



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 3/20/2023

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

Case Manager: Steven Madsen

Location: 5205 Washington Avenue

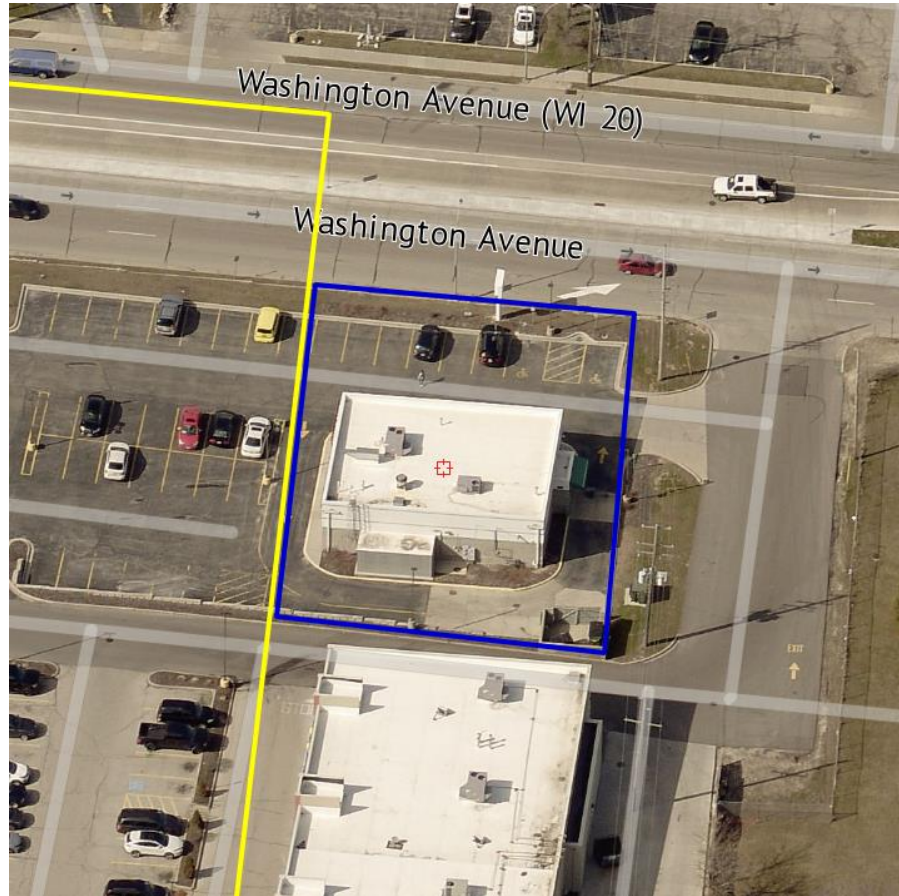
Applicant: Associated Bank Natl represented by Eric Gebhardt, RINKA Inc.

Property Owner: Associated Bank Natl

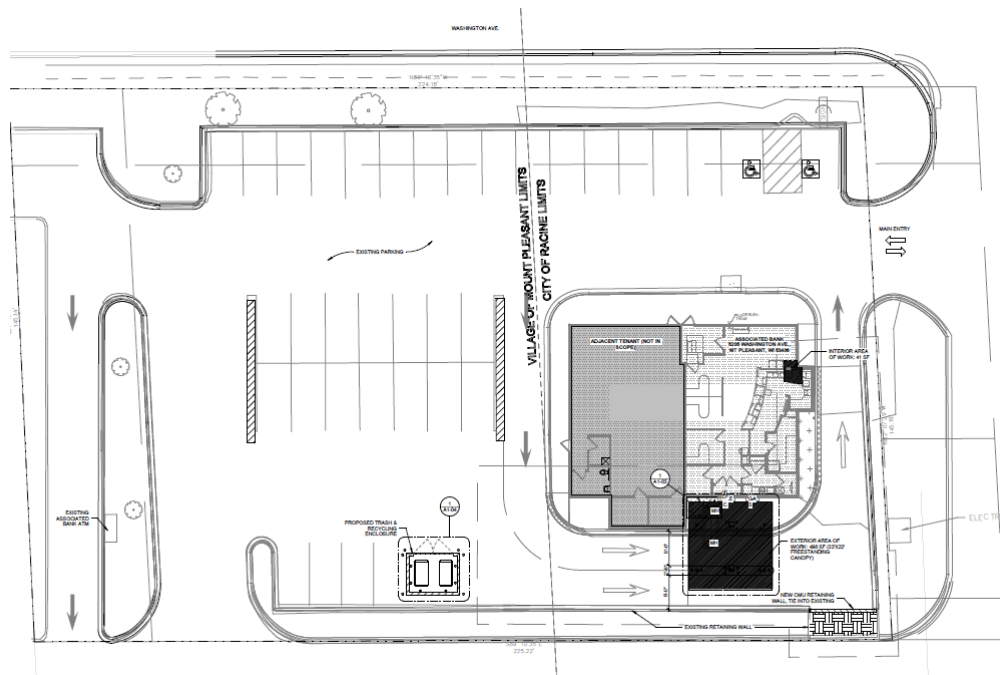
Request: Consideration of a major amendment to a conditional use permit to add a canopy and make changes to the drive thru located in a B-2 Community Shopping Zone District as allowed in Section [114-488](#) of the Municipal Code.

