



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 9/25/2019

To: Mayor and Plan Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Matt Sadowski – (262) 636-9152 matthew.sadowski@cityofracine.org

Case Manager: Jeff Hintz

Location: 1600 Douglas Avenue, located on the northwest corner of the intersection of Douglas Avenue and Saint Patrick Street.

Applicant: Veterans of America Motorcycle Club Charities (VOA MCC)

Property Owner: Reinaldo Torres

Request: Consideration of a conditional use permit to operate a meeting hall and office, classified as a Class 1 non-commercial-type use, in an existing building at 1600 Douglas Avenue for property located in a B-2 Community Shopping Zone District as required in section [114-468](#) of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant seeks to utilize a space in the existing building at 1600 Douglas Avenue to provide a meeting hall and office, classified as a Class 1 non-commercial type use on the ground floor. The location is proposed for usage as meeting space, office, storage for events and operations and would be open in the day from 9:00 AM – 5:00 PM. There are typically 15-20 members who attend meetings and the site would host special events for 20-40 people 3-4 times per year. Evening and weekend events would be for various committees of the organization and occur between 5:00 PM and 11:00 PM.

The Zoning Ordinance classifies this proposed meeting hall and office as a Class 1 non-commercial-type use, defined in Section 114-1, 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 red (image from City Pictometry).

GENERAL INFORMATION

Parcel Number: [19522000](#)

Property Size: 6,825 square feet

Comprehensive Plan Map Designation: Mixed Use-Commercial emphasis

Consistency with Adopted Plans:

The [Racine Comprehensive Plan](#) states that:

- The plan should strive to accommodate mixed use developments that could include housing, jobs, shopping, and schools.
- 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.
- The plan should strive to redevelop older urban and downtown areas.

Corridor or Special Design District?: Douglas Avenue 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 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: Bar/Tavern with apartment units above.

Surrounding Zoning and Land Uses:

North	B-2 Community Shopping	Office and storage building
East	R-3 Limited General Residence	Douglas Avenue and vacant lot
South	B-2 Community Shopping	Takeout-carryout restaurant
West	B-2 Community Shopping	Single unit dwelling

Operations: The location is proposed for usage as meeting space, office, storage for events and operations and would be open in the day from 9:00 AM – 5:00 PM. There are typically 15-20 members who attend meetings and the site would host special events for 20-40 people 3-4 times per year. Evening and weekend events would be for various committees of the organization and occur between 5:00 PM and 11:00 PM.

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): There are no changes planned to the exterior of the building as a result of this proposal.

Standard	Required	Provided
Lot Area	No minimum	6,825 square feet
Lot Frontage	30 feet	135 feet
Floor Area Ratio	4.0 maximum	.56

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

Yard	Required	Provided
Front (east)	0 feet	0 feet
Side (north)	0 feet	32 feet
Corner side (south)	0 feet	0 feet
Rear (west)	0 feet	45 feet

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

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

Use Type	Required	Provided
Dwelling units	3	3
Clubhouse and lodge	8	5
Total	11	8*

*the building on the lot is existing non-conforming as it was built before the advent of parking requirements. There is ample street parking on this block to serve any overflow.

A Building of this size does not require a dedicated loading zone.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): 114-734 (a) requires screening along the west property line because the adjacent lots has a residential use. The existing combination of hedge and fencing complies with the requirements. The privacy fence along Douglas Avenue is not required, but if one is there, it needs to be kept in good repair.

Sign Regulations (114-[Article X](#)): Signage is not planned, but could be up to 180 square feet in total size, for all signage on the lot. Any signage would go through the Douglas Avenue Access Corridor review and approval process.

Outdoor lighting, signs ([114-Sec. 742](#)): Changes to lighting are not planned as a result of this application. It appears the existing light fixtures focus light onto the property and would comply with the development requirements.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): All trash pickup occurs behind the building and utilizes City collection. Any dumpsters and outside storage of debris is required to be screened.

Engineering, Utilities and Access:

Access ([114-1151](#)): Vehicular access to the site is provided from a driveways off Saint Patrick Street. The site plan submitted by the applicant does not contemplate any changes to access.

Surface drainage ([114-739](#) & Consult Engineering Dept.): Reuse of the building is not expected to impact the surface drainage of this 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 serve this area.

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

Additional Planning and Zoning Comments:

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:

- 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 establishment of the non-commercial type use is not expected to be a detriment to the public safety, health or general welfare of the area or community in general. This type of facility, with the recommended conditions, could be an asset to the area and their work may be impactful to the adjacent neighborhoods. Given the close proximity to residential development, intensity is often a concern when locating in this business corridor; the operations are less intensive than many commercial uses permitted in this zone district.

