



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 6/15/2026

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: Steven Madsen

Location: 1101 Harmony Drive

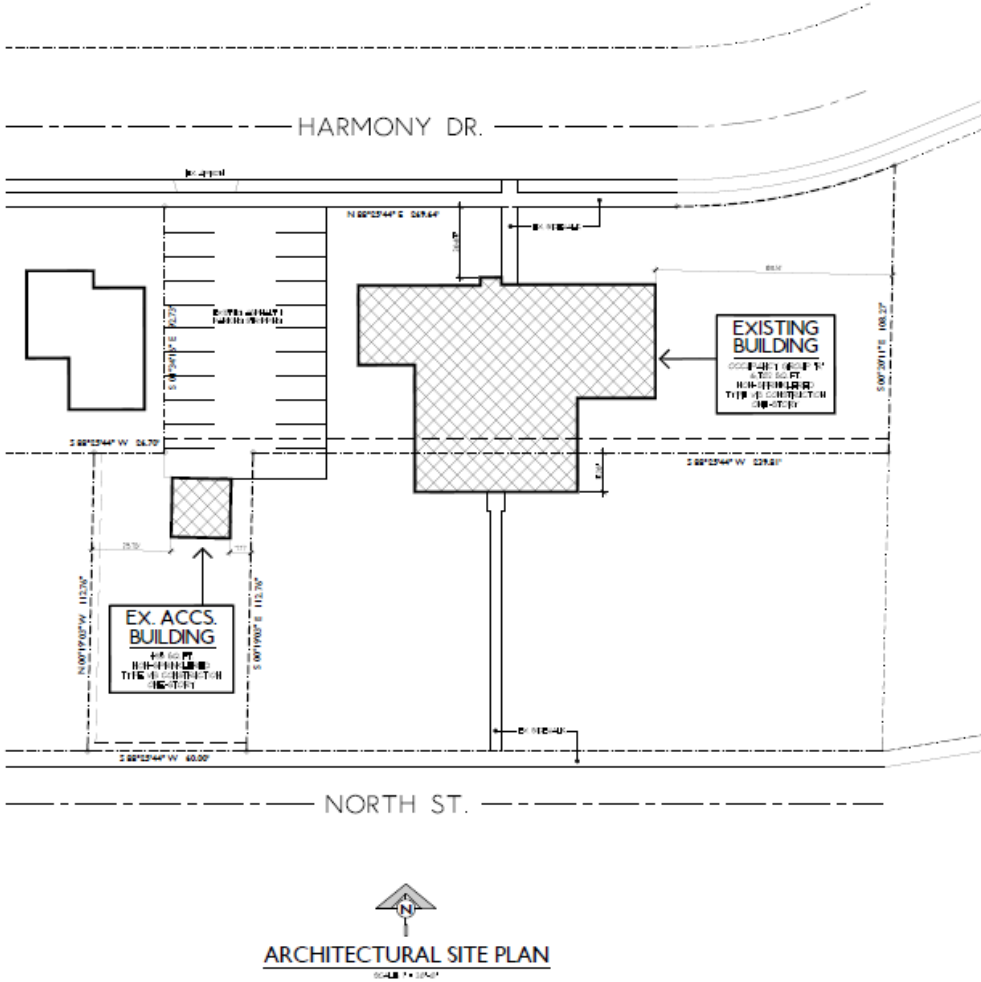
Applicant: 1013 Harmony, LLC

Property Owner: 1013 Harmony, LLC

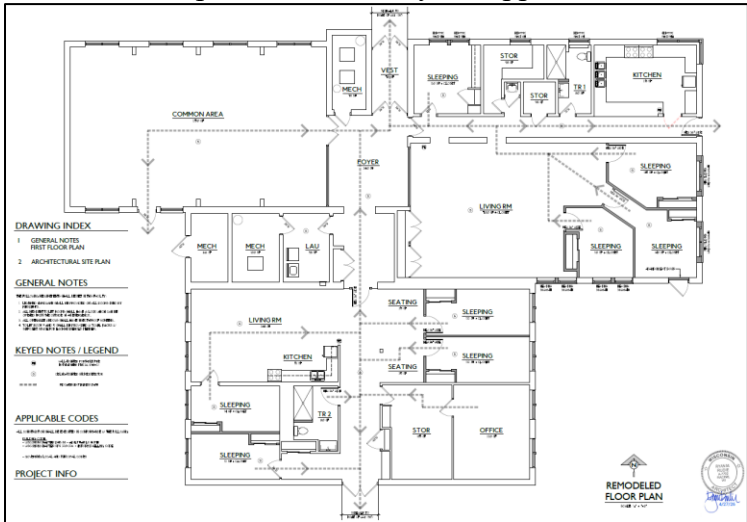
Request: Consideration of a request from 1013 Harmony, LLC represented by Jason Frank of Rudie/Frank Architecture for a conditional use permit to operate two adult family homes at 1101 Harmony Drive located in a R-2 Single Family Residence Zone District, as allowed in Section 114-293 of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant contemplates having two adult family homes located in the existing church building.