BACKGROUND AND SUMMARY: The proposal is to make changes to the drive thru area of the existing bank and add a canopy structure. This will also require them to move their trash enclosure to the other side of the property which is in Mt. Pleasant.

The Zoning Ordinance classifies drive-thru uses as conditional use permits in the B-2 Community Shopping Zone District (114-468).



Birdseye view of the property, indicated in blue



Site and floor plan for the proposed use.

GENERAL INFORMATION

Parcel Number: 13132114

Property Size: 11282.04 square feet

Comprehensive Plan Map Designation: Commercial

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: 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: Bank with Drive Thru

Surrounding Zoning and Land Uses:

North	B-2 Community Shopping	Office Building
East	B-2 Community Shopping	Vacant
South	B-2 Community Shopping	Strip Mall
West	Mt.Pleasant	Strip Mall

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	11,282.04 square feet
Lot Frontage	30 feet	90 feet
Floor Area Ratio	4.0 maximum	.26

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)	0 feet	65 feet
Side (East)	0 feet	18 feet
Side (West)	0 feet	7 feet
Rear (West)	0 feet	24 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](#)): No sign plan was submitted with this application. Any changes to signs would be reviewed by Planning Division Staff. 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	122 sq. feet	0*	15 feet	0 feet
Total				

* There is existing signage, but it was not a part of received plans and it is not a part of the proposed project.

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

Use Type	Required	Provided
Bank	0*	
Total	0*	

*Since the building has been approved for this use only an expansion of the useable floor area would require parking requirements to be reviewed.

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](#)): 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](#)): As a part of the changes the outdoor storage area will be moved to the western part of the lot that lies in Mt. Pleasant.

Engineering, Utilities and Access:

Access ([114-1151](#)): Ingress and egress are private shared drives that connect to Washington Avenue. 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.): No changes in impervious surface are planned. If resurfacing is done the engineering department may require a storm water management plan.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): No changes to the usable space of the building are planned and there should be no increase on the use of utilities.

Exceptions to ordinance: No exceptions are required for this conditional use.

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 change of having the canopy should not change the character of the property or use enough to be detrimental. The general function of the property will remain unchanged and as presently operated, is not expected to be contrary to the objectives of this criteria.

- 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 addition of the canopy will not be injurious to the various commercial uses that neighbor the property. The function of the property will remain unchanged and the overall aesthetics of the property will be enhanced with the proposed changes.

- 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 almost completely developed. The addition of the canopy structure should not impede any potential development or improvement of the surrounding property. The proposed improvements are anticipated to demonstrate that investment in this area is prudent and has a positive return. It is expected others will see improvements being made to properties and may consider upgrades or improvements on their property as a result.

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

Staff Comments: All utilities are already existing to the building and should be adequate. The proposed changes are not expected to detrimentally impact any utility from serving the properties in this general area and minimal changes to overall consumption are expected as a result of this proposal.

- 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 should be adequate. The existing facilities comply with design requirements and other details required by engineering standards and the Municipal Code.

