



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 8/19/2024

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

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Steven Madsen – 262-636-9153 – steven.madsen@cityofracine.org

Case Manager: Michelle Cook

Location: 1339 Fourteenth Street

Applicant: Cinmeon Bowers

Property Owner: Rigby Holdings, LLC

Request: Consideration of a conditional use permit to operate an automobile repair, detailing, and sales facility at 1339 Fourteenth Street located in a B-2 Community Shopping Zone District, as allowed by Sec. 114-468 of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant seeks to utilize the existing commercial space addressed as 1339 Fourteenth Street as an automobile repair facility with services including automobile sales, detailing, window tinting, audio installation, security system installation, and tire installation and rotation. The facility will be open Monday through Saturday from 8:00 a.m. to 8:00 p.m. and closed on Sundays.

The Zoning Ordinance classifies this proposed use as permissible in the B-2 Community Shopping Zone District upon the issuance of a conditional use permit (114-468).



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

GENERAL INFORMATION

Parcel Number: [08896000](#)

Property Size: 13,033 square feet

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.
- 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 B-2 Community Shopping District is intended to accommodate the needs of a much larger consumer population that 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: Automobile repair garage

Surrounding Zoning and Land Uses:

North	B-2 Community Shopping	Vacant (Former D&D Vacuum)
East	B-2 Community Shopping	Animal Kennel
South	I-2 General Industrial	Industrial/Storage
West	B-2 Community Shopping	Liquor Store

Operations: The applicant seeks to utilize the existing commercial space addressed as 1339 Fourteenth Street as an automobile repair facility with services including automobile sales, detailing, window tinting, audio installation, security system installation, and tire installation and rotation. The facility will be open Monday through Saturday from 8:00 a.m. to 8:00 p.m. and closed on Sundays.

ANALYSIS:

Development Standards:

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

Standard	Required	Provided
Lot Area	0 square feet	13,033 square feet
Lot Frontage	30 feet	119 feet
Floor Area Ratio	4.0	.217

Setbacks ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)):

Yard	Required	Provided
Front (North)	0 feet	53 feet
Side (West)	0 feet	12 feet
Side (East)	0 feet	10 feet
Rear (South)	0 feet	6 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): The building on the parcel complies with the requirements of 114.735.5.b.1. any modifications to the exterior of the building would have to comply with this section of the ordinance.

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

Use Type	Required	Provided
Automobile Repair Facility	5 spaces per 1,000 sq. ft. plus 1 space per 2,000 sq. ft. of gross land area*	*9 spaces
Total	17 spaces	9 spaces

*Since the building has been historically used for an automobile repair garage, they are not required to provide additional parking beyond what exists.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): Screening is not required, however, the applicant has presented a landscaping plan that would provide fencing and landscaping along the northern side of the property.

Sign Regulations (114-[Article X](#)): Signage is proposed to be installed at this location and be externally lit. A detailed sign plan would need to be submitted to the Department of City Development once prepared, however, the property is allowed 168 sq. ft. of signage. There is an approximately 17-foot nonconforming pole sign existing on the property. The sign area conforms to this requirement; however, any alteration or reconstruction to the sign would need to bring the sign into compliance with the requirements listed in Sec. 114-1078 (1).

Outdoor lighting, signs ([114-Sec. 742](#)): Any lighting would have to comply with the development standards and focus light onto the subject property and not onto adjacent properties.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The application does not contemplate trash storage. Any trash storage must be stored in closed containers in the rear of the property and out of public view as required by Sec. 114-740 (1).

Engineering, Utilities and Access:

Access ([114-1151](#)): The application contemplates removing access from Junction Avenue and allowing cars to only enter the site from Fourteenth Street. The applicant would have to work with the City’s Department of Public Works regarding any changes in access.

Surface drainage ([114-739](#) & Consult Engineering Dept.): The reuse of this existing building is not expected to alter drainage for the area or 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 is not expected to impact the ability to service this area.

Exceptions to ordinance: No exceptions are required for this proposal.

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:

- 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 property was built for an auto service garage since the in the 1930's. The site is located in a highly commercial area of the city and its continued use as an automobile repair facility is not expected to be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare of the surrounding 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 property was built in the 1930's as an automobile service facility is a neighborhood fixture. At the scale and intensity proposed by the applicant, the use will not generate exterior noise, traffic or odor which would be injurious to other properties in the vicinity. The zoning in the area includes I-2, General Industrial District, which would allow for uses much more intensive by right.

- 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 developed with commercial uses. The proposed use is not expected to impede the normal use and enjoyment of the district or general area and is in keeping with the property was originally designed for and has operated historically. The use will maintain the character for which the property was originally built.

- 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: The ingress and egress from the site is expected to be appropriate to handle the facility and 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 and that can utilize existing public utilities and services. The land use plan calls for this area to be industrial, the proposed use fits into the plan while also being less intensive and more fitting into the neighborhood than other industrial uses.

