



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

**Meeting Date:** 4/28/2021

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

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

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

**Case Manager:** Jeff Hintz

**Location:** 4923 Washington Avenue

**Applicant:** Ryan Schmitz of Plunkett-Raysich Architects LLP, authorized agent for David Kane of North Shore Bank FSB

**Property Owner:** NORTH SHORE BANK FSB

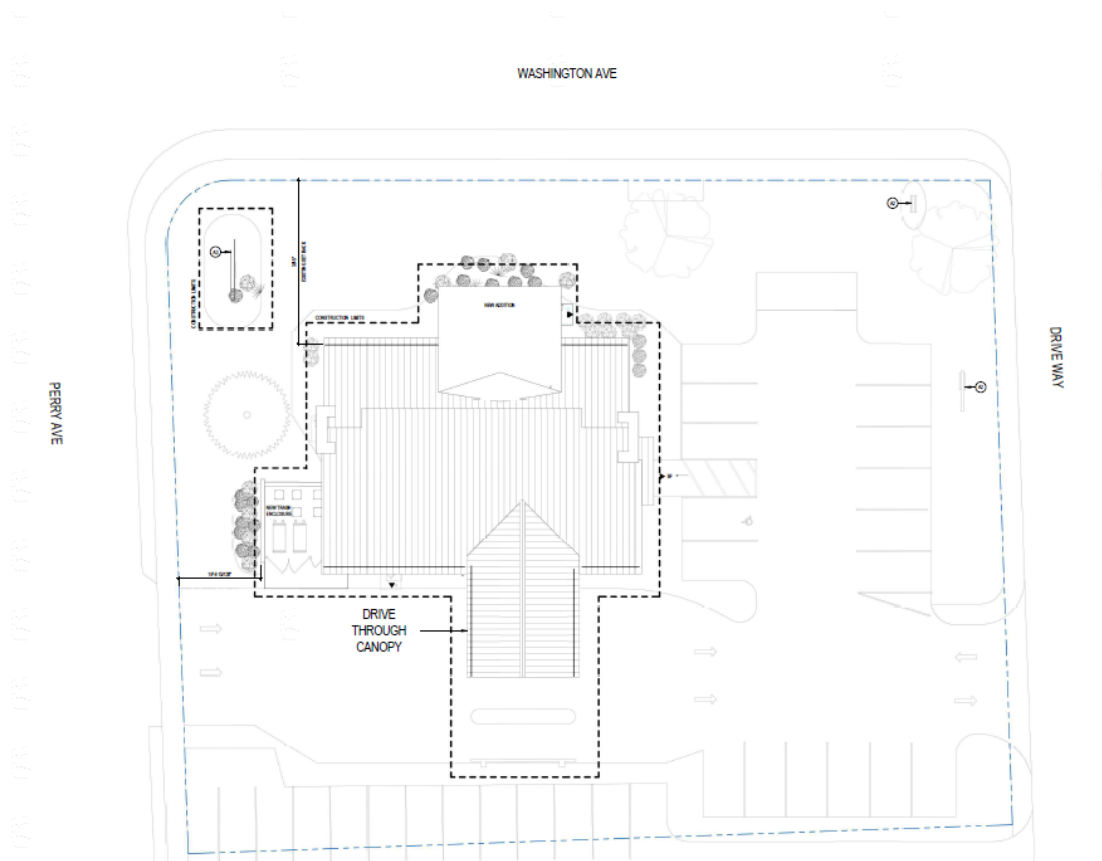
**Request:** Consideration of a major amendment to an existing conditional use which allows for a Bank with drive-thru 4923 Washington Avenue as allowed by Sec. 114-155 of the Municipal Code. The major amendment contemplates a building addition to the north, reconfiguration of the drive-thru canopy and façade updates, for property located in a B-2 Community Shopping Zone District.

**BACKGROUND AND SUMMARY:** The existing business operation on the site would remain unchanged. The bank building currently on the lot would be expanded approximately 15 feet to the north, creating an enclosed vestibule of approximately 450 square feet. The drive thru canopy to the rear of the building would be reduced approximately 22 feet and an updated façade would be installed on the building. The “applicant submittal” attachment shows how the building will look when completed.

