



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 9/21/2022

To: Mayor and Planning, Heritage and Design Commission Members

From: City Development Department, Division of Planning and Redevelopment

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

Case Manager: Michelle Cook

Location: 314 Sixth Street

Applicant: Fullerton Engineering, o.b.o. Dish Wireless

Property Owner: C and A Home and Building, LLC

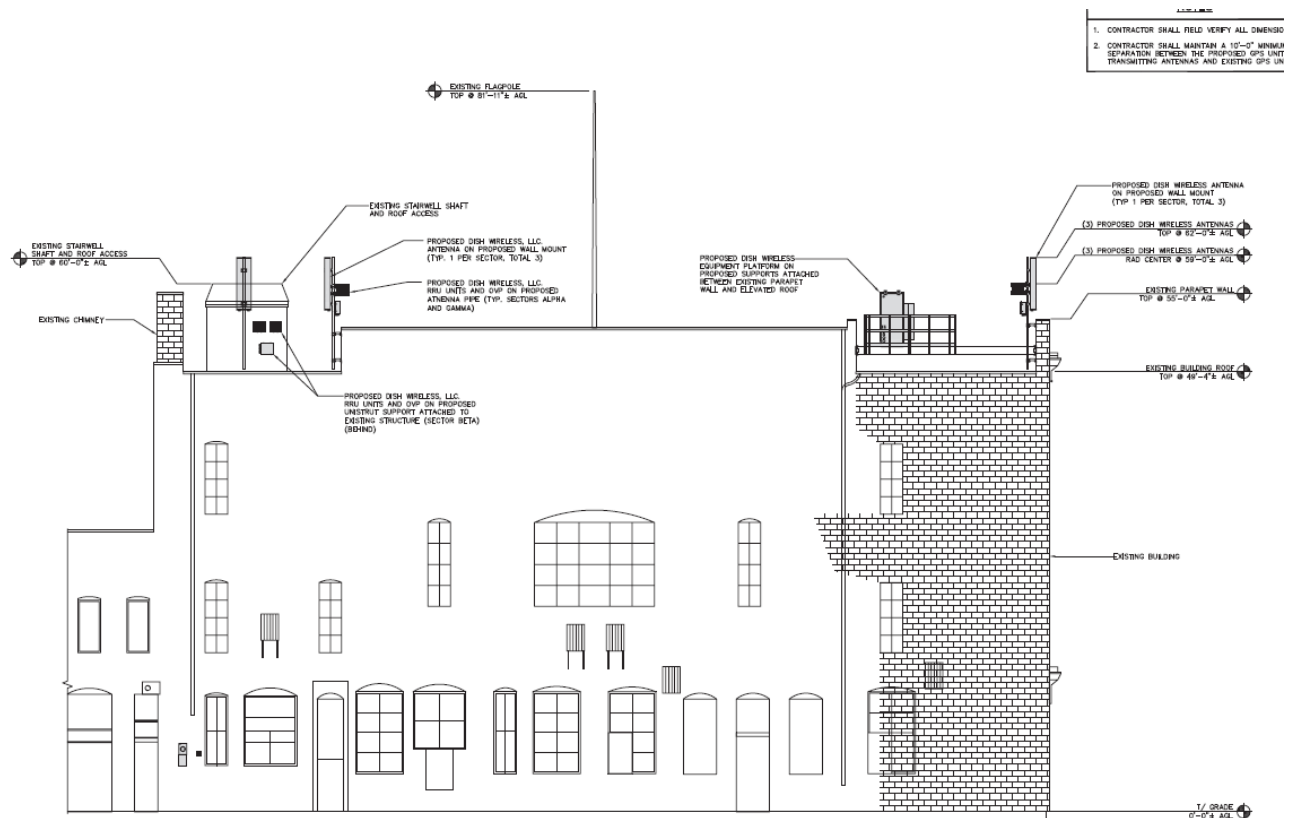
Request: Consideration of a conditional use permit for a rooftop wireless telecommunications facility at 314 Sixth Street, located in a B-4 Central Business Zone District.

BACKGROUND AND SUMMARY: The wireless telecommunications facility, as planned, will have equipment installed on the roof of the commercial property, as well three antenna which will be in three locations on the roof line, none of which will be visible from pedestrians or vehicle operators. There will also be a conduit running along and up the side of the building to facilitate the equipment.

The Zoning Ordinance classifies wireless telecommunication facilities as conditional use permits in the B-4 Central Business Zone District per Section 114-508 of the Municipal Code. Small cell wireless facilities are permitted by conditional use permit per Section 114-834 of the Municipal Code.