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: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST BY CINMEON BOWERS, TO OPERATE AN AUTOMOBILE REPAIR AND SALES FACILITY AT 1339 FOURTEENTH STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the application presented to the Planning, Heritage and Design Commission on August 19, 2024 be approved, subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That there be no outdoor storage of any vehicle parts or equipment.
- d) That the applicant obtain a Waste Tire Generator license as required by Sec. 42-37 of the Municipal Code.
- e) That no junk, inoperable vehicles or vehicles with expired tags be stored.
- f) That a detailed sign plan be submitted to the Department of City Development prior to the issuance of a sign permit.
- g) That the following items occur prior to the issuance of an occupancy permit:
 1. That the parking lot be restriped according to Sec. 114-1150 of the Municipal Code.
 2. That the landscaping and site improvements as proposed by the applicant be implemented.
- h) That if, prior to the issuance of an Occupancy Permit, required site improvements listed in “g” above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney’s office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicant for any incomplete work and shall be valid for no less than one year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- i) That no major changes be made from the conditions of this permit without approval of the Planning, Heritage and Design Commission.
- j) That this conditional use permit is subject to review by 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).

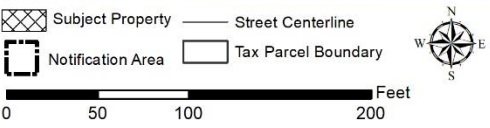
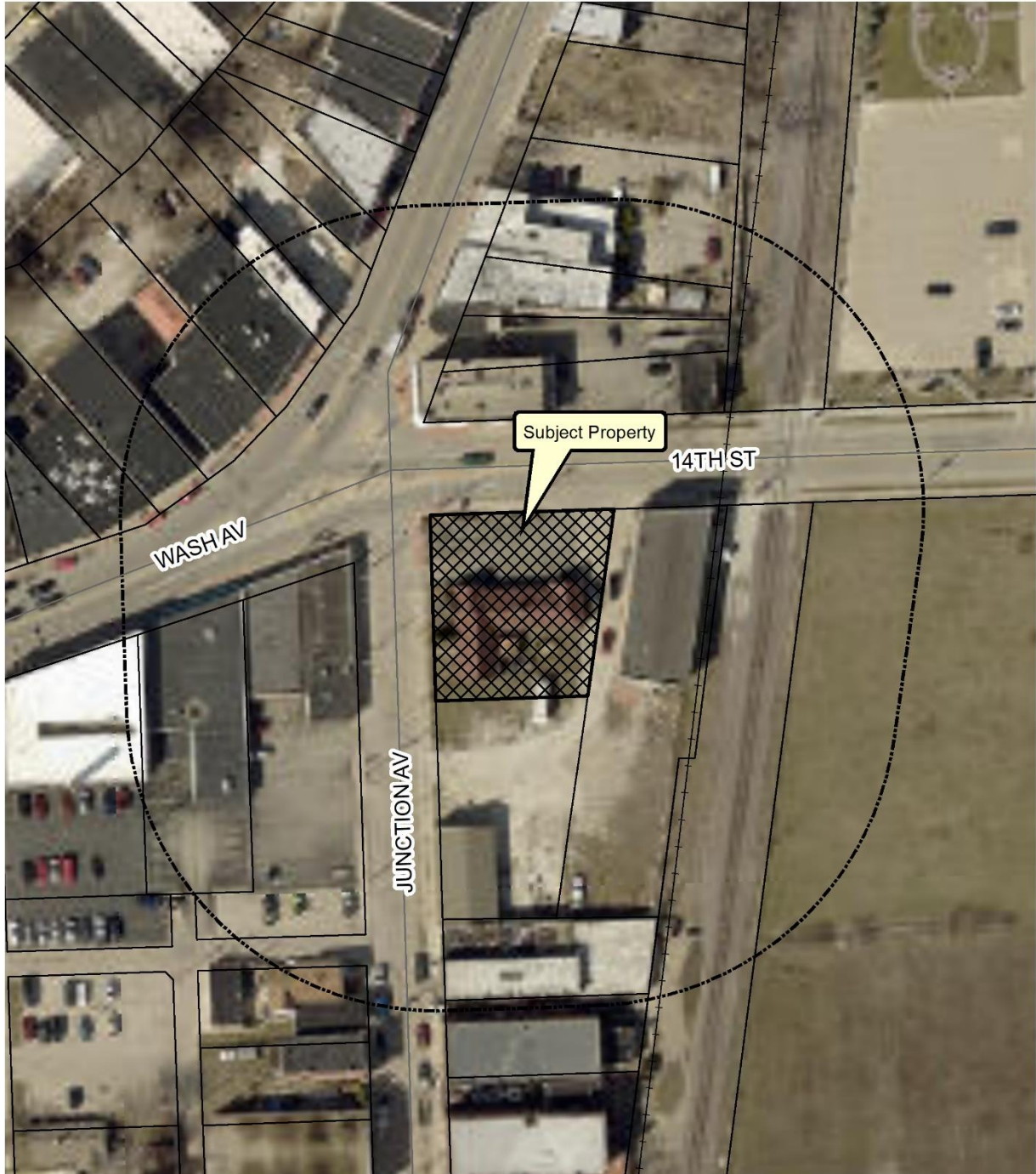