The Zoning Ordinance classifies this major amendment to allow for building modifications in the B-2 Community Shopping Zone District upon the issuance of a conditional use permit amendment (114-155).



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



Proposed site plan, submitted by applicant (north is up).

## GENERAL INFORMATION

**Parcel Number:** [13132115](#)

**Property Size:** 32,600 square feet

**Comprehensive Plan Map Designation:** Commercial

**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.
- Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.

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

**Historic?:** N/A

**Current Zoning District:** B-2 Community Shopping

**Purpose of Zone District:** The B2 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.

**Surrounding Zoning and Land Uses:**

<b>North</b>	B-2 Community Shopping	Automotive services
<b>East</b>	B-2 Community Shopping	Parking area for Westgate Plaza
<b>South</b>	B-2 Community Shopping	Various retail and restaurants
<b>West</b>	B-2 Community Shopping	Bank

**Operations:** The existing business operation on the site would remain unchanged. The bank building currently on the lot would be expanded approximately 15 feet to the north, creating an enclosed vestibule of approximately 450 square feet. The drive thru canopy to the rear of the building would be reduced approximately 22 feet and an updated façade would be installed on the building.

## ANALYSIS:

### Development Standards:

**Density** ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): There is approximately a 350 square foot addition planned to the building as a result of this proposal.

Standard	Required	Provided
Lot Area	No minimum	32,600 square feet
Lot Frontage	30 feet	100 feet
Floor Area Ratio	4.0 maximum	.13

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

Yard	Required	Provided
Front (north)	0 Feet	25 feet
Corner Side (west)	0 Feet	35 feet
Side (east)	0 feet	90 feet
Rear (south)	0 Feet	45 feet

**Building design standards** (114-Secs. [735.5](#) & [736](#)): The planned addition and the changes to the exterior are in compliance with current requirements.

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

Use Type	Required	Provided
Bank	16	29
Total	16	29

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

**Landscaping, screening and yard requirements** ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): Screening and yards are not required given the surrounding zoning districts.

**Sign Regulations** (114-[Article X](#)): Signage is not included in this request and would be reviewed by City Development at a later date when submitted. Total allowable square footage 190 square feet.

**Outdoor lighting, signs** ([114-Sec. 742](#)): The submitted plans conform to development standards and focus light onto the subject property.

**Rubbish and trash storage** ([114-Article V](#) & [114-740](#)): The trash area is screened from public view and located in compliance with zoning requirements on the site.

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

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

**Surface drainage** ([114-739](#) & Consult Engineering Dept.): Proposed modifications are 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:** This complies with all development standards.

**Additional 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:

- 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: With the recommended conditions at the end of this report, the establishment of the Conditional Use is not expected to be detrimental public safety and general welfare. The site is home to a banking office and branch location; the general usage will not change, just the appearance of the building. The overall exterior changes seek to modernize the appearance of the building and match other branch locations in the general region.

- 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 overall project seeks to enhance the exterior appearance of the property and is expected to show that investment in this area is wise and prudent, enhancing the overall quality and character of development.

- 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 use is less intensive than others in the area given the nature of the use as office as opposed to retail, which tends to generate more traffic depending upon the nature of what is being sold. That being said, the intent of the application is to remodel a building, the usage of the property and the general operations will remain unchanged as a result of the updated branding and small building addition.

- 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 use 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 nature of this business is to provide financial services. The usage of the site is by customers and the lots front on two public right-of-ways to provide access to the site. The access points are sufficient for the proposed demand and future usage of this site, the parking exceeds the code defined minimum by over 10 spaces.

- 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 does envision this general area commercial development. This portion of it. This type of operation does meet the intent of the designation in the land use plan in this area as no changes to operations are planned.

- 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 development will operate in accordance with the applicable regulations for this zone district. No exceptions are required with this proposal as it meets all zoning ordinance requirements.

## **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:** BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM NORTH SHORE BANK FSB SEEKING A MAJOR AMENDMENT TO AN EXISTING CONDITIONAL USE WHICH ALLOWS FOR A BANK WITH DRIVE-THRU AT 4923 WASHINGTON AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning, Heritage, and Design Commission on April 28, 2021 be approved subject to the conditions contained herein.
- b) That all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c) That if, prior to the issuance of an Occupancy Permit, required site improvements in proposed plans 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 LED or incandescent string lights not be placed in windows or as architectural accents.
- e) That signage be reviewed and approved by City Development prior to permitting and installation
- 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 Planning, Heritage, and Design 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 Planning, Heritage, and Design Commission review for compliance with the listed conditions.