Birdseye view of the property, indicated in red, (north is up) (image from City Pictometry)



Rendering of proposed installation (north elevation), submitted by applicant.

GENERAL INFORMATION

Parcel Number: 00286000

Property Size: 9,997 square feet

Comprehensive Plan Map Designation: Mixed Use – Commercial Emphasis

Consistency with Adopted Plans:

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

- 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.
- Provide adequate infrastructure and public services and an adequate supply of land for development and redevelopment to meet existing and future market demand for residential, commercial, industrial, and institutional uses.

Corridor or Special Design District?: Downtown Area Design Review District

Historic?: Historic Sixth Street Business District

Current Zoning District: B-4 Central Business

Purpose of Zone District: The B-4 Central Business District is intended to accommodate those retail and office uses which are characteristic of major shopping streets of the downtown area of the city, and discourage uses which detract from, or are incompatible with, pedestrian and shopping oriented traffic.

Proposed Zoning: No change proposed

Existing Land Use: Mixed Use – retail and restaurant

Surrounding Zoning and Land Uses:

North	B-4 Central Business	Parking lot/Commercial buildings
East	B-4 Central Business	Commercial buildings (retail)
South	B-4 Central Business	Vacant property
West	B-4 Central Business	Parking lot/Commercial buildings

ANALYSIS:

Development Standards:

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

Standard	Required	Provided
Lot Area	No minimum	9,997 square feet
Lot Frontage	30 feet	94 feet
Floor Area Ratio	8.0 maximum	2.4

***Setbacks** ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)): Nonresidential uses are not required to provided yards, except as required in 114-570.

Yard	Required	Provided
Front (South)	0 feet	0 feet
Side (East)	0 feet	0 feet
Side (West)	0 feet	0 feet
Rear (North)	0 feet	11 feet

*The existing building is non-conforming in this regard.

Building design standards (114-Secs. [735.5](#) & [736](#)): The composition of the building is existing and no changes are planned. The building does comply with zoning ordinance requirements related to design.

Sign Regulations (114-[Article X](#)): Signage is not a part of this request.

Off-street parking and loading requirements (114- [Article XI](#)): There are no accessory off-street parking requirements for commercial properties in the B-4 Central Business District.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): N/A

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 which does not direct radiation or glare onto adjacent properties.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The location of the trash handling area on the property complies with development requirements as it is concealed from public view.

Engineering, Utilities and Access:

Access ([114-1151](#)): No changes are planned to the access to the site.

Surface drainage ([114-739](#) & Consult Engineering Dept.): The addition of a telecommunications facility to the site 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 to utilize this site is not expected to impact the ability to serve this area.

Exceptions to ordinance: No exceptions are being requested.

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 telecommunications facility is required to operate and comply with all regulations and guidelines from the Federal Communications Commission. The antenna will be minimally visible from the ground level and will provide additional access to wireless service for downtown residents.

- 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: With the conditions proposed, the location of a telecommunications facility is not expected to be injurious to properties within the neighborhood. The location of the equipment, conduit, and wiring will be on the northern façade of the building where the mechanicals are already located and should not interfere with the overall historic features of the building.

- 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 installation of a telecommunications facility on the rooftop of the property is not expected to impede the normal and orderly development and improvement of the surrounding property. The antenna for the facility will be shielded by the roof line of the property and positioned in a way that it will be minimally visible from the ground level pedestrian or vehicle scale.

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

Staff Comments: All utilities, access, and drainage are existing and will remain unchanged.

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: No changes are proposed to the ingress and egress from the site.

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

Staff Comments: The proposed conditional use is not contrary to the objectives of the current land use plan for the city. The proposal is in line with Chapter X – Utilities and Communications element – of the comprehensive plan by providing adequate coverage areas and expanding telecommunication service opportunities within the downtown area.

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 are being met. There are no exceptions being requested with this request.

