



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 9/25/2019

To: Mayor and Plan Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Matt Sadowski – (262) 636-9152 matthew.sadowski@cityofracine.org

Case Manager: Jeff Hintz

Location: 1609 Yout Street

Applicant: Veterans Outreach of Wisconsin

Property Owner: Veterans Outreach of Wisconsin

Request: Consideration of a major amendment to an existing conditional use permit to operate a transitional living facility, as authorized by Common Council Resolution No. Res.0386-16 to allow for the relocation of a veterans food pantry, offices and storage, to an existing building at 1609 Yout Street for property located in a B-2 Community Shopping Zone District as required in section [114-468](#) of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant seeks to utilize a space in the existing building at 1609 Yout Street for food storage and distribution, office space, storage for equipment. The proposed office hours are 9:00 AM – 5:00 PM Monday – Friday, weekends as needed, with food distribution occurring from Tuesday – Thursday from noon – 4:00 PM. This location is intended to complement and serve VOW's existing location at 1624 Yout Street.



Birdseye view of the property, proposed expansion indicated in red (image from City Pictometry). Existing transitional living facility shown in yellow.

GENERAL INFORMATION

Parcel Number: [17824000](#)

Property Size: 16,660 square feet

Comprehensive Plan Map Designation: Commercial

Consistency with Adopted Plans:

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

- The plan should strive to accommodate mixed use developments that could include housing, jobs, shopping, and schools.
- 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.

- The plan should strive to redevelop older urban and downtown 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: Contactor shop, office and storage space/yard.

Surrounding Zoning and Land Uses:

North	I-2/FD General Industrial/Flex Development	Transitional living facility for Veterans
East	B-2 Community Shopping	Single unit dwellings
South	R-3 Limited General Residence	Single unit dwellings
West	B-2 Community Shopping	Single unit dwellings

Operations: The applicant seeks to utilize a space in the existing building at 1609 Yout Street for food storage and distribution, office space, storage for equipment. The proposed office hours are 9:00 AM – 5:00 PM Monday – Friday, weekends as needed, with food distribution occurring from Tuesday – Thursday from noon – 4:00 PM. This location is intended to complement and serve VOW’s existing location at 1624 Yout Street.

ANALYSIS:

Development Standards:

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

Standard	Required	Provided
Lot Area	No minimum	16,660 square feet
Lot Frontage	30 feet	180 feet
Floor Area Ratio	4.0 maximum	.50

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

Yard	Required	Provided
Front (north)	0 feet	0 feet
Side (east)	0 feet	0 feet
Side (west)	0 feet	0 feet
Rear (south)	17 feet	0 feet

The building on the lot is existing non-conforming. The general area was developed well before the introduction of the current zoning ordinance in 1973.

Building design standards (114-Secs. [735.5](#) & [736](#)): The building on the parcel complies with the requirements of 114.735.5.b.1, however this request does not include any new buildings or modifications to the existing building.

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

Use Type	Required	Provided
Charitable institutions	16	0
Total	16	0*

*the building on the lot is existing non-conforming as it was built before current parking requirements were adopted. The main facility across Yout does have a surface lot as does the subject property, but is not striped. Given this is an extension of the current operation, not open to the public, it is expected that the current parking is sufficient. There is ample street parking on this block to serve any overflow.

A Building of this size requires one dedicated loading zone; the lot has space where this can be designated.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): 114-734 (a) requires screening along the south property line because the adjacent lots has a residential zone. The building and lot are non-conforming in this instance as the building goes to the lot line, making screening impossible to achieve.

Sign Regulations (114-[Article X](#)): Signage has not been submitted at this time, but could be up to 180 square feet in total size, for all signage on the lot.

Outdoor lighting, signs ([114-Sec. 742](#)): Changes to lighting are not planned as a result of this application. It appears the existing light fixtures focus light onto the property and would comply with the development requirements.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): A trash enclosure was not included on the site plan, but the building does have spots where the trash could be kept indoors or screened from public view with buildings. No dumpsters are allowed to be left unscreened at any time.

Engineering, Utilities and Access:

Access ([114-1151](#)): Vehicular access to the site is provided from a driveways off Yout Street. The site plan submitted by the applicant does not contemplate any changes to access.

Surface drainage ([114-739](#) & Consult Engineering Dept.): Reuse of the building 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 is not expected to impact the ability to serve this area.