- 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: This conditional use is not anticipated to be injurious to other properties in the general area, assuming the recommended conditions are adopted with this request. The recommended conditions ensure this property will not impair property values or the enjoyment of adjacent properties. There is not expected to be any adverse impacts as a result of reusing this building in the manner proposed by the applicant; the use itself is not expected to generate loud noise and has proposed hours which are consistent with other commercial operations in the area, but at the same time, closes earlier than many. The property will still look, act and function like that of a commercial office.

- 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 proposed conditions with this request help to ensure that development in the area remains consistent and orderly, while accommodating for new land uses. The recommended conditions also ensure that the property is used more like that of an office type use (which is permitted in this zone) with regular hours to the appearance of a commercial operation is maintained. Business districts are intended for commerce and more active uses; the hours of the proposed

operation meet the intent of the ordinance, which is that non- commercial type uses function as close to commercial development as possible.

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

Staff Comments: The site plan submitted by the applicant does not propose 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 applicant is not contemplating any changes to the access to this site. The nature of this operation is to have office hours and meeting space for the group. The ingress and egress from the site is expected to be appropriate to handle this demand and the on-site parking is adequate to accommodate the use. The current use of a bar/tavern has generally about the same peak demand as proposed with this lodge and office type usage. The overflow parking in the street has been sufficient in this area for some time.

6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city.

Staff Comments: The land use plan for the City identifies this property as Mixed Use – Commercial Emphasis. This proposed usage is consistent with the objectives of the comprehensive plan and the commercial portion is of a lesser intensity than other uses allowed in this zone district. If the property is utilized as proposed and maintains office hours and operational plan, it will be generally as active as a lower intensity commercial use. The residential living units on the upper floor also further the objectives of the land use plan; the applicant intends to keep those as dwelling units on the 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: With the recommended conditions, it is expected that this establishment will operate in accordance with the applicable regulations for this zone district. No exceptions are needed with the request and the proposed development is expected to fit with the mix of uses allowed to occur on the site and those which currently exist on the site.

POSSIBLE ACTIONS FOR THE PLAN 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.
5. Defer with a continuance of the public hearing to a date certain.

STAFF SUPPORTS THE APPLICATION FOR THE FOLLOWING REASONS:

- If developed as recommended in the conditions from this report, the site will function in a manner which can be complimentary to the neighborhood.
- The proposed hours of operation exceed the minimum requirements for non-commercial uses in commercial districts.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM VETERANS OF AMERICA MOTORCYCLE CLUB CHARITIES, SEEKING A CONDITIONAL USE PERMIT AT 1600 DOUGLAS AVENUE TO OPERATE A MEETING HALL AND OFFICE, CLASSIFIED AS A CLASS 1 NON-COMMERCIAL TYPE USE IN B-2 COMMUNITY SHOPPING DISTRICT BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Plan Commission on September 25, 2019 be approved subject to the conditions contained herein.
- b) That all of the following occur by May 30, 2020:
 1. All fencing on the site be compliant with Sec. 114-761.
 2. Parking lot be striped in accordance with requirements of sec. 114-Article XI.
 3. Obsolete signage be removed from the site as required by Sec. 114-Article X.
 4. Building be painted in areas where peeling and chipping paint is occurring.
 5. Weeds and vegetation along the building foundation and parapet wall be removed as required by Sec. 114-743
- c) That if, prior to the issuance of an Occupancy Permit, required site improvements listed in “b” 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 applicants for any

incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.

- d) That the facility shall not be in use prior to 9:00 AM and shall cease operations no later than 11:00 PM. All outdoor activities shall cease at 10:00 PM.
- 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 Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common council.
- g) That this conditional use permit is subject to Plan 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 ([click to view](#)).