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 BY JOE GOLDSHLACK, AUTHORIZED AGENT FOR FULLERTON ENGINEERING, O.B.O. DISH WIRELESS, SEEKING A CONDITIONAL USE PERMIT FOR ROOFTOP WIRELESS TELECOMMUNICATIONS FACILITY AT 314 SIXTH STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

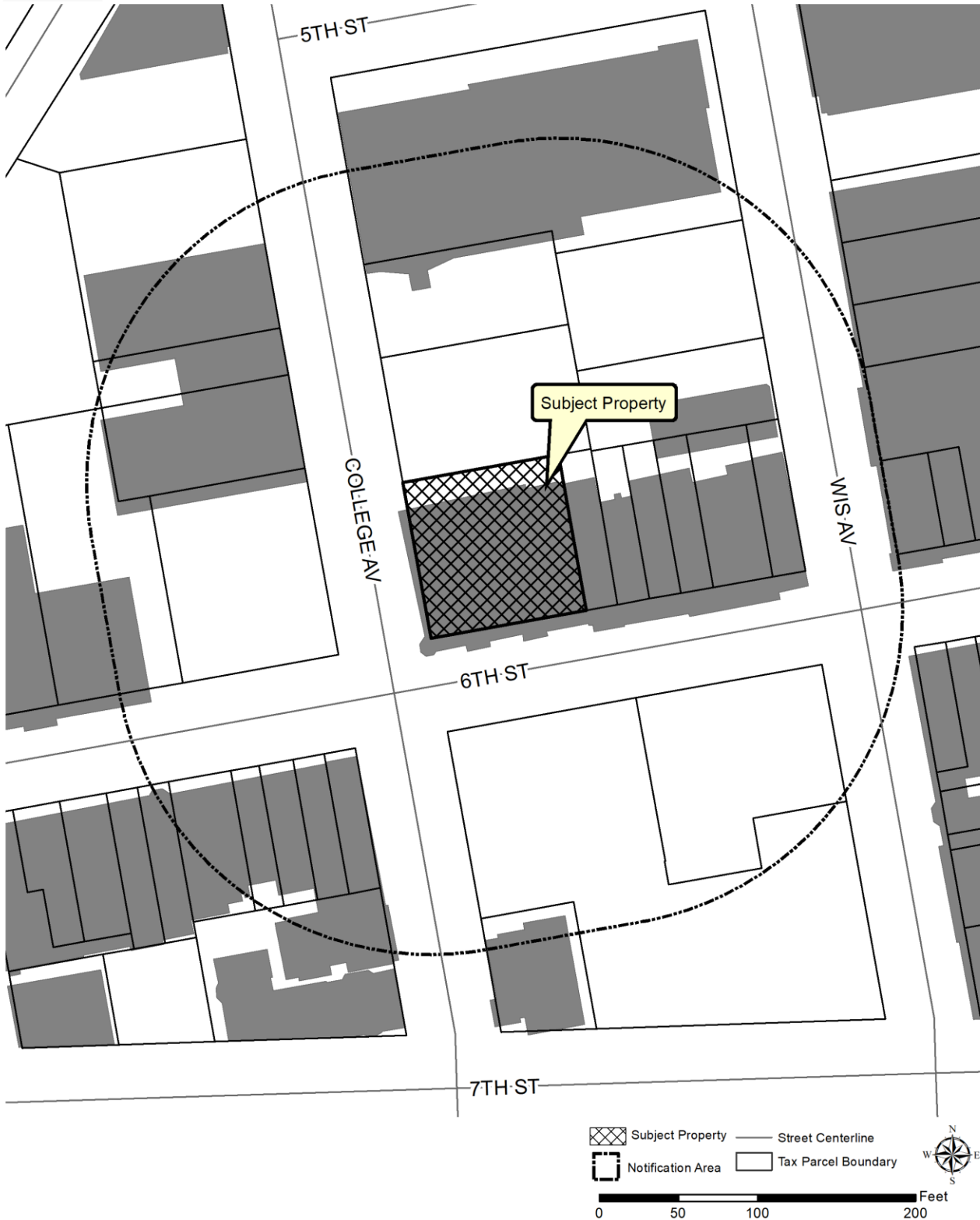
- a. That the plans presented to the Planning, Heritage and Design Commission on September 21, 2022, be approved subject to the conditions contained herein.
- b. That all codes and ordinances be complied with and that all required permits be obtained.
- c. That the facility operates within all Federal Communication Commission (FCC) parameters at all times.
- d. That the conduit running along and upside the building and other ancillary exterior mounts shall be in a color to match the existing building.
- e. That the color of all other equipment and infrastructure which extends above the building's parapet be a neutral hue.
- f. That the northwestern most antenna be moved closer to the center of the roof so it is disguised from view.
- g. That an approved Section 106 Review (Historic Preservation) be submitted in advance of applying for any permits for this project.
- h. That no minor changes be made from the conditions of this permit without the 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.
- i. That this permit is subject to review by the Planning, Heritage and Design Commission 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 - 314 Sixth Street

