

CITY OF RACINE
DEPARTMENT OF CITY DEVELOPMENT
STAFF REVIEW COMMENTS AND RECOMMENDATION

For Questions Contact: Matthew G. Sadowski, Assistant Director/Principal Planner
E- Mail: Matthew.Sadowski@cityofracine.org
Phone: (262)636-9152

AGENDA ITEM NUMBER: 901-17

APPLICANT NAME: Greenspan Home Health Care LLC

AGENT NAME: Nina Yates

ADDRESS OF PROPERTY IN QUESTION: 2124 Sixteenth Street

CURRENT / MOST RECENT USE:

PROPOSED USE: Personnel office home health care service

CURRENT ZONING: R-3

PROPOSED ZONING: NA

ATTACHMENTS:

SUMMARY: Nina Yates, representing Greenspan Home Health Care LLC, would like a conditional use permit to open up a personnel office. They will be using the site to do typical office tasks like dealing with paperwork and handling relations with employees and clients. They will also be using it to train employees. They will be servicing the Racine and Kenosha county area targeting low income families in dire need of personal care services, as well as targeting the elderly and those with disabilities that hinder the individual from performing activities of daily living. Their personal care workers will be trained by a Registered Nurse Supervisor to complete many tasks which include: Assistance with bathing, assistance with getting in and out of bed, Teeth/mouth/denture and hair care, assistance with mobility and ambulation including use of walker/cane/crutches, changing the client/patient's bed and laundering the bed linens and the client/patient's personal clothing, and skin care excluding wound care. The personal care workers will do most of their work at the home of the client/patient. There will be up to five individuals that will be working at the office during business hours.



DENSITY (114-Article V: Article VII, Div. 5&8)

Existing

SETBACKS (114-Article V: Article VII, Div. 6)

Existing

DRAINAGE (114-739 & Consult Engineering Dept.)

Existing

UTILITIES (114-821 & Consult Engineering and S/W Utility)

Existing

ARCHITECTURE (114-Secs. 735.3 & 736)

Existing no changes suggested

PARKING / ACCESS (114- Article XI)

NUMBER OF LEGAL, ON-SITE PARKING SPACES: 0

Since fewer parking spaces are required for this use compared to the previous use NO parking exception is required. They are going to try to get an agreement to allow parking for employees in space on the neighboring lot. Have proposed rules for street parking that will have any employees spending extended periods of time at the office park more than a street away.

LANDSCAPING (114- Article V: Article VII, Div. 6 & 7)

None Planned

SIGNAGE (114-Article X)

No signage is proposed at this time

EXTERIOR LIGHTING (114-Sec. 742)

No exterior lighting shown or planned. There is some public lighting.

FIRE/POLICE (Consult Fire, Police, and Building Depts.)

Property has had problems with illegal activities in the past, this new use should not have any of those same issues.

OUTSIDE STORAGE (114-Article V & 114-740)

No outside storage

OPERATIONS

HOURS: Monday – Friday 9 a.m. thru 4 p.m.

NUMBER OF EMPLOYEES: FULL TIME: Not Listed **PART TIME:** Not Listed

EXCEPTIONS TO ORDINANCE: None

CONDITIONAL USE FINDINGS (Sec. 114-154. – Standards.)

No conditional use shall be recommended by the plan commission unless such commission shall find 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.
Operated per conditions this criterion will be met.
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.
Operated per conditions this criterion will be met.
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.
Operated per conditions this criterion will be met.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
Adequate utilities, access and drainage are existing.
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.
Site has no ingress or egress
6. The proposed conditional use is not contrary to the objectives of the current land use plan for the city.
The proposed conditional use is not contrary objectives of the current land use plan.
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.
Operated per conditions this criterion will be met.

POSSIBLE ACTIONS

DEFER:

APPROVE: Recommended (SEE NEXT PAGE FOR FULL LIST OF RECOMMENDED CONDITIONS OF APPROVAL)

DENY:

RECEIVE AND FILE:

RECOMMENDATION

THAT THE REQUEST FROM NINA YATES, REPRESENTING GREENSPAN HOME HEALTH CARE LLC, SEEKING A CONDITIONAL USE PERMIT TO OPERATE A PERSONNEL OFFICE AT 2124 SIXTEENTH STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on September 13, 2017 be approved subject to the conditions contained herein.
- b. That all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c. That no loitering in or around the building shall be permitted.
- d. That the hours of operation shall be 9 a.m. – 4 p.m. Monday thru Friday
- e. That street parking standards be enforced per the description provided:
 1. Each office employee including RN's shall park at least one block away from the facility.
 2. Personal care workers are free to park near the building.
 3. When a personal care worker or registered nurse is scheduled for training they too will abide by the standard of parking at least one block away from the facility.
- f. That if an agreement for parking is made to allow parking at the neighboring parcel that the agreement be provided to the Director of City Development.
- g. That all signs shall be professionally made and comply with all zoning ordinance requirements, and be approved by Director of City Development.
- h. That all codes and ordinances are complied with and required permits acquired.
- i. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- j. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.