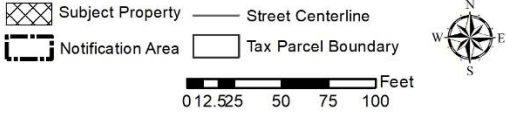
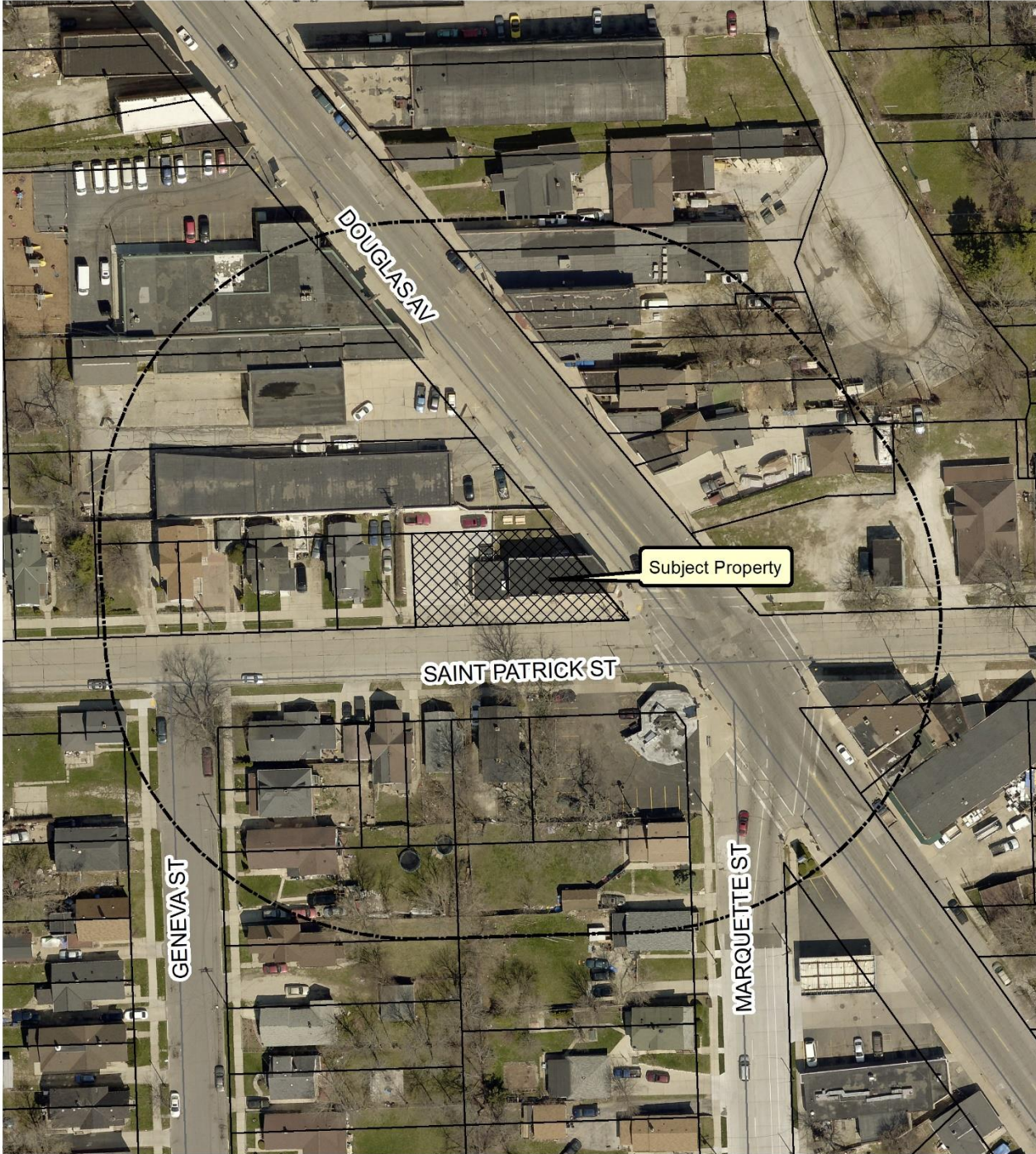


Conditional Use Request - 1600 Douglas Avenue





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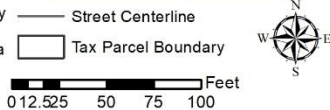


