will not impede the normal or orderly development of any of the nearby properties.

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

Staff Comments: The utilities are more than adequate for the proposed use.

- 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: Having the technicians come and go from the site will not add enough traffic to cause any kind of 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 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 will strengthen the use of this space and prevent the building from becoming vacant and potentially falling into dis repair.

- 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 development will operate in accordance with the applicable regulations for this zone district. No exceptions are needed with the request.



## **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; or
5. Defer the request 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 JON LAITINEN REPRESENTING KIERNAN – LAITINEN HEATING AND A/C INC., TO OPERATE A CONTRACTORS OFFICE/YARD AT 931 CARROLL STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

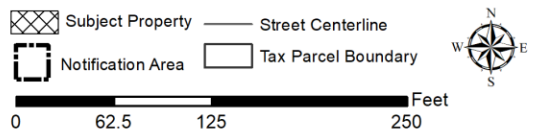
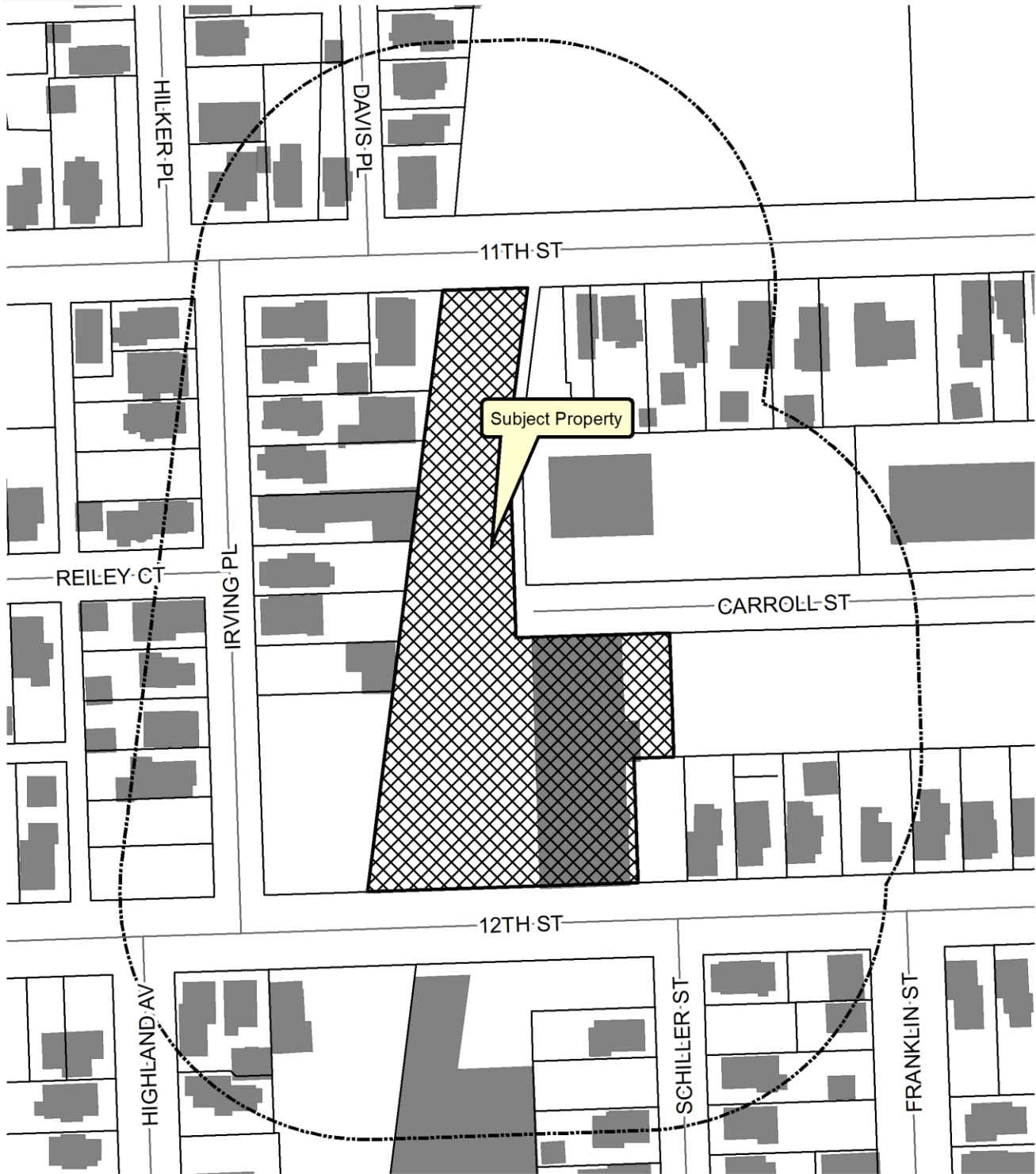
- a) That the plans presented to the Planning, Heritage, and Design Commission on July 15, 2024 be approved subject to the conditions contained herein.
- b) That signage be reviewed and approved by the Department of City Development prior to receiving a sign permit.
- c) That the parking lot be paved in accordance with the site plan.
- d) That all debris and trash be removed from the site before the issuance of an occupancy permit.
- e) That all codes and ordinances are complied with and required permits acquired.
- f) 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 from the conditions of this permit without the approval of the Planning, Heritage and Design Commission.
- g) That this conditional use permit is subject to review of the Planning, Heritage, and Design Commission 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).

