



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

**Meeting Date:** 1/12/2022

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

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

**Division Manager:** Jeff Hintz – (262) 636-9473 – [jeff.hintz@cityofracine.org](mailto:jeff.hintz@cityofracine.org)

**Case Manager:** Steven Madsen

**Location:** 1107 Twelfth Street, 1103 Twelfth Street, and 1204 Highland Avenue

**Applicant:** Ed Miller of Racine Revitalization Partnership, Inc.

**Property Owner:** Racine Revitalization Partnership, Inc.

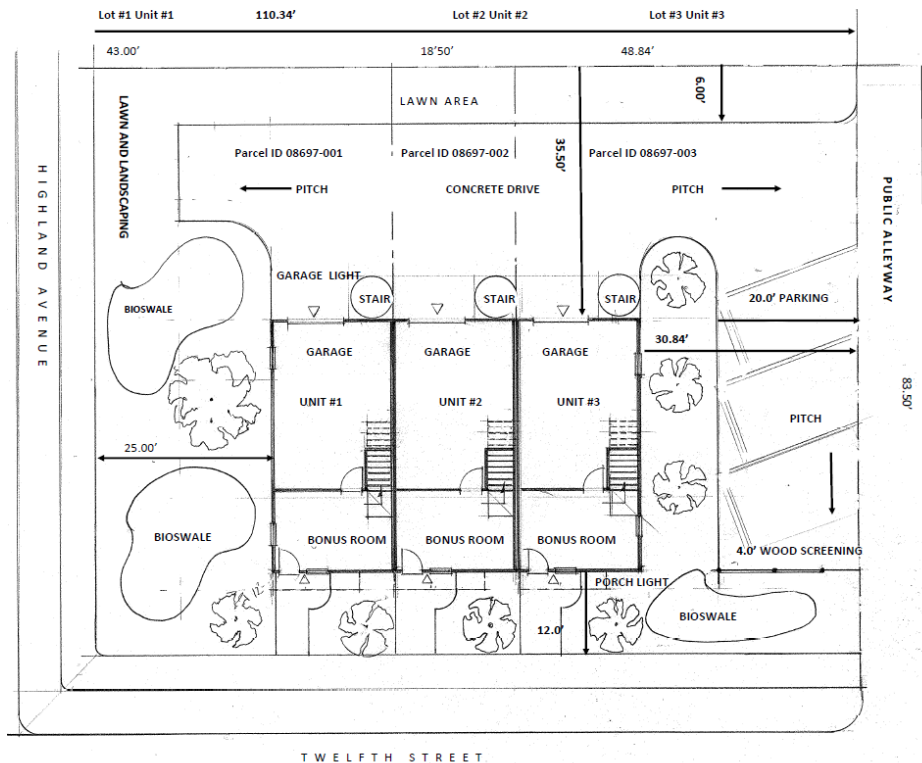
**Request:** Consideration of a conditional use permit for a residential Planned Unit Development (PUD) for three single family homes with zero foot lot lines, as allowed by Sec. 114-308 of the Municipal Code.

**BACKGROUND AND SUMMARY:** The applicant seeks to use these lots to provide affordable housing. The PUD allows for the creative use of the space of the site to allow for the creation of three units. They will have shared walls and shared common spaces such as drives and greenspace.. Once the preliminary design is approved the applicant can work adjusting the lot lines with a CSM to match.