- 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 the redevelopment or improvement of commercial properties. To allow for the canopy to be installed will be an improvement on this commercial building. The proposal is expected to strengthen and enhance the identity of this corridor by making physical improvements which will increase aesthetics of 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: The applicable sections of the zoning ordinance as they relate to this development are being met as required. No exceptions from the Municipal Code are required for this development.

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 ERIC GEBHARDT OF RINKA INC. AGENT FOR ASSOCIATED BANK NATL SEEKING A MAJOR AMENDMENT TO A CONDITIONAL USE PERMIT TO ADD A CANOPY TO THE DRIVE THRU AREA BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

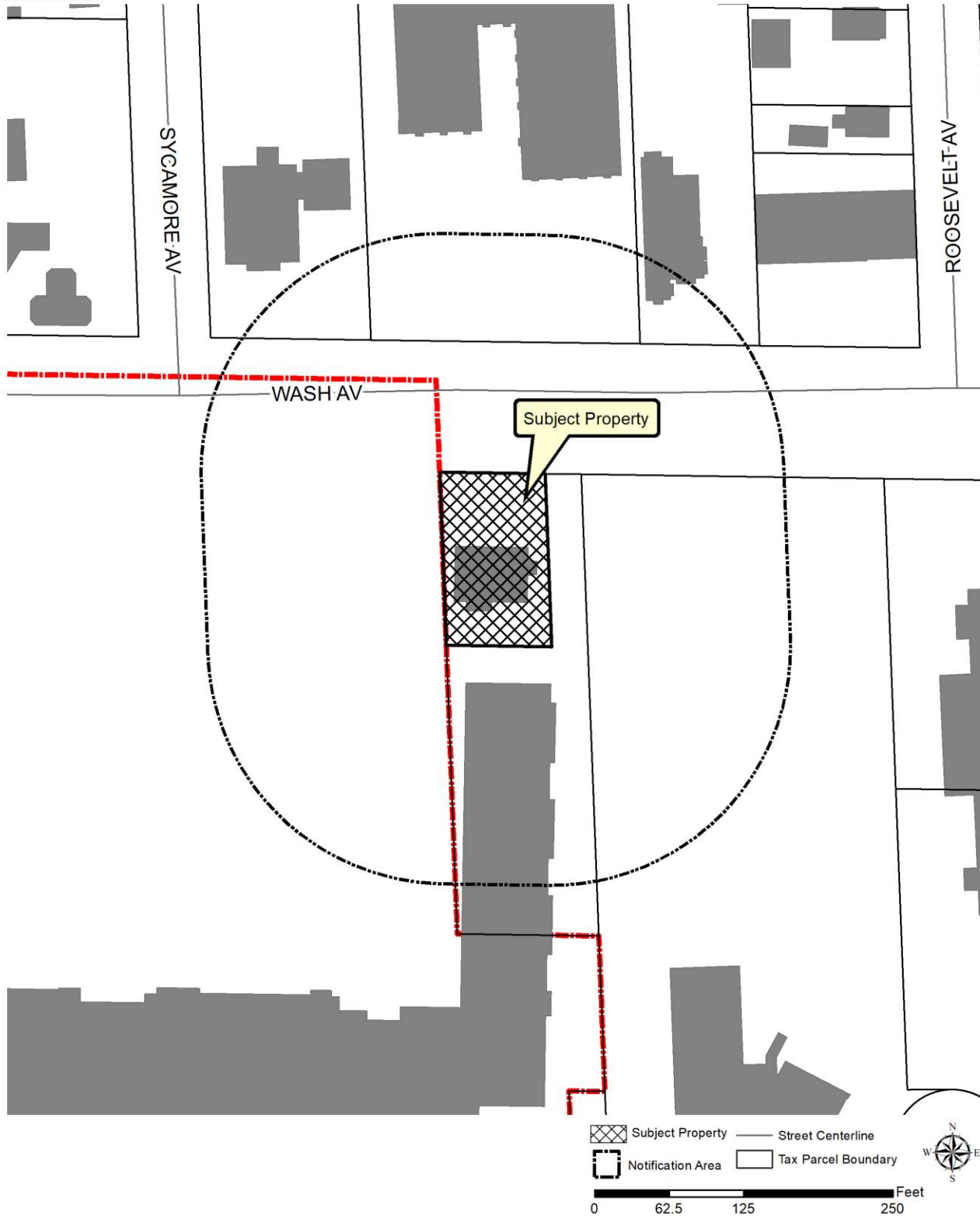
- a) That the plans presented to the Planning Heritage and Design Commission on March 20, 2023 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That any changes to signage be submitted to Planning Division for review before approval.
- 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).



