



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

**Meeting Date:** 1/23/2023

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

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

**Division Manager:** Jeff Hintz – (262) 636-9151 [jeff.hintz@cityofracine.org](mailto:jeff.hintz@cityofracine.org)

**Case Manager:** Steven Madsen

**Location:** 1509 Rapids Drive

**Applicant:** Chris Becker

**Property Owner:** Gj and Am Properties, LLC

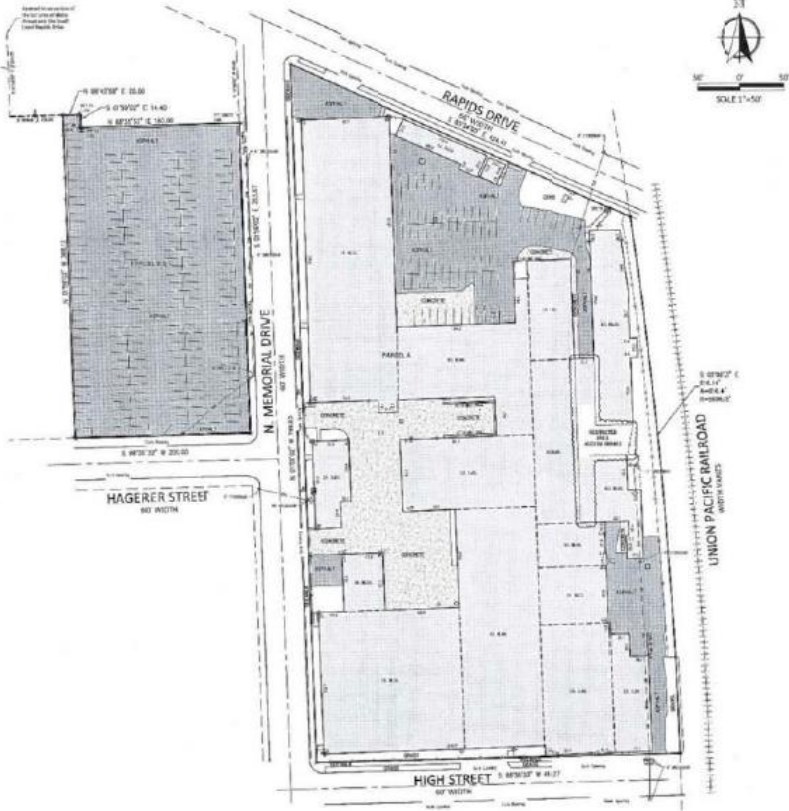
**Request:** Consideration of a conditional use permit to operate a mixed use facility, located in a I-2 General Industrial Zone District as allowed in Section [114-588](#) of the Municipal Code.

**BACKGROUND AND SUMMARY:** The proposal is to officially set the building up to be a “mixed-use business center incubator”. The building currently has business offices, industrial spaces, manufacturing, commercial, and artists. As a part of this conditional use permit there will be an approved mix of uses for the building that will hopefully allow it to operate without the need to get amendments. These uses are outlined in the conditions of approval.