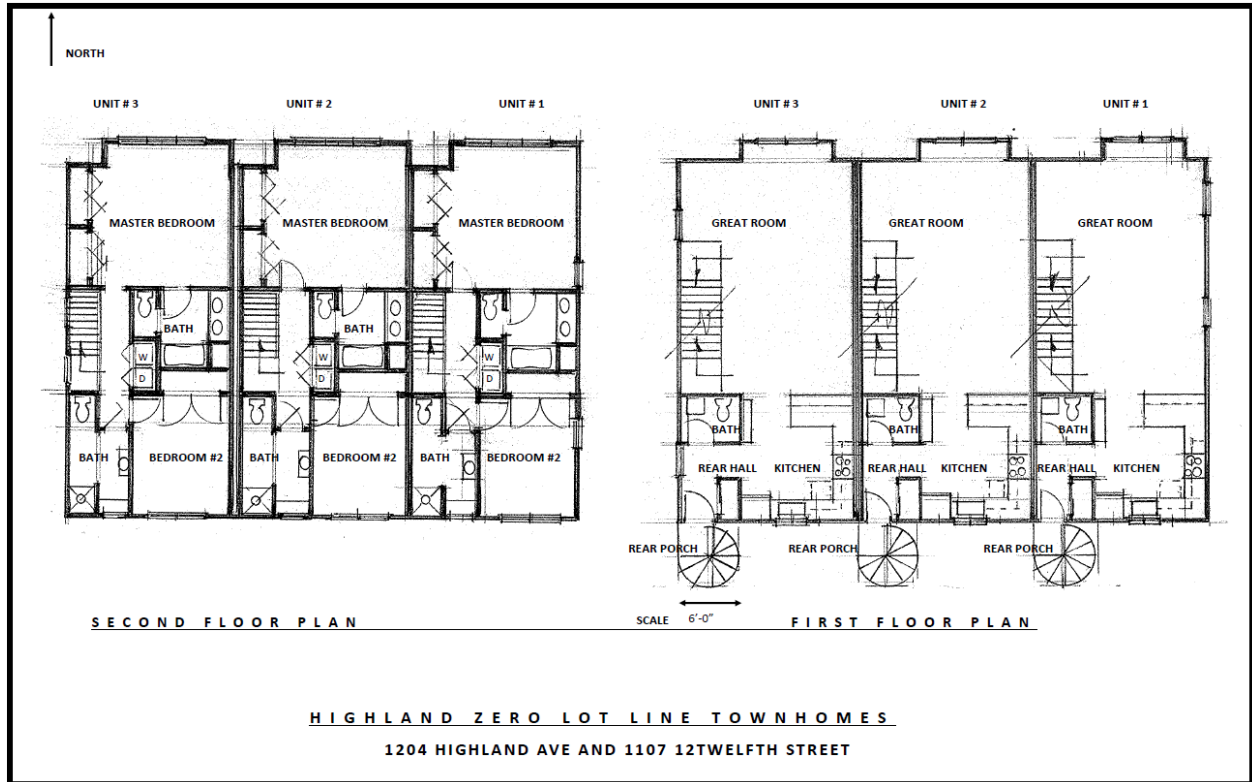
The Zoning Ordinance classifies this proposed use (PUD) as permissible in the R-3 Limited General Residence Zone District upon the issuance of a conditional use permit (114-308).



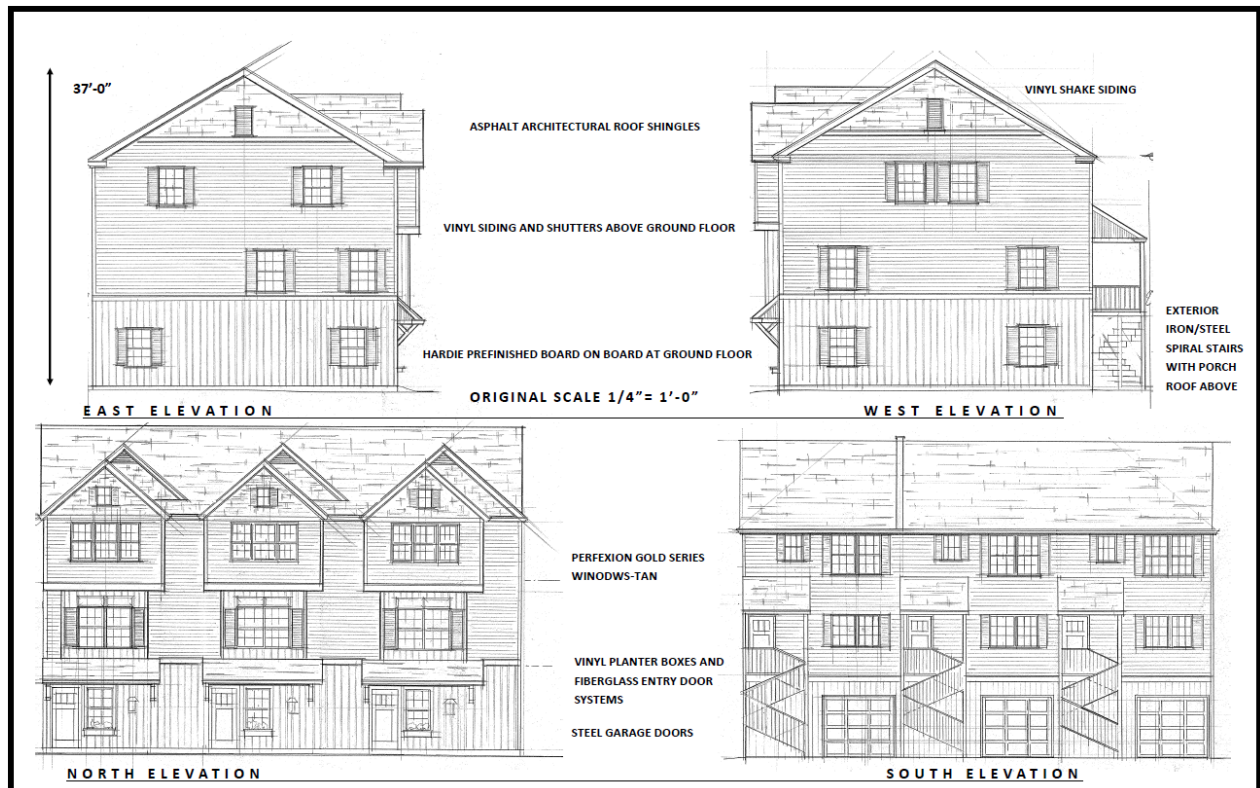
Birdseye view of the property, indicated in red (image from City Pictometry).