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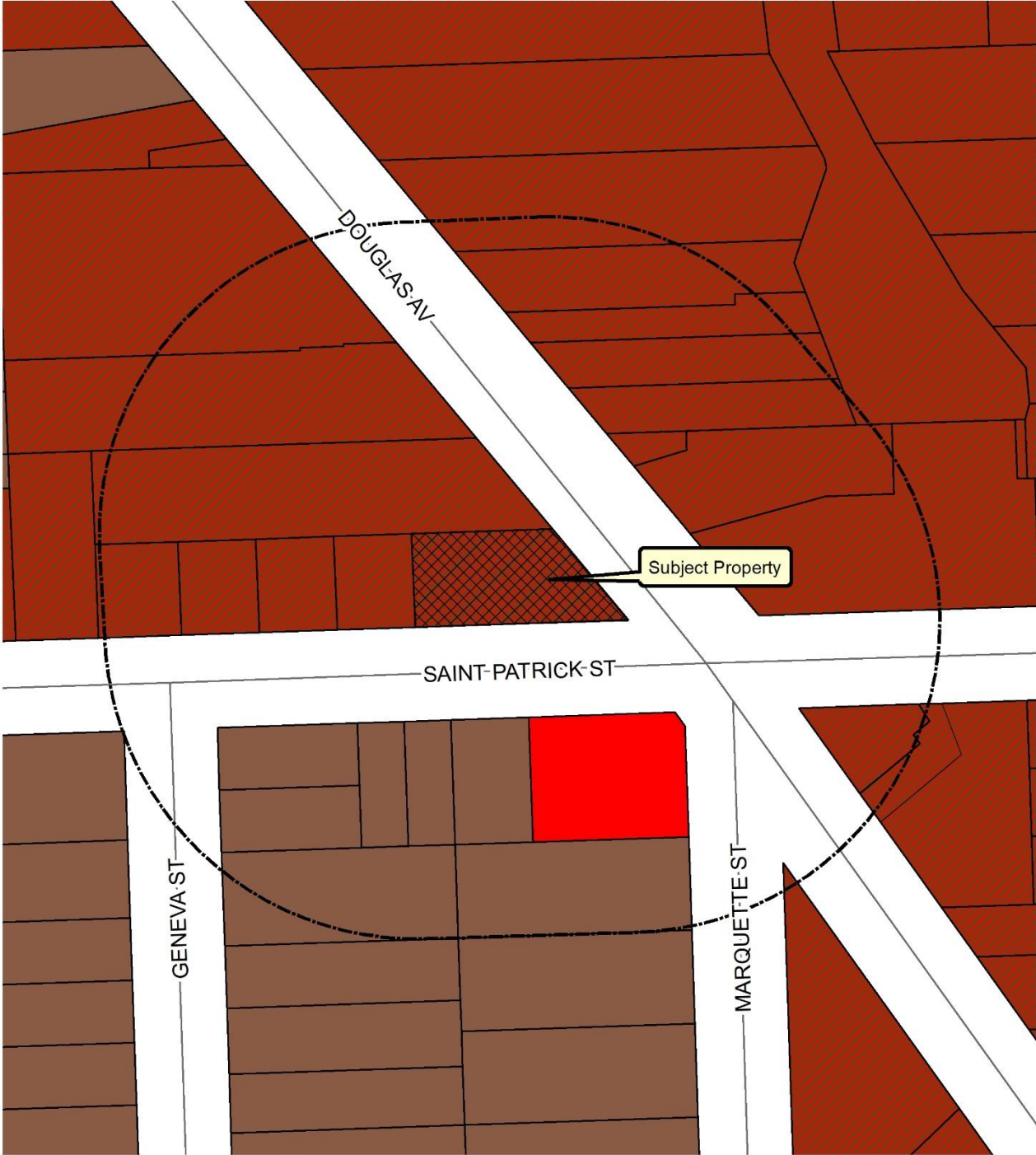
Zoning Designation
B-2 R-3

Subject Property — Street Centerline
Notification Area Tax Parcel Boundary





Conditional Use Request - 1600 Douglas Avenue



Land Use Designation

- High Density Residential
- Mixed Use - Commercial Emphasis
- Commercial

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

0 12.5 25 50 75 100 Feet

Site Photos



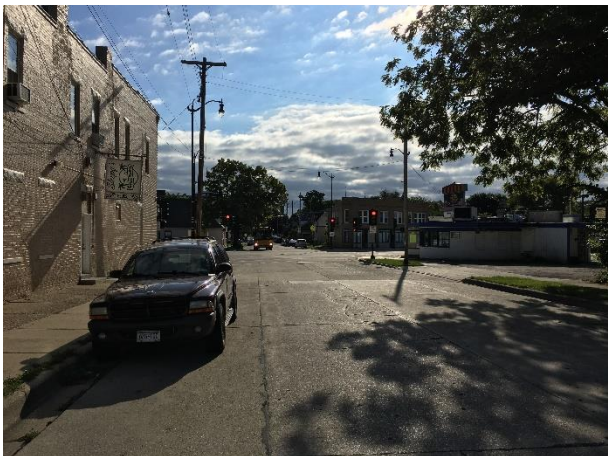
Looking at the south side of the subject property



Looking at the north and east building elevations of the subject property



Looking west from the subject property



Looking east from the subject property



Looking at the subject property from Saint Patrick Street