Major Amendment Request - 5205 Washington Avenue



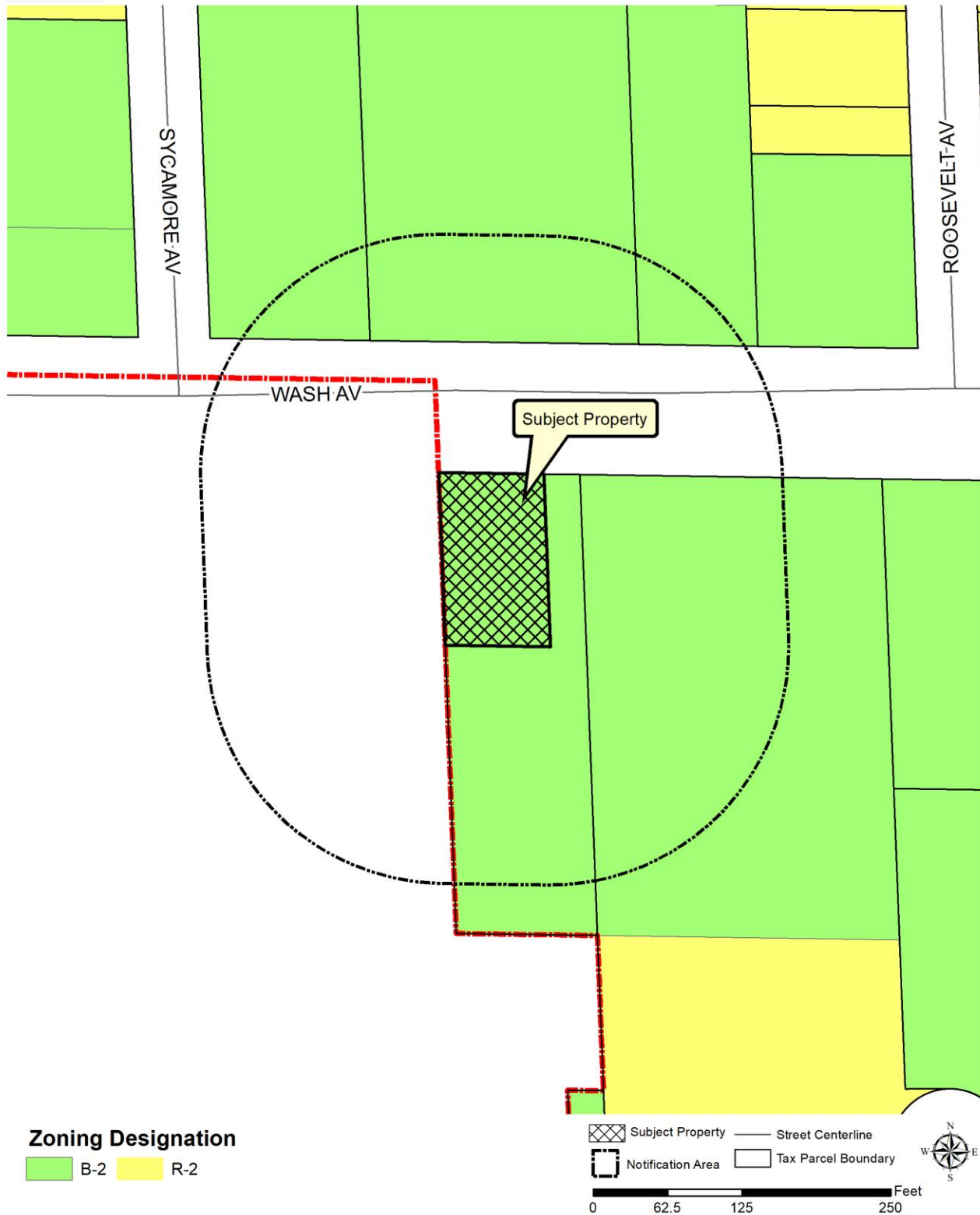


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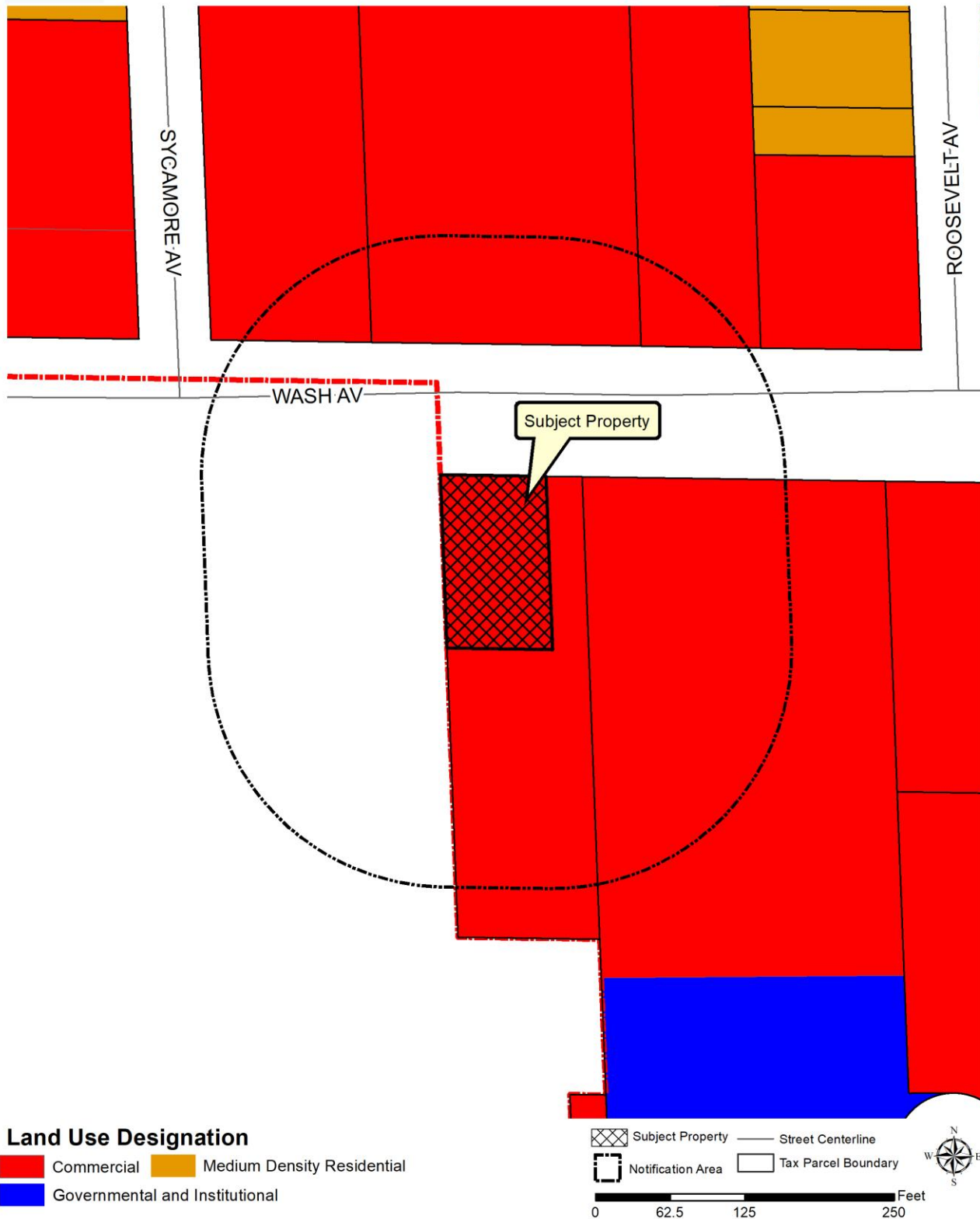


Major Amendment Request - 5205 Washington Avenue





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Site Photos



Looking East at the building



Looking North at the building



Looking West at the building



Looking South at the building



Looking West down Washington Ave



Looking East down Washington Ave