Proposed Site Plan for the site (north is down), submitted by applicant.  
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Proposed floor plans (north is up) submitted by applicant.



Proposed elevations submitted by applicant.

## GENERAL INFORMATION

**Parcel Numbers:** 08697001, 08697002, and 08697003

**Property Size:** 9,213 sq. ft.

**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.
- Support the full range and variety of housing structure types, including single-, two-, and multi-family accessory, and live/work dwellings, at flexible densities, as appropriate, including mixed-use development patterns.

**Corridor or Special Design District?:** N/A

**Historic?:** N/A

**Current Zoning District:** R-3 Limited General Residence

**Purpose of Zone District:** The R3 limited general residence district is intended to provide areas which are to be occupied substantially by single-family and two-family dwellings and attached dwellings. It is designed to accommodate limited apartment dwellings while maintaining a low density owner-occupied character.

**Proposed Zoning:** No change proposed

**Existing Land Use:** Vacant

**Surrounding Zoning and Land Uses:**

|              |                               |  |
|--------------|-------------------------------|--|
| <b>North</b> | R-3 Limited General Residence | Single unit detached dwellings/ Vacant |
| <b>East</b>  | R-3 Limited General Residence | Single unit detached dwellings         |
| <b>South</b> | R-3 Limited General Residence | Single unit detached dwellings         |
| <b>West</b>  | R-3 Limited General Residence | Single unit detached dwellings         |

## ANALYSIS:

### Development Standards:

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

| Standard         | Required | Provided          |
|------------------|----------|-------------------|
| Lot Area         | N/A      | 9,213.39 sq. feet |
| Lot Frontage     | N/A      | 110 feet          |
| Floor Area Ratio | N/A      | N/A               |

To allow for creative designs a PUD allows for exceptions from the specific requirements of the ordinance. Density is not allowed to be varied and complies with base zoning requirements.

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

| Yard          | Required | Provided   |
|---------------|----------|------------|
| Front (north) | N/A      | 12 feet    |
| Side (west)   | N/A      | 30.84 feet |
| Side (east)   | N/A      | 25 feet    |
| Rear (south)  | N/A      | 35.5 feet  |

These yards are for the structure to the outside lot lines. The units will all have 0 feet of side yard with the units they share a common wall with. The proposed yards, while allowed to be varied in the PUD, are still consistent with what the base zone would require, aside from the interior lot lines.

**Building design standards** (114-Secs. [735.5](#) & [736](#)): The building on the parcel complies with the requirements of 114.735.5.b.1.