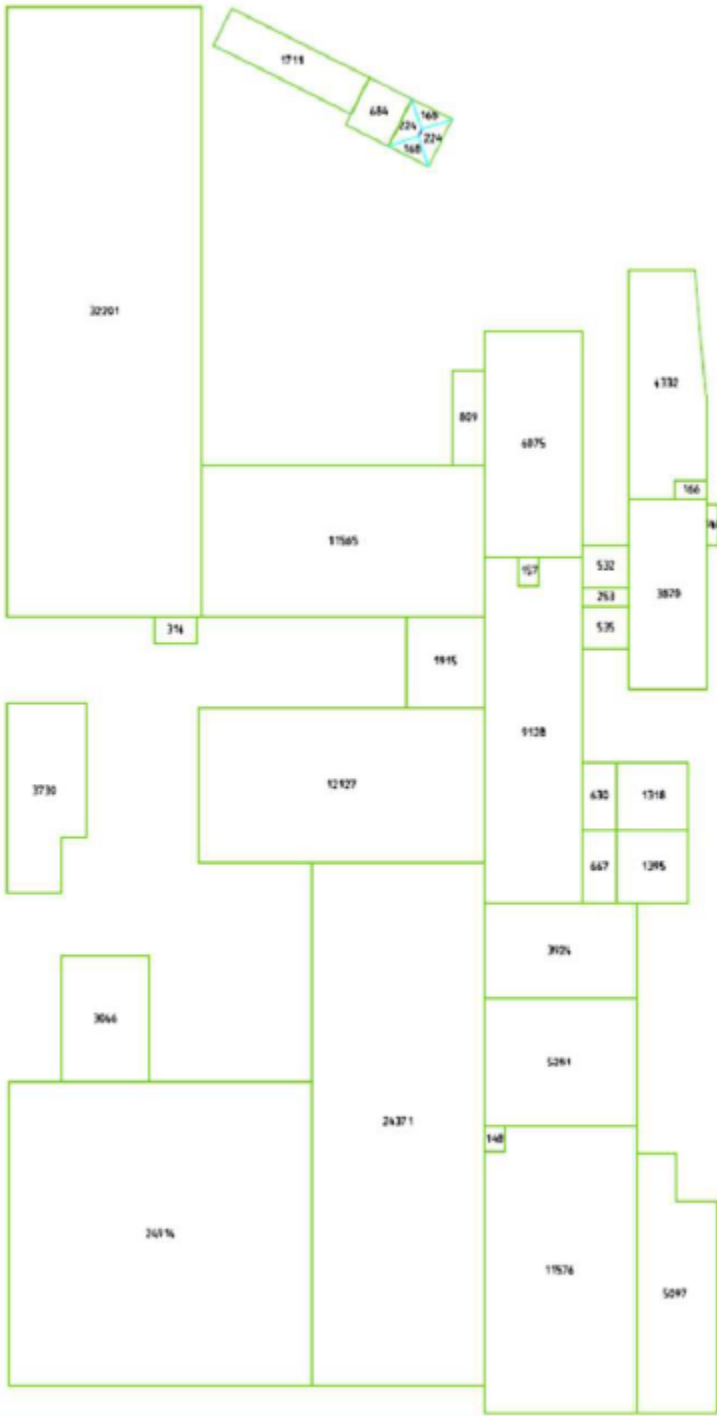
The Zoning Ordinance classifies a mixed use building as a conditional use permit in the I-2 General Industrial Zone District if the location and operation meet the criteria specified in the ordinance (114-588).



Birdseye view of the property, indicated in red



Proposed Site Plan



Floor Areas for individual building sections.

# GENERAL INFORMATION

**Parcel Number:** 211114000

**Property Size:** 279,045.36 square feet

**Comprehensive Plan Map Designation:** Industrial

**Consistency with Adopted Plans:**

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

- Encourage development patterns that promote efficient and sustainable use of land, that can be readily linked by transportation systems and that utilize existing public utilities and services.
- 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:** I-2 General Industrial

**Purpose of Zone District:** The I-2 general industrial district is intended to accommodate those industrial activities which may produce moderate nuisances or hazards in areas that are relatively remote from residential and commercial development.

**Proposed Zoning:** No change proposed

**Existing Land Use:** Vacant/Drop off Site

**Surrounding Zoning and Land Uses:**

<b>North</b>	I-1 Restricted Industrial	Car wash
<b>East</b>	I-2 General Industrial	Railroad Right-of-Way
<b>South</b>	I-2 General Industrial	Moving company
<b>West</b>	I-1 Restricted Industrial	Parking lot

**ANALYSIS:**

**Development Standards:**

**Density** ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): The new building complies with all bulk and lot standards.

Standard	Required	Provided
Lot Area	No minimum	279,045.36 square feet
Lot Frontage	30 feet	796 feet
Floor Area Ratio	4.0 maximum	1.15

**Setbacks** ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)): Nonresidential uses are not required to provided yards, except as required in 114-590.