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

Additional Planning and Zoning Comments:

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: The proposed major amendment for this expansion of property and building footprint for the existing operation is not expected to endanger or be a detriment to the comfort or welfare of the general area. This property’s proposed use will generally function like that of the previous use. The proposed operational plan ensures the expansion will be as minimally invasive as possible by limiting the hours to mid-week and mid-day times for the most intensive part of the operations. Given the close proximity to residential development, intensity is often a concern; the operations are less intensive than many commercial uses permitted in this zone district.

- 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: This conditional use is not anticipated to be injurious to other properties in the general area, assuming the recommended conditions are adopted with this request. The recommended conditions ensure this property will not impair property values or the enjoyment of adjacent properties. The proposal from the applicant anticipates using the building for offices,

storage and distribution facilities to operate in conjunction with the approved operations at 1624 Yout. The proposal activates a building which would otherwise sit vacant.

- 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 proposed conditions with this request help to ensure that development in the area remains consistent and orderly, while accommodating this proposed expansion. The recommended conditions also ensure that the property is used more like that of an office type use with a storage area (which was the previous use of the property). This type of an operation is anticipated to fit the current intensity of the area and maintain operations in a manner which does not infringe on the continued use of adjacent properties.

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

Staff Comments: The site plan submitted by the applicant does not propose any changes to the access, utilities or drainage for the site. The reuse of this site and existing building is 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: The applicant is not contemplating any changes to the access to this site. The existing operation to the north of this facility has a surface lot which can handle overflow and worker parking. The distribution is over a three day period and during the middle of the day; congestion is not expected as a result of this proposal. The overflow parking in the street has been sufficient in this area for some time.

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

Staff Comments: The land use plan for the City identifies this property as Commercial. This proposed usage is consistent with the objectives of the comprehensive plan and the commercial portion is of a lesser intensity than other uses allowed in this zone district. If the property is utilized as proposed and maintains office hours and operational plan, it will be generally as active as a lower intensity commercial use. The office hours will be similar to that of the previous use and the storage and distribution occurs mid-day and during the middle part of the week.

- 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: With the recommended conditions, it is expected that this establishment will operate in accordance with the applicable regulations for this zone district. No exceptions are needed with the request and the proposed development is expected to fit with the mix of uses allowed to occur on the site and those which currently exist in the general area.

POSSIBLE ACTIONS FOR THE PLAN 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.
5. Defer with a continuance of the public hearing to a date certain.

STAFF SUPPORTS THE APPLICATION FOR THE FOLLOWING REASONS:

- If developed as recommended in the conditions from this report, the site will function in a manner which can be complimentary to the neighborhood.
- The proposed use will be complimentary in scale and intensity in comparison with other more intensive uses allowed in this zone district.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM VETERANS OUTREACH OF WISCONSIN, SEEKING A MAJOR AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT WHICH ALLOWS A TRANSITIONAL LIVING FACILITY BY COMMON COUNCIL RESOLUTION NO. 0386-16 TO NOW OPERATE VETERANS FOOD PANTRY, OFFICES AND STORAGE, TO AN EXISTING BUILDING AT 1609 YOUT STREET IN A B-2 COMMUNITY SHOPPING DISTRICT BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Plan Commission on September 25, 2019 be approved subject to the conditions contained herein.
- b) That all of the following occur by May 30, 2020:
 1. All fencing on the site be compliant with Sec. 114-761.
 2. Any parking lot spaces and required loading zone be striped in accordance with requirements of sec. 114-Article XI.