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

| Use Type                | Required | Provided |
|-------------------------|----------|----------|
| Single-Family Dwellings | N/A      | 6 Spaces |
| Total                   | N/A      | 6 Spaces |

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

**Landscaping, screening and yard requirements** ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): one-two unit dwelling residential properties are not required to provide screening from other residential properties.

**Sign Regulations** (114-[Article X](#)): Will be allowed identification signs only.

**Outdoor lighting, signs** ([114-Sec. 742](#)): There is no lighting proposed with this application. Any lighting would have to comply the development standards and focus light onto the subject property and not adjacent properties.

**Rubbish and trash storage** ([114-Article V](#) & [114-740](#)): The new building would be served by municipal trash collection and would require no additional screening beyond the provided bins.



### **Engineering, Utilities and Access:**

**Access** ([114-1151](#)): Vehicular access into parking and shared drive is planned to come from the public alleyway.

**Surface drainage** ([114-739](#) & Consult Engineering Dept.): The lot would be required to go through the Joint Plan Review Team where engineering will determine storm water requirements as part of the CSM process which formally creates the proposed lots.

**Sewage disposal and water supply** ([114-821](#) & Consult Engineering and S/W Utility): All utilities exist in 12<sup>th</sup> Street and Highland Avenue new laterals will likely be required for the new units. The new units should not impact the ability to serve the area.

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

**Additional Planning and Zoning Comments:** The PUD allows for the PHDC to review the plan allow for the development to not meet the letter of the ordinance as long as it generally meets the intent of the ordinance. The units do not meet yard requirements (front and side), but do keep a similar front setback to surrounding homes. The middle lot will not meet lot frontage requirements or total area requirements. However, if it were a single site, the encompassing development as a whole would meet these requirements; the PUD is being sought to create owner occupied units as opposed to rental units per the applicant. The total height of the structures is also 2' higher than allowed by ordinance. Approving the site as is fits the intent of the ordinance in creating a uniform front line with surrounding homes, allowing for enough space (through shared access) to open space and for the space between the structure and outside lot lines.

## **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: This request seeks to take a vacant lot and create three new dwellings. By the original plat there were three residential lots here. By allowing this conditional use we allow the space to be used as intended when the area was first subdivided. The proposed design allows for more open space generally for the area having larger side yards adjacent to the streets rather than existing between the homes on the lot. Adding new housing to the neighborhood should be a benefit to the area and not a detriment.

- 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 conditional use allows for a more creative use of the available space and allow for wider side yards along the corners. The usual required side corner side yard is 12 feet, but this design has corner side yards that are greater than 12 feet. The specific design of the three units into a single building should allow for a more open less cramped feel to the lot while maintaining the higher density.

- 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 as higher density residential and zoned accordingly. Most of the neighborhood is already developed with a few homes expected to be built on the vacant lots across the street. Including more housing should not impede on future attempts at in fill on vacant lots and could possibly lead to greater investment into improvements on surrounding properties.

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

Staff Comments: The existing utilities should be adequate to support three units on this lot as it was originally platted for three lots. New laterals may be necessary depending where old ones are located, but the main lines should be more than sufficient.

- 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: Adequate parking facilities are being provided off of the alley where proper ingress and egress is already established. The only issue that could exist is with the owners themselves using the shared drive. No issues of traffic congestion should arise from this conditional use.

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

Staff Comments: The area is designated as high density residential by the current land use plan. This conditional use will allow the use of the space to add to the density of the neighborhood while keeping with the general style of single family homes. The plan also calls for infill development and the creation of different housing types and prices. The granting of this conditional use will helping with all three of these goals.

- 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: The conditional use will allow for exceptions from the general rules of the district in a few areas mainly yard requirements. The code specifically allows these exceptions as a part of the planned unit development process to allow for more creative designs. For that reason despite the exceptions this conditional use does conform to the district in which it is located.

## **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:** THAT BASED ON THE FINDINGS OF FACT IN THIS REPORT, THE REQUEST BY ED MILLER OF RACINE REVITALIZATION PARTNERSHIP FOR A PLANNED UNIT DEVELOPMENT TO BUILD THREE TOWNHOMES AT 1204 HIGHLAND AVENUE BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning, Heritage, and Design Commission on January 12, 2022 be approved subject to the conditions contained herein.
- b) That a CSM be prepared and recorded before construction begins that divides the lots along the shared wall lines.
- c) That all codes and ordinances are complied with and required permits acquired.
- d) That no minor changes be made from the conditions of this permit without approval of the Planning, Heritage, and Design Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- e) That this conditional use permit is subject to Planning, Heritage, and Design Commission review for compliance with the listed conditions.