Yard	Required
Front (North)	0 feet
Side (West)	0 feet
Side (East)	0 feet
Rear (South)	0 feet

**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](#)): There is not currently a detailed sign plan. Any signage would need to follow the sizing and other requirements outlined below:

Sign Type	Allowable Sq. Ft.	Provided Sq. Ft.	Maximum Height	Proposed Height
Projecting/Wall/Freestanding	722	0	15 feet	0 feet
Total				

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

Use Type	Required	Provided
Mixed use	0*	
Total	0	71

\*Most uses that will be in the complex require parking spaces per employee, but some may be by square foot. The large number of occupants as well as the varied uses make it near impossible to correctly calculate required parking spaces, based on the provisions of the ordinance. The ordinance considers what is provided as adequate.

**Landscaping, screening and yard requirements** ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): The entire site is developed except for a small patch of grass near the front there are no planned changes.

**Outdoor lighting, signs** ([114-Sec. 742](#)): The lighting on the property complies with the requirement that lighting be arranged, shielded and oriented in a manner that does not direct radiation or glare onto adjacent properties.

**Rubbish and trash storage** ([114-Article V](#) & [114-740](#)): Any outdoor storage will need to comply with zoning requirements. In this instance, the mixed use development would not allow for outdoor storage.

**Engineering, Utilities and Access:**

**Access** ([114-1151](#)): There are two main areas of ingress and egress to the site. One area on Rapids Drive which has one point and another off N Memorial that has two points. The access points should provide proper access to the site. No changes are planned.

**Surface drainage** ([114-739](#) & Consult Engineering Dept.): The site has no changes to development area planned. If they were to repave or add building area they would be required to submit a storm water management plan.

**Sewage disposal and water supply** ([114-821](#) & Consult Engineering and S/W Utility): Utilities already exist to the building and should be adequate.

**Exceptions to ordinance:** No exceptions are required for the electronic signage to be installed where the existing changeable copy sign is installed.

**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 facility has already generally been operating as a mixed use facility. This conditional use will formalize the property's use and allow for there to be conditions set and a process for review. The uses suggested will generally be less intensive than would could be permitted in the I2 general industrial zone and should not be detrimental.

- 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 properties that are directly adjacent are zoned for industrial or for intensive commercial uses. Some of the surrounding businesses use the facility for storage purposes. The formalizing of this property as a mixed-use facility should not negatively impact the property in the immediate vicinity.

- 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 mostly developed. Any future development would have to have the site as it exists in mind as well as its mix of uses. The formalizing of this use should not impede any development or improvement of the surrounding properties. This will strengthen the requirements of this property, which will serve as protection of the of surrounding properties, while providing flexibility for uses allowed for the property owner.

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

Staff Comments: All utilities and access roads are existing in the area and should be adequate in providing service to the site. Drainage should not be changing with this proposal, but any future paving or building expansion would require a stormwater management plan.

- 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: Proper ingress and egress is provided and should not impact traffic congestion in the public streets.

- 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, that can be readily linked by transportation systems and that utilize existing public utilities and service. It also calls for the reuse of older industrial and commercial properties. This conditional use permit will allow for the continued use of this site, its building and its infrastructure in accordance with 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.**

Staff Comments: The applicable sections of the zoning ordinance as they relate to this development are being met as required.