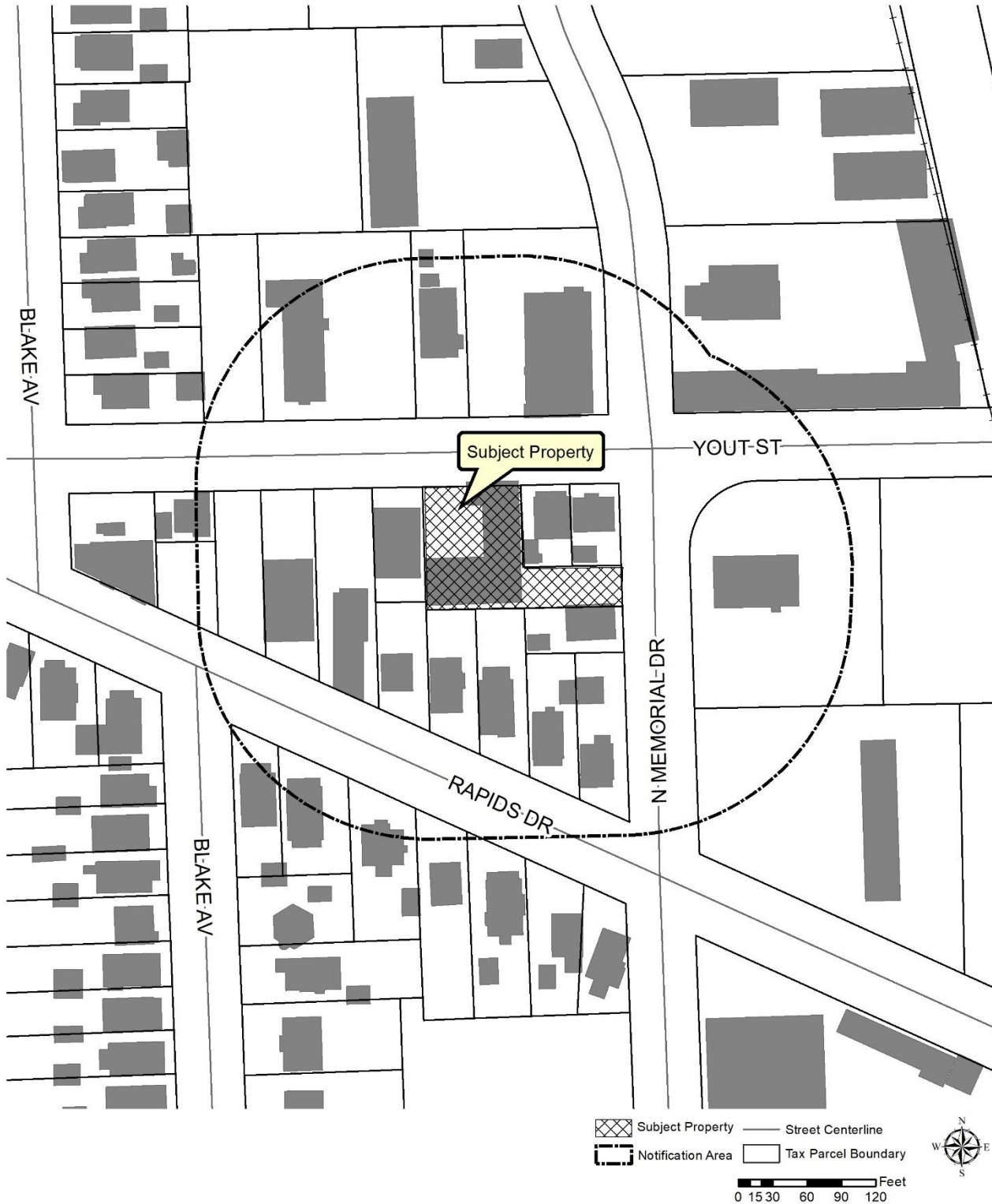
3. Obsolete signage be removed from the site as required by Sec. 114-Article X.
4. Weeds along the building foundation be removed as required by Sec. 114-743
- c) That if, prior to the issuance of an Occupancy Permit, required site improvements listed in “b” above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney’s office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d) That the facility shall not be open prior to 9:00 AM and shall cease operations no later than 5:00 PM.
- e) That all employees or volunteers park inside or in the lot at 1624 Yout Street.
- f) That all codes and ordinances are complied with and required permits acquired.
- g) That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common council.
- h) That this conditional use permit is subject to Plan 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 ([click to view](#)).