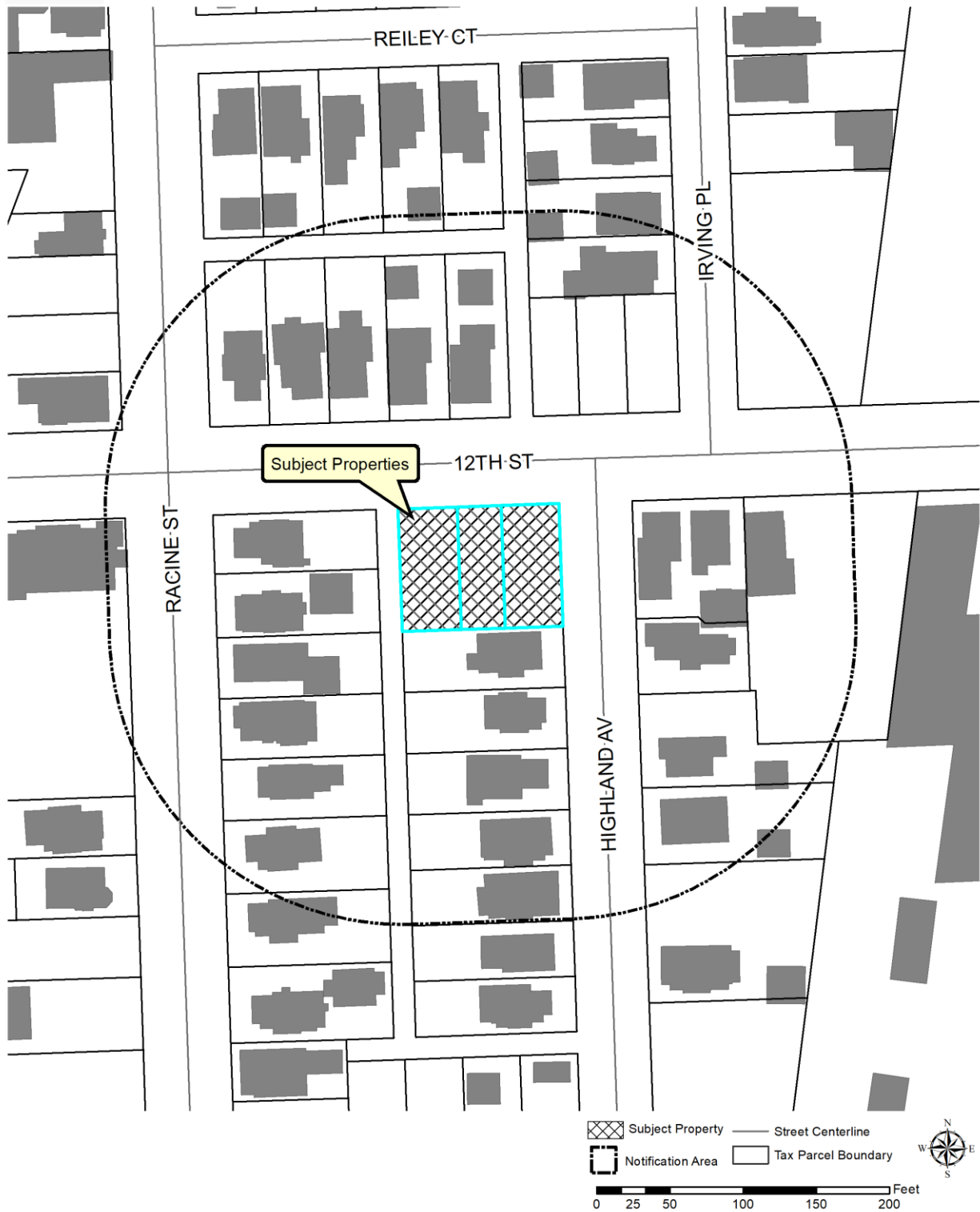


## **ATTACHMENTS:**

- 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).