## **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 CHRIS BECKER SEEKING A CONDITIONAL USE PERMIT TO HAVE A MIXED USE FACILITY AT 1509 RAPIDS DRIVE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning Heritage and Design Commission on January 23, 2023 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That the mixed-use development operates in accordance with the following parameters:
  1. All uses on the site shall comply with the following development standards:
    - i. Hours of operation of uses classified by the Zoning Ordinance as “Industrial” shall be between 7:00 AM and 10:00 PM on all days. All use classifications shall adhere to the City Noise Ordinance. All uses, regardless of use classification, shall be conducted indoors.
    - ii. Signage for the site is limited to 800 square feet in total; Department of City Development shall review proposed signage to the goals and objectives of the Horlick Overlay district prior to the issuance of any necessary permits.
    - iii. Outdoor storage of materials, and products for sale/display is prohibited.
    - iv. Outside parking of vehicles shall be limited to operable motor vehicles of Classes 1-6 classified by the US DOT FHWA.
    - v. No new barbed wire fencing shall be authorized on the site. Repairs to the existing fence shall be allowed as determined by the Zoning Administrator.



2. That the uses listed in the underlying I-2 General Industrial District listed below, are permissible by right:
  - i. Research and testing laboratories;
  - ii. Warehousing, distribution, and storage facilities;
  - iii. Wearing apparel/cloth manufacture;
  - iv. Office uses;
  - v. Studios or workspaces for artist, sculptor, wood worker, photographer, furniture making, composer or other like similar artisans or artists;
  - vi. Food preparation including bottling and brewing, not to include meatpacking, dairy production, or a slaughterhouse;
  - vii. Light machinery production, appliance repair and manufacturing uses;
  - viii. Printing and publishing uses;
  - ix. Public Utility and Service uses;
  - x. Sporting and household goods manufacture;
  - xi. Building materials, sales and storage;
  - xii. Pottery and ceramics manufacture;
  - xiii. Garages for storage/repair of automobiles, with no servicing work of engines or transmissions.
  - xiv. Brewery, distillery, or winery with or without tasting room;
  - xv. Machine shop or woodworking;
  - xvi. Contractor or construction offices and shops;
  - xvii. Wholesale establishments;
  - xviii. Household animal grooming and care (non-medical).
  - xix. Indoor greenhouses, aquaculture, hydroponics or similar uses;
  - xx. Recreation buildings, community centers, meeting halls or assembly uses with a capacity of less than 200 persons;
  - xxi. That upon consultation between the Zoning Administrator and Director of City Development, additional uses not listed may be permitted if found to comply with the spirit and intent of this mixed-use permit.
3. The following uses shall not be authorized:
  - i. Areas for dumping or disposal of garbage, refuse or trash;
  - ii. Concrete plants;
  - iii. Junkyards and auto graveyards;
  - iv. Abrasives, asphalt, brick/stone, rubber, gypsum, steel, and metal, processing or manufacture;
  - v. Meat packing or slaughterhouse;
  - vi. Mining operations, forge plants or foundries, metal stamping, and Metal reduction and refinement;
  - vii. Grain storage, feed/seed mill and processing;
  - viii. Dairy product processing;
  - ix. Heliports and airports;