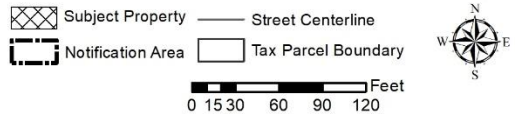


Conditional Use Amendment - 1609 Yout Street



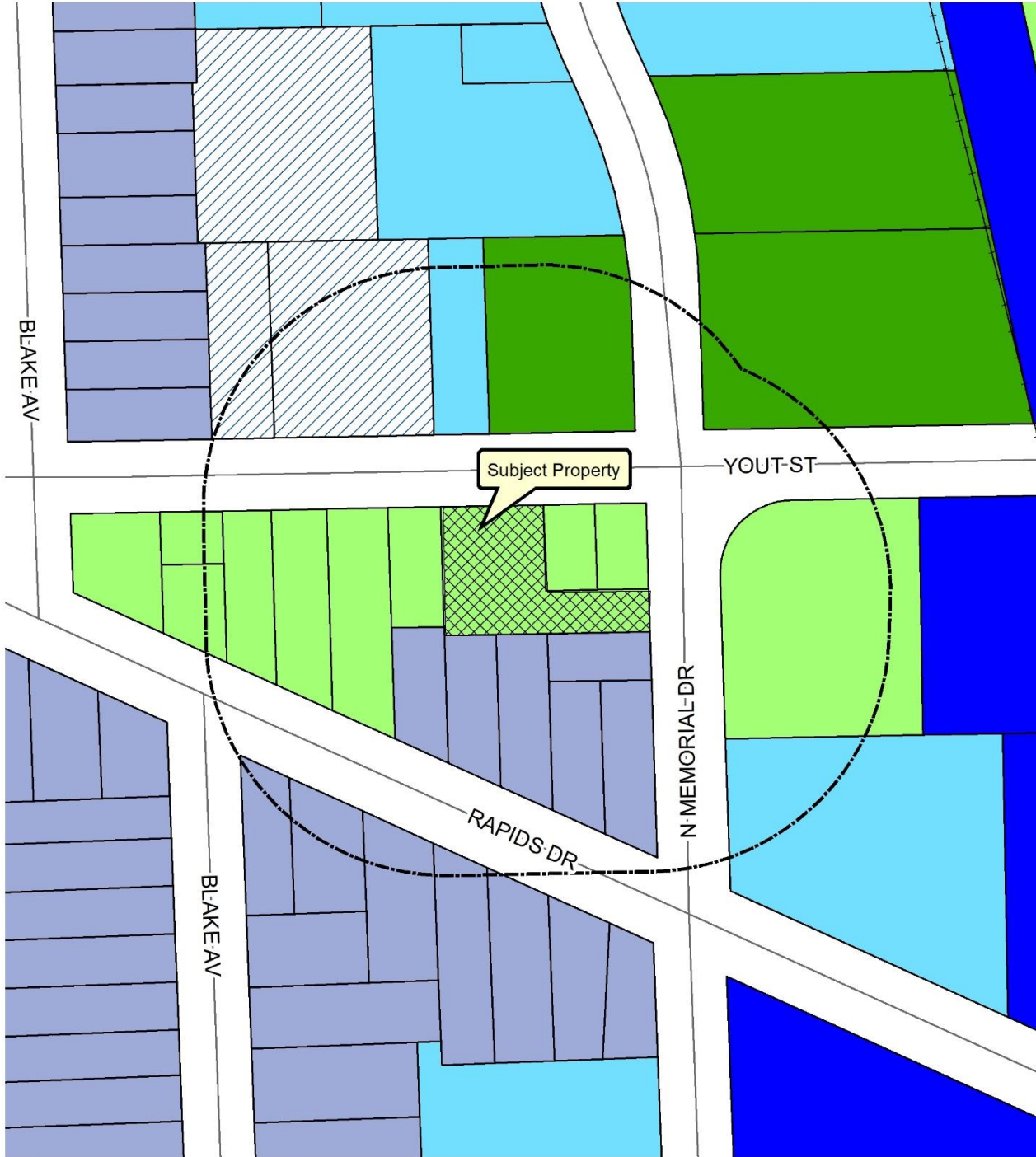


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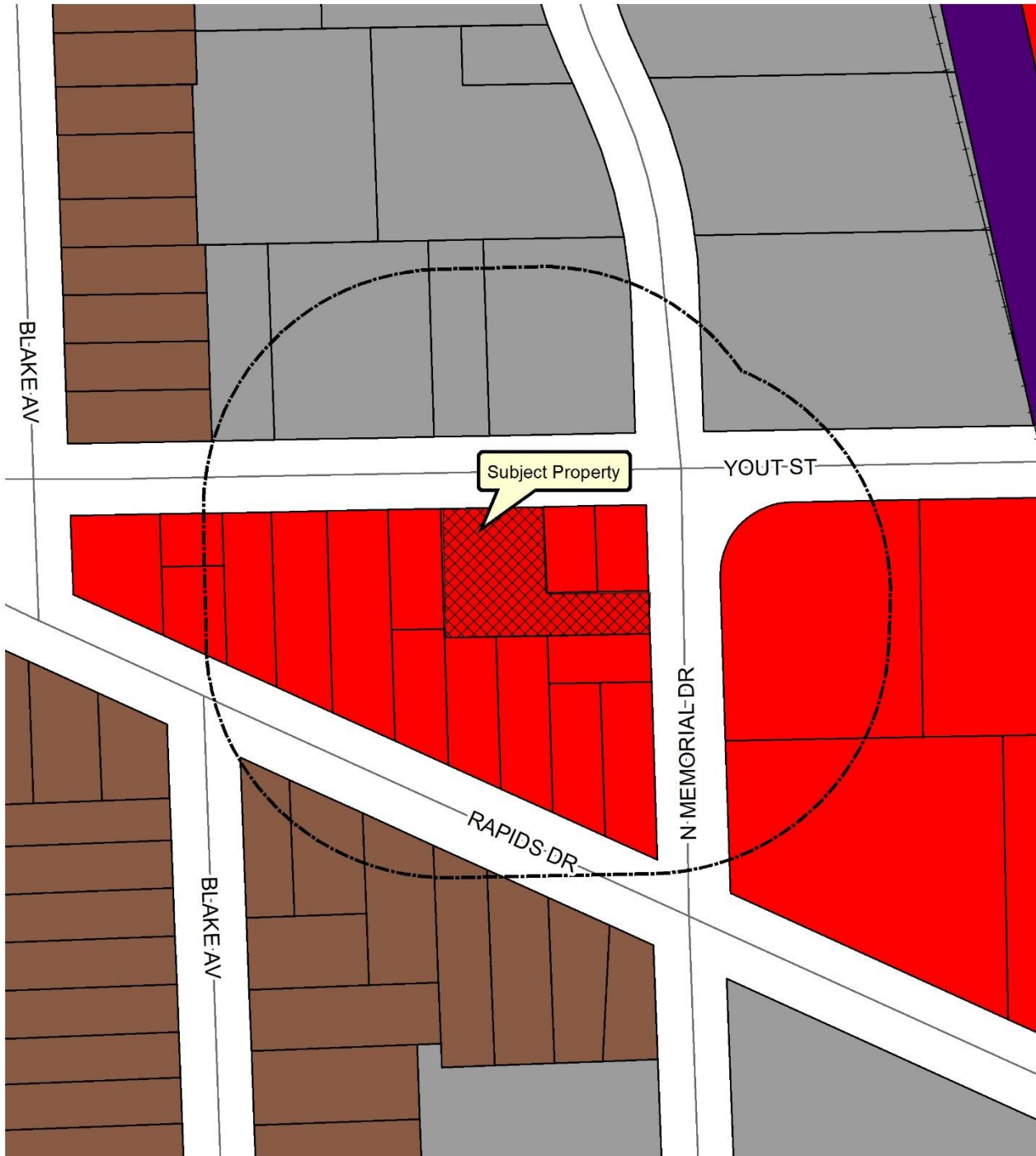
Zoning Designation

- | | | |
|--------|-----|-----|
| I-2/FD | B-2 | I-1 |
| R-3 | B-3 | I-2 |

- | | |
|-------------------|---------------------|
| Subject Property | Street Centerline |
| Notification Area | Tax Parcel Boundary |
- 0 15 30 60 90 120 Feet
-



Conditional Use Amendment - 1609 Yout Street