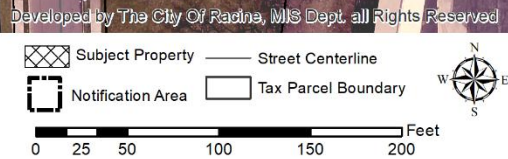


## Conditional Use Request - 1204 Highland Avenue



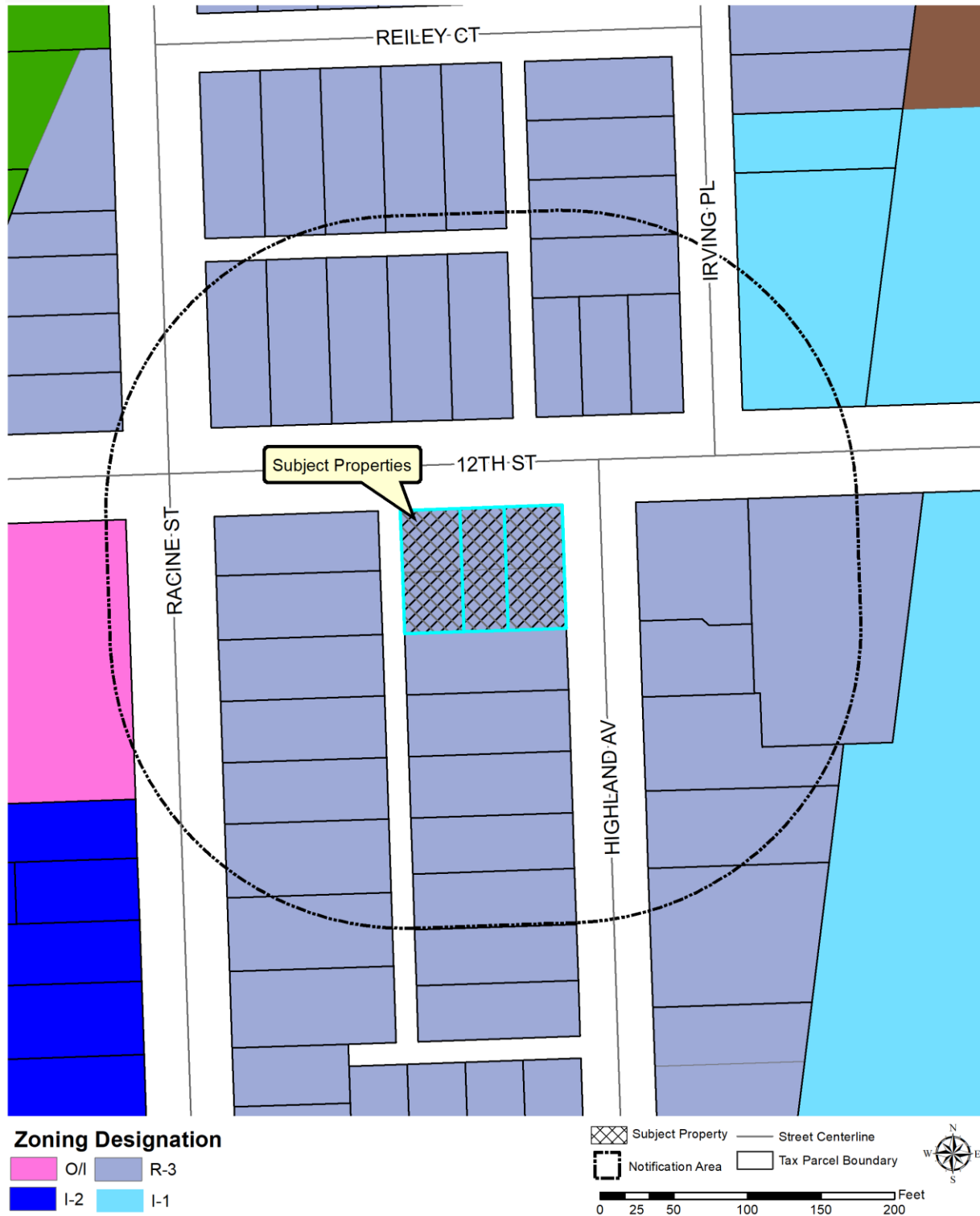


## Conditional Use Request - 1204 Highland Avenue





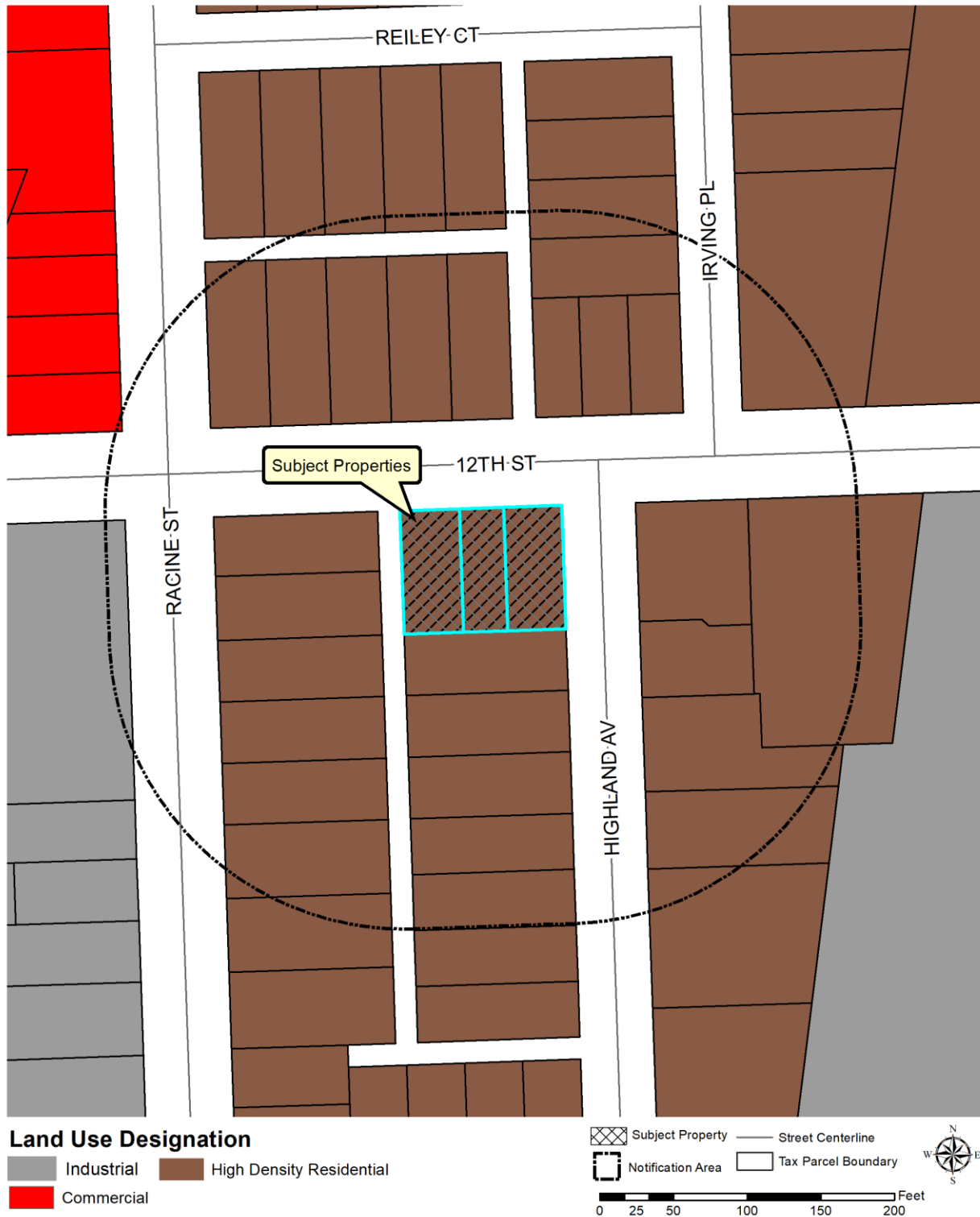
## Conditional Use Request - 1204 Highland Avenue







## Conditional Use Request - 1204 Highland Avenue



## Site Photos



Looking southwest at subject property



Looking west at subject property



Looking north from rear of subject property



Looking west from subject property



Looking east from subject property



Looking north from property