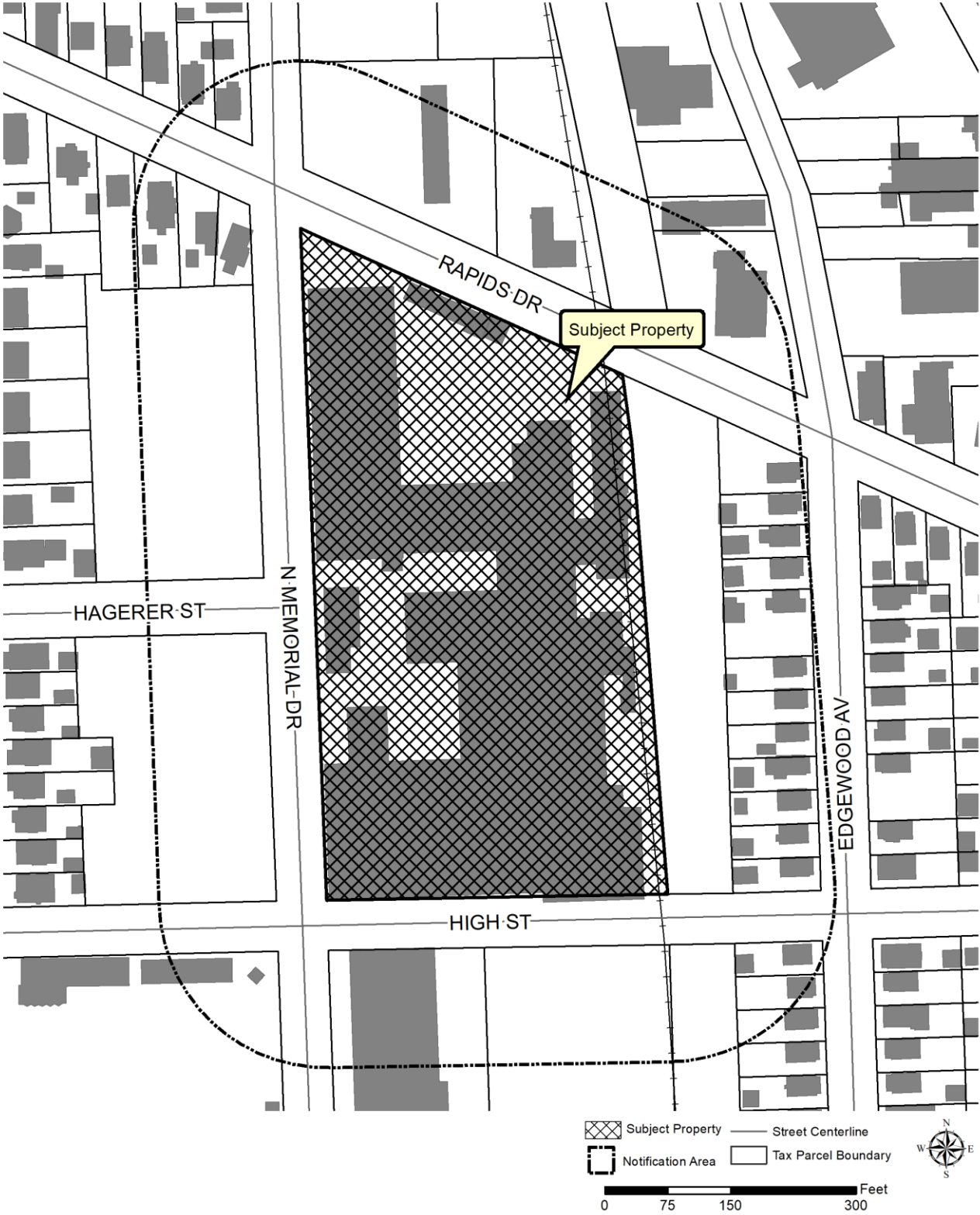
- x. Dwellings units;
  - xi. Retail sales.
4. Unless specified herein, this property shall generally conform to that of I-1 Restricted Industrial Zone.
- d) That no major changes be made from the conditions of this permit without the approval of the Planning Heritage and Design Commission.
  - e) That 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 Request - 1509 Rapids Drive