Land Use Designation

- Commercial
- High Density Residential
- Industrial
- Transportation, Communication and Utilities

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

0 15 30 60 90 120 Feet



Site Photos



Looking at the north side of the subject property from Yout Street



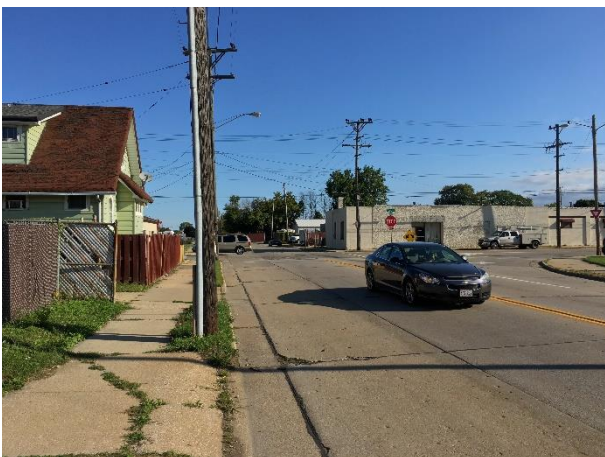
Looking west down Yout Street from the subject property



Looking east from the subject property



Looking at the east side of the property from Memorial Drive



Looking north on Memorial Drive from the eastern end of the property