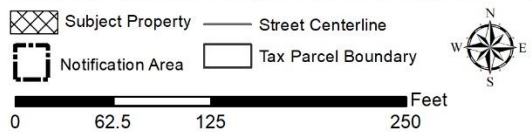


# Conditional Use Request - 931 Carrol Street



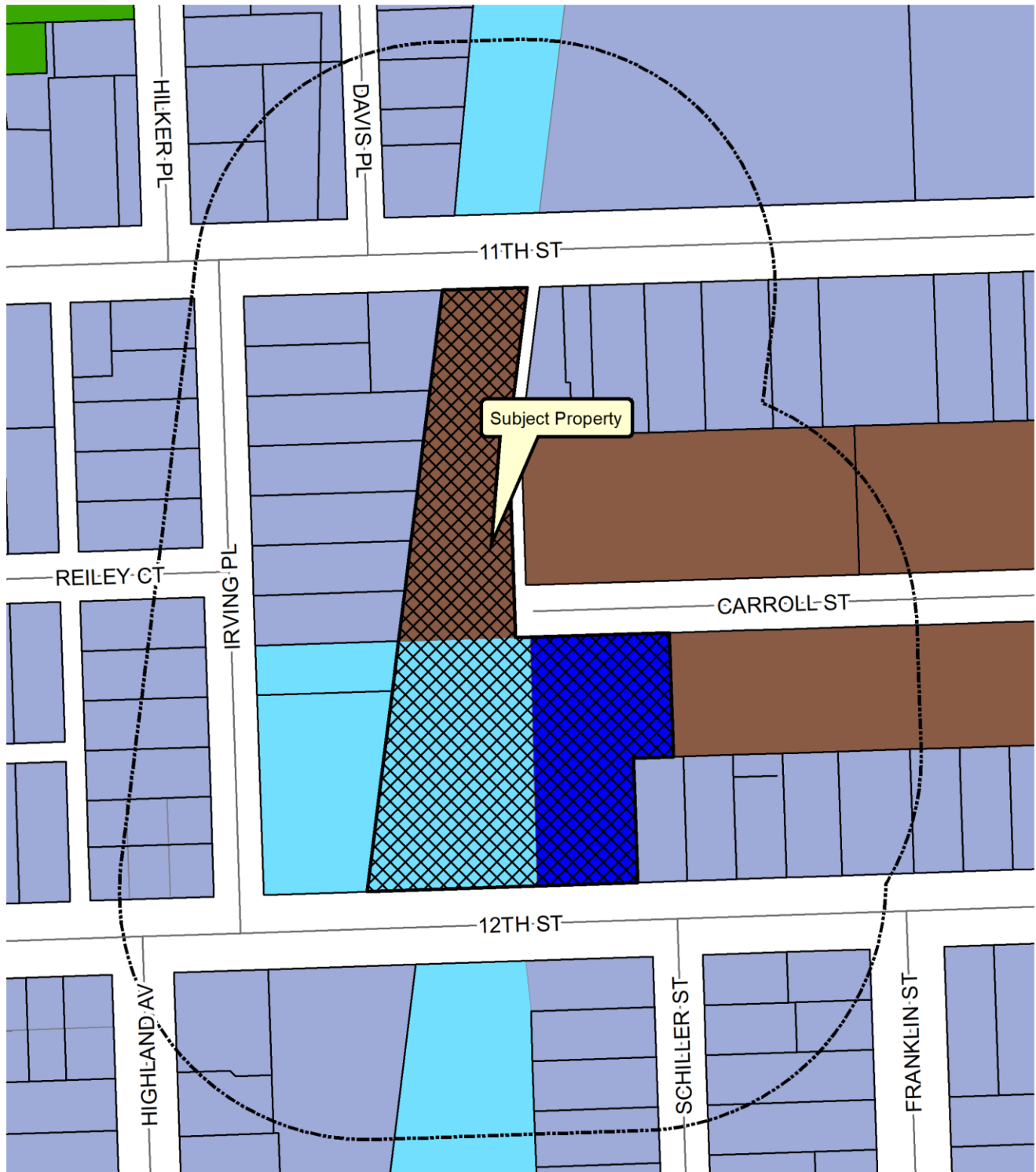


# Conditional Use Request - 931 Carrol Street





# Conditional Use Request - 931 Carrol Street



### Zoning Designation

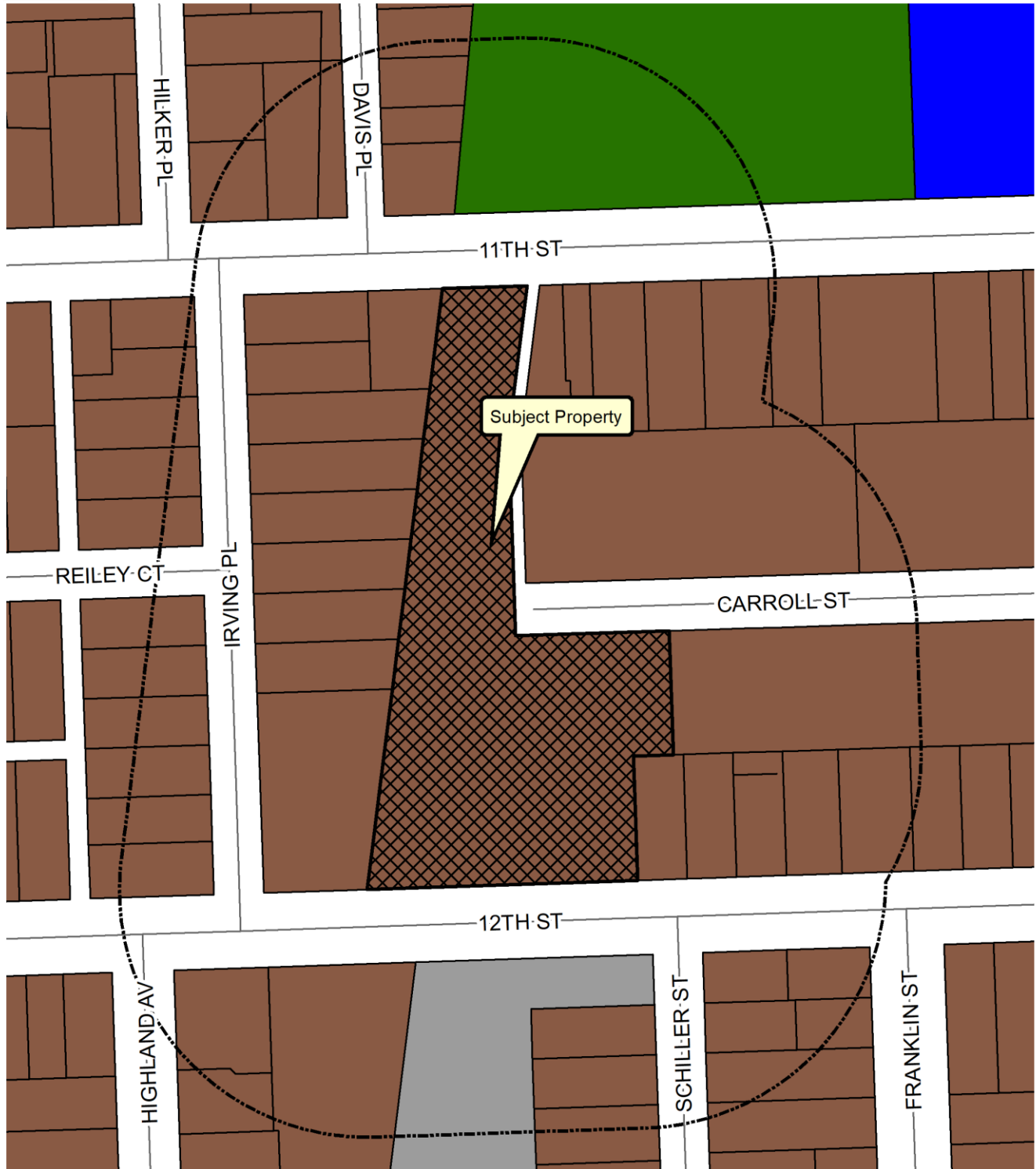
- I-2
- R-5
- I-1
- R-3

Subject Property      Street Centerline  
Notification Area      Tax Parcel Boundary





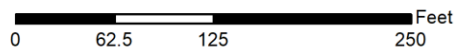
# Conditional Use Request - 931 Carrol Street



### Land Use Designation

- High Density Residential
- Recreational
- Industrial
- Governmental and Institutional

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





### Site Photos



Looking northeast at the building on site



Looking northeast from the ROW



Looking West at old railroad ROW



Looking south at building directly across 12<sup>th</sup> St