Conditional Use Request - 1339 14th Street



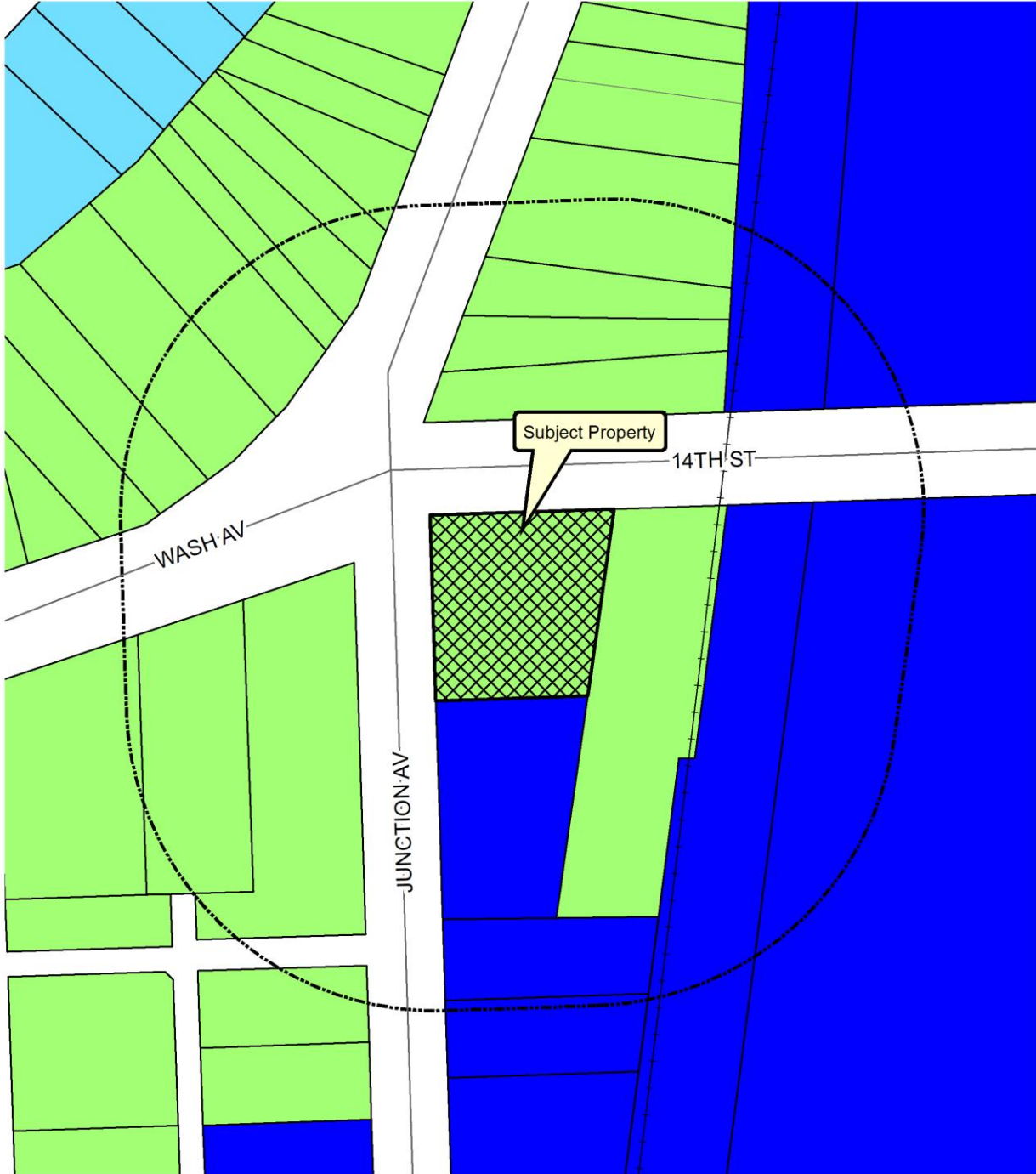


Conditional Use Request - 1339 14th Street





Conditional Use Request - 1339 14th Street



Zoning Designation

- B-2 (light green)
- I-2 (dark blue)
- I-1 (light blue)

- Subject Property (cross-hatch pattern)
- Notification Area (dashed circle)
- Street Centerline (solid line)
- Tax Parcel Boundary (thin solid line)

0 50 100 200 Feet



Conditional Use Request - 1339 14th Street



Land Use Designation

- Mixed Use - Commercial Emphasis
- Transportation, Communication and Utilities

Industrial

Subject Property Street Centerline
Notification Area Tax Parcel Boundary

0 50 100 200 Feet

Site Photos



Looking south at subject property



Looking east from subject property



Looking west from subject property



Looking across the street from subject property