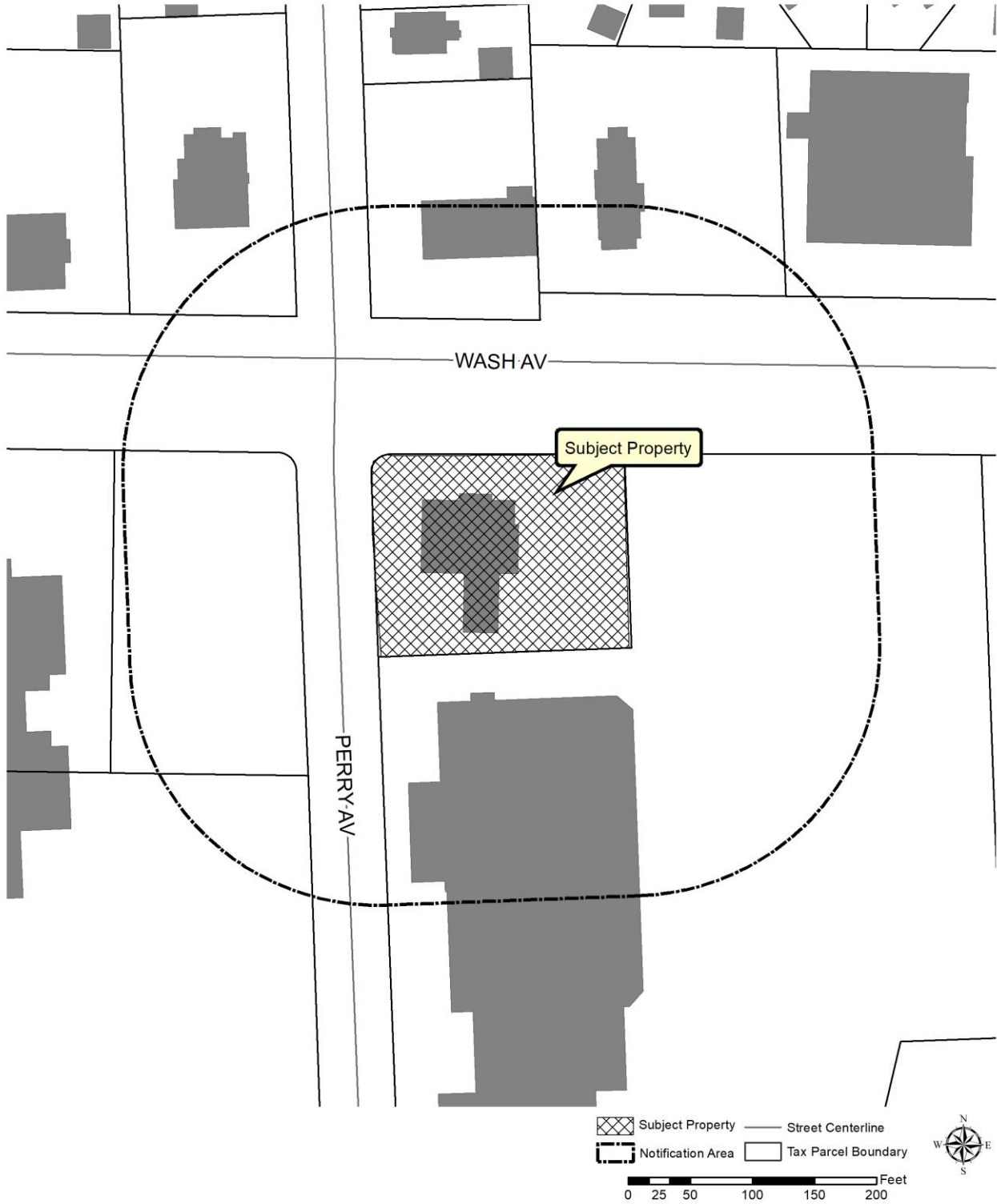
## **ATTACHMENTS:**

- 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).