The Zoning Ordinance classifies this proposed use (adult family home) as permissible in the R-2 Single Family Residence Zone District upon the issuance of a conditional use permit (114-293).



Site plan, submitted by the applicant.



Floor plan, submitted by the applicant.

GENERAL INFORMATION

Parcel Number: 18836005

Property Size: 32,599 square feet

Comprehensive Plan Map Designation: Medium Intensity

Consistency with Adopted Plans:

The Racine Comprehensive Plan states that:

- 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: R-2 Single Family Residence

Purpose of Zone District: The R2 single-family residence district is primarily designed to accommodate existing single-family neighborhoods which are characterized by smaller lots than are required in the R1 district.

Proposed Zoning: R-2 Single Family Residence with a Flex Development Overlay.

Existing Land Use: Religious Institution,

Surrounding Zoning and Land Uses:

North	R-2 Single Family Residence	Single Family Residential
East	R-2 Single Family Residence	Parking Lot
South	R-2 Single Family Residence	Single Family Residential
West	R-2 Single Family Residence	Single Family Residential

ANALYSIS:

Development Standards:

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

Standard	Required	Provided
Lot Area	No minimum	32,599 square feet
Lot Frontage	30 feet	270 feet
Floor Area Ratio	0 maximum	.2

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 (North)	25 feet	26.65 feet
Side (East)	6 feet	89.14 feet
Side (West)	6 feet	72.94 feet
Rear (South)	40 feet	-15.36 feet*

*The property is legally non-conforming.

Building design standards (114-Secs. [735.5](#) & [736](#)): The design of the building complies with the design standards required by the code.

Sign Regulations (114-[Article X](#)): No sign plan was submitted with this application. Any changes to exterior signage would have to be reviewed by the Planning, Heritage and Design Commission.

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

Use Type	Required	Provided
Institution: For care and residence of adults	7	
Total	0	20

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

Outdoor lighting, signs ([114-Sec. 742](#)): There are no planned changes to lighting on the property at this time.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): There is no planned area for outdoor trash enclosure. If trash is to be stored outside, it would need to be in the rear screened by the primary structure or accessory structure.

Engineering, Utilities and Access:

Access ([114-1151](#)): There are no proposed changes to the ingress and egress of the site and it should be adequate.

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: None

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 Plan 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 establishment of an adult family home in this existing building is not anticipated to be a detriment to the public. The adult family home is required to be licensed by the State of Wisconsin. The proposed use and residents of the home will not negatively affect the neighborhood, or be detrimental to public health, safety, or morals.

- 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: Since the building would be adapted for reuse, there wouldn't be the detriment of a vacant lot in the neighborhood. This use will not be injurious to the use and enjoyment of other properties. This use will be an asset to the neighborhood and help maintain neighborhood value. Reuse of this property is consistent with the goals of the Racine Comprehensive Plan in that current infrastructure and services will be utilized.

- 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: This use will bring less activity and intensity than the previous institution, therefore it will not cause any additional traffic issues. The reuse of this building will not prevent normal and orderly development. The proposed use is not expected to negatively impact surrounding properties. The use of an adult family home will not impede improvement of surrounding properties.

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

Staff Comments: The applicant is not contemplating any changes to the access, utilities, or drainage for the site. The reuse of the site and the existing building are 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: Ingress and egress will remain unchanged and are anticipated to be adequate based on the proposed usage of the property. Access to the property occurs from Harmony Drive and offers sufficient parking.

- 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 redevelopment of existing infrastructure. This is a prime example adaptive reuse in a way that will provide additional services to residents. Adaptations to allow this property to provide this use will only require interior changes. These limited changes will make this reuse more feasible and make this use an excellent choice for this building.

- 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 through the rezoning of the Flex Development Overlay. This overlay will make the adaptive reuse of this building possible.