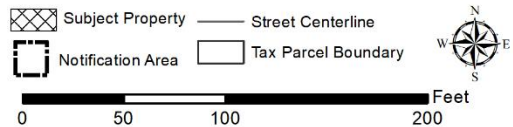




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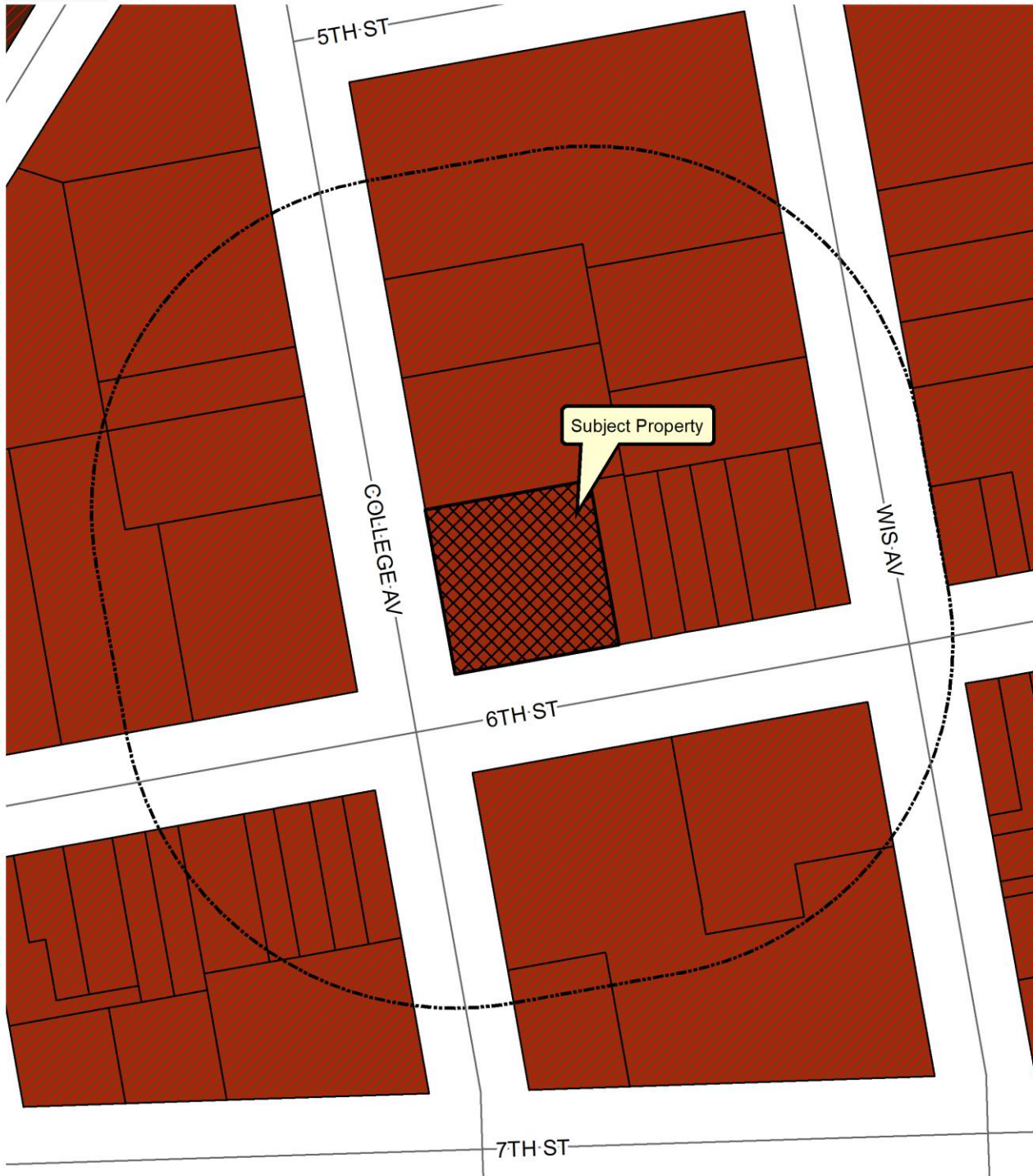


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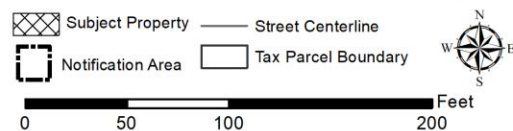


Conditional Use Request - 314 Sixth Street



Land Use Designation

 Mixed Use - Commercial Emphasis



Site Photos



Looking north at Subject Property



Looking south at rear of Subject Property



Looking southwest from Subject Property



Looking south from Subject Property



Looking west from Subject Property



Looking east from Subject Property