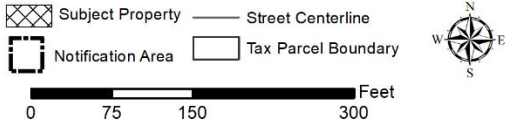




# Conditional Use Request - 1509 Rapids Drive

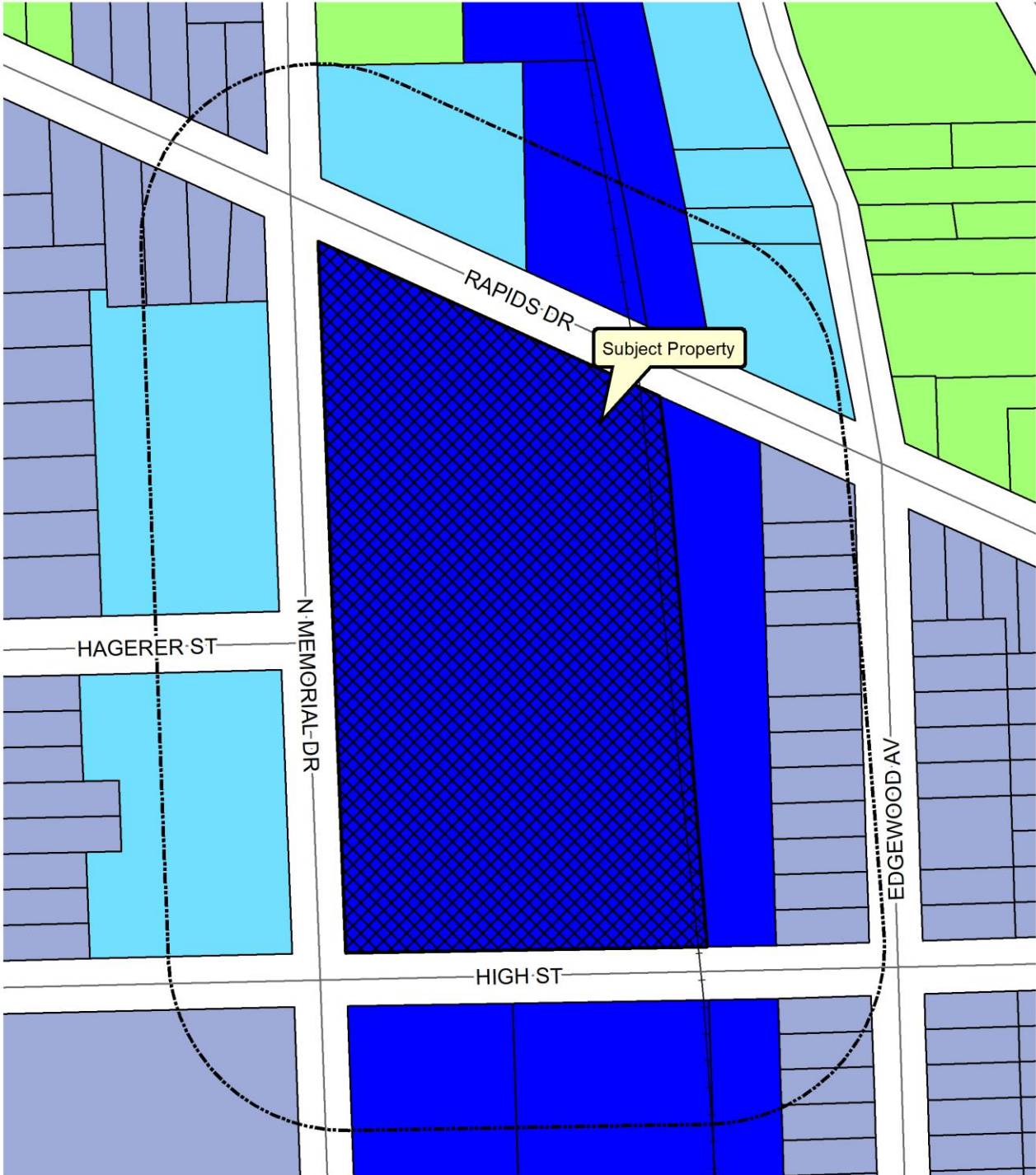


Developed by The City Of Racine, MIS Dept. all Rights Reserved





# Conditional Use Request - 1509 Rapids Drive



**Zoning Designation**

Dark Blue	I-2	Light Blue	I-1
Grey	R-3	Light Green	B-2

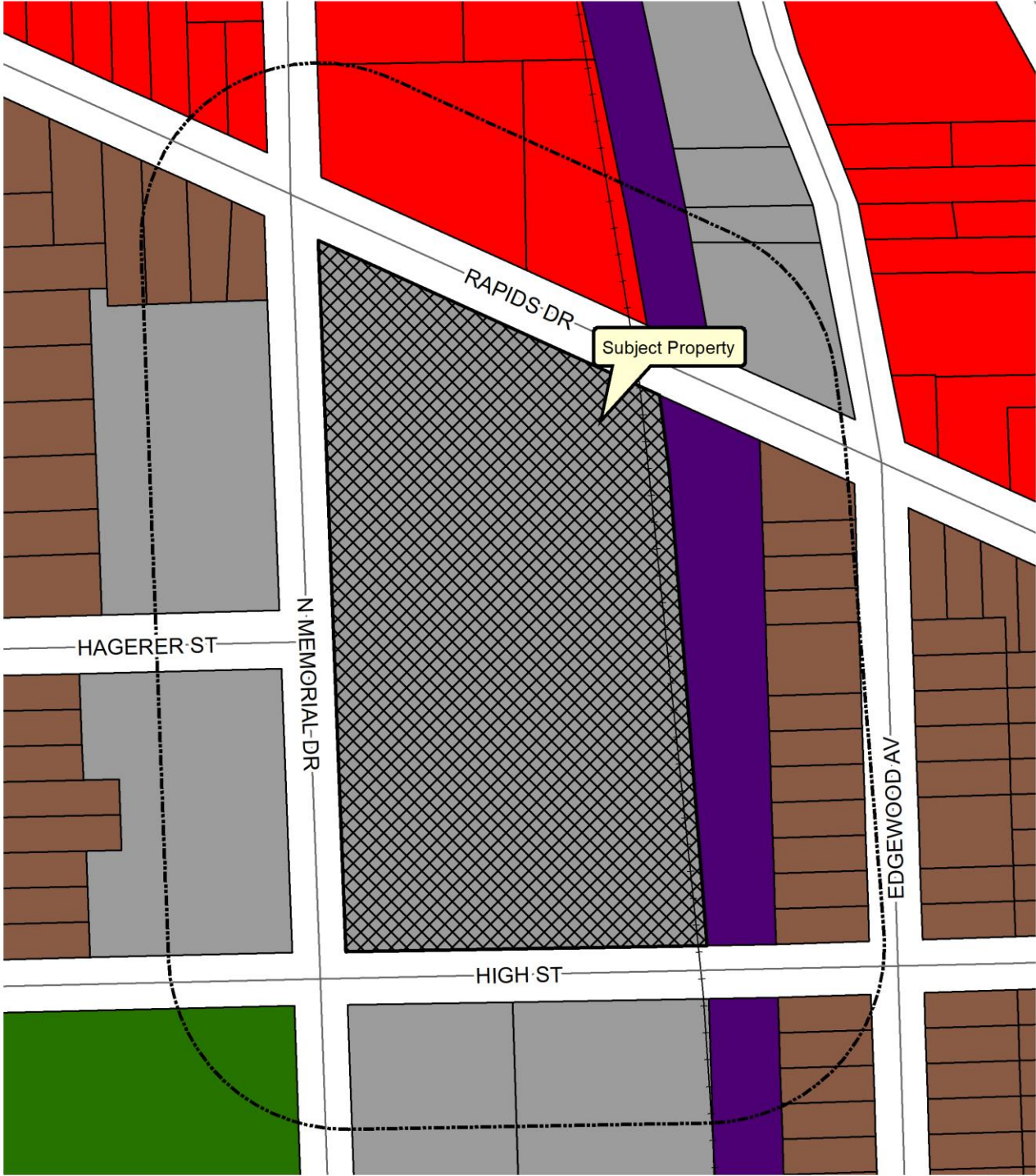
Legend:

- Blue cross-hatch: Subject Property
- Dashed line: Notification Area
- Thin black line: Street Centerline
- Thick black line: Tax Parcel Boundary

Scale: 0 75 150 300 Feet



# Conditional Use Request - 1509 Rapids Drive



### Land Use Designation

- Industrial
- High Density Residential
- Commercial
- Recreational

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

0 75 150 300 Feet

## Site Photos



Looking east at south side of site



Looking east at middle of site



Looking east at north side of site



Looking south east at site



Looking south at site



Looking south at east side of site