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.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM 1013 HARMONY LLC REPRESENTED BY JASON FRANK OF RUDIE/FRANK ARCHITECTURE SEEKING A CONDITIONAL USE PERMIT TO OPERATE AN ADULT FAMILY HOME AT 1101 HARMONY DRIVE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning Heritage and Design Commission on June 15, 2026 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That only one occupancy will be approved if a zone change is not complete.
- d) That no minor changes be made from the conditions of this permit without the 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.
- e) 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).

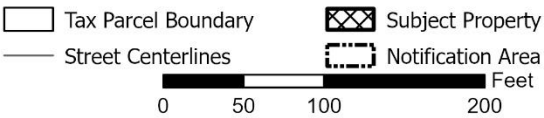


Conditional Use Permit - 1101 Harmony Dr



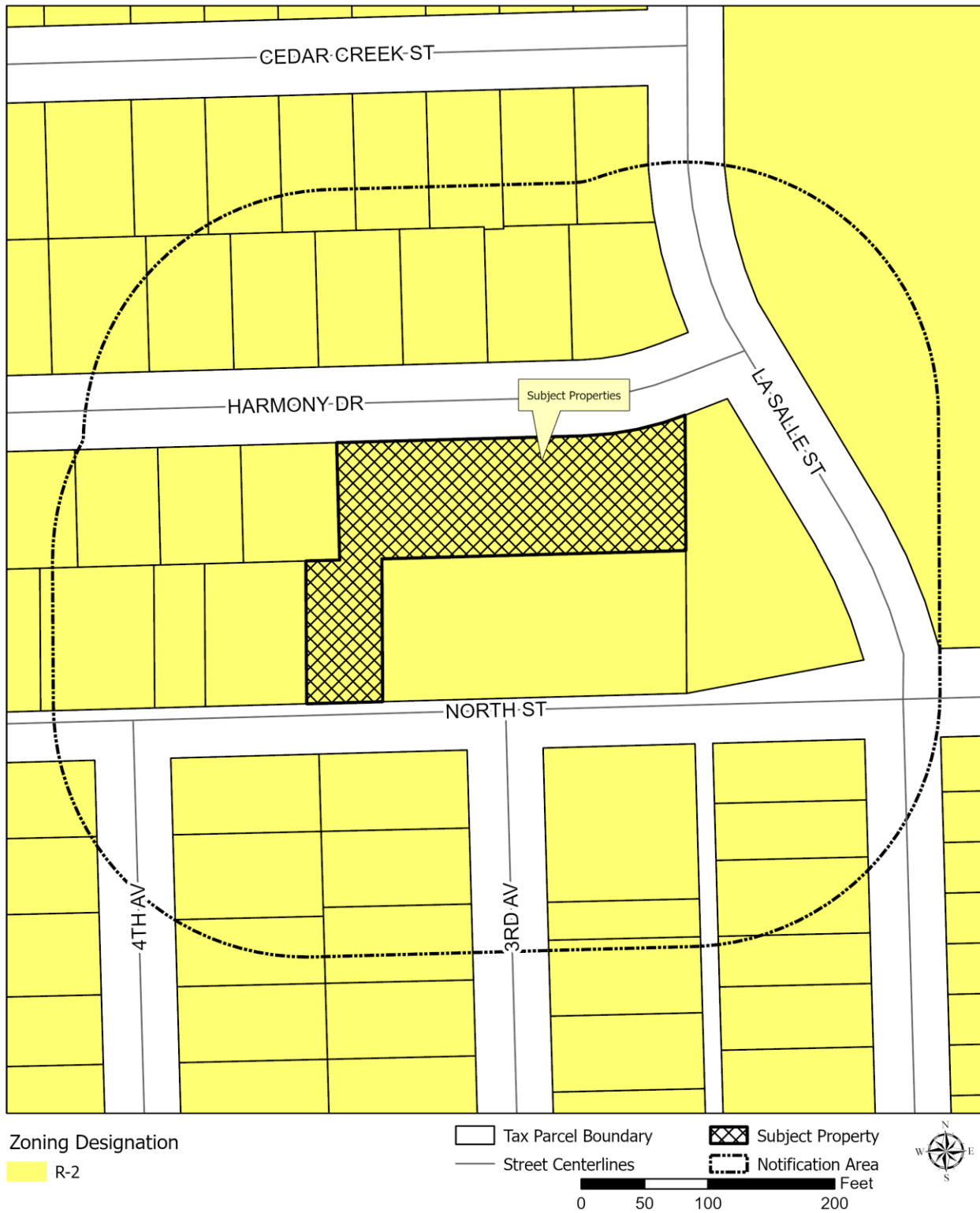


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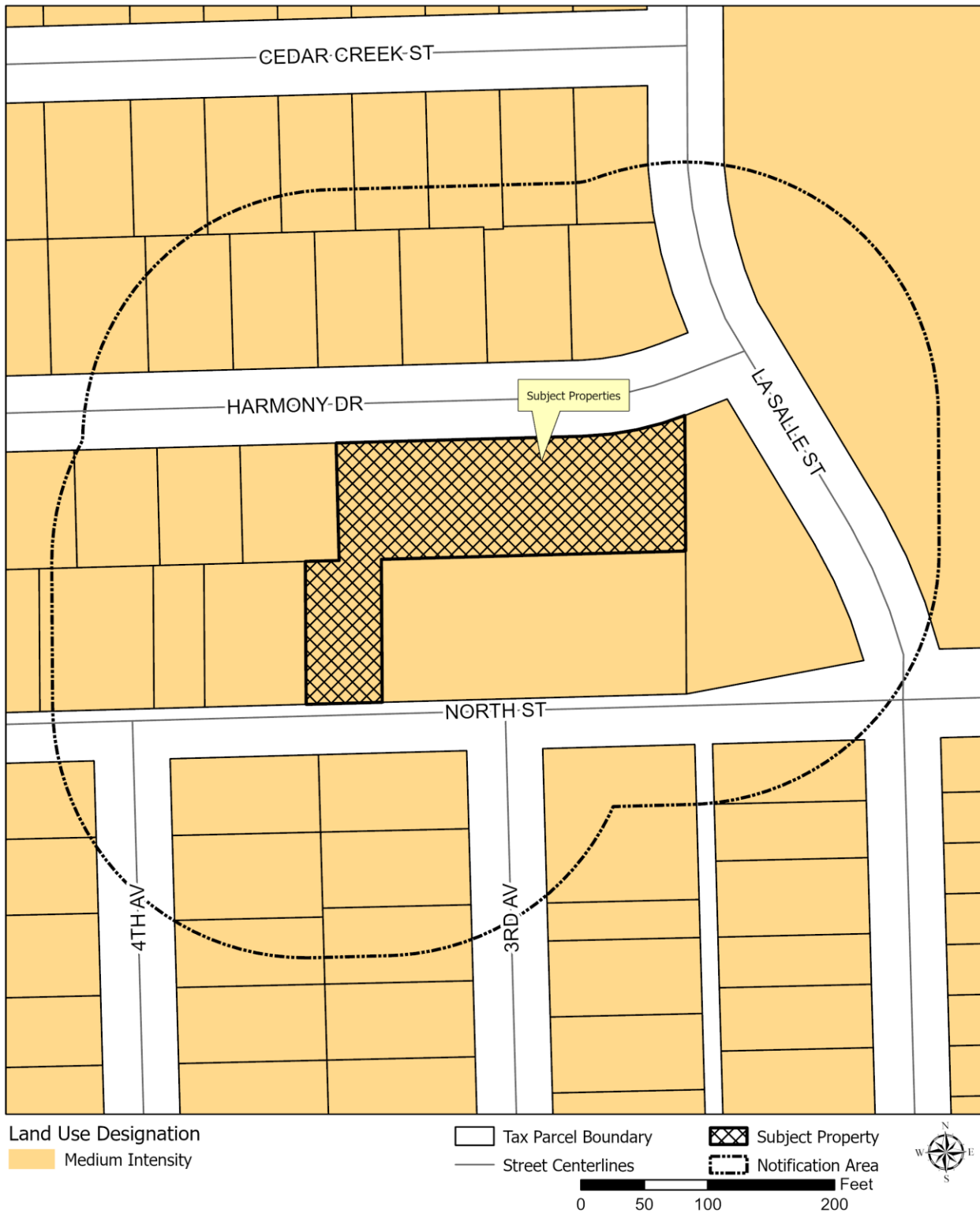


Conditional Use Permit - 1101 Harmony Dr





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Site Photos



Looking Southeast at site



Looking South at site



Looking Southwest at site



Looking North at Site



Looking Northeast at site



Looking South across neighboring parcel