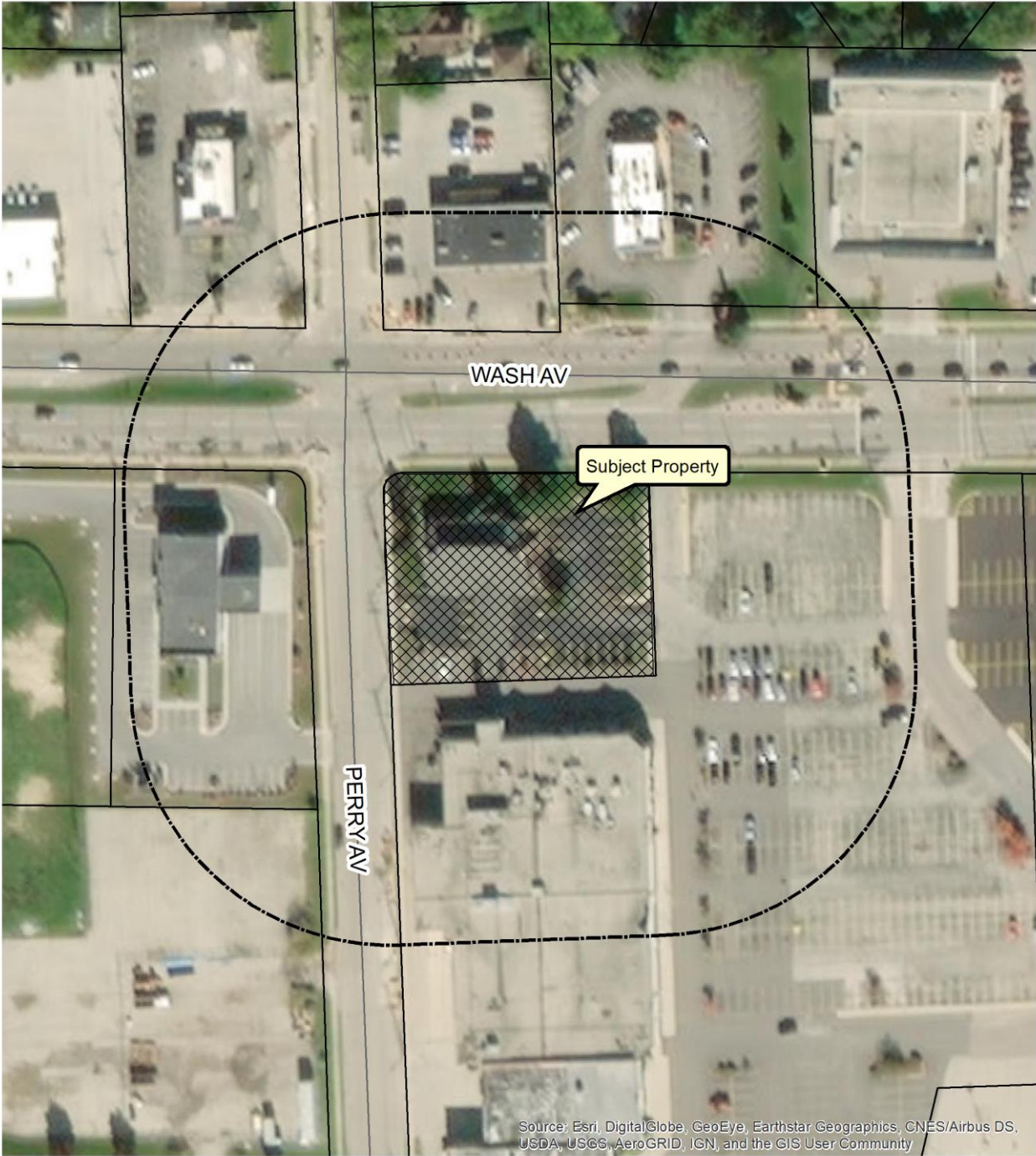


# Conditional Use Amendment - 4923 Washington Avenue

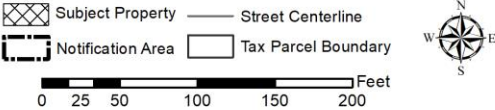




# Conditional Use Amendment - 4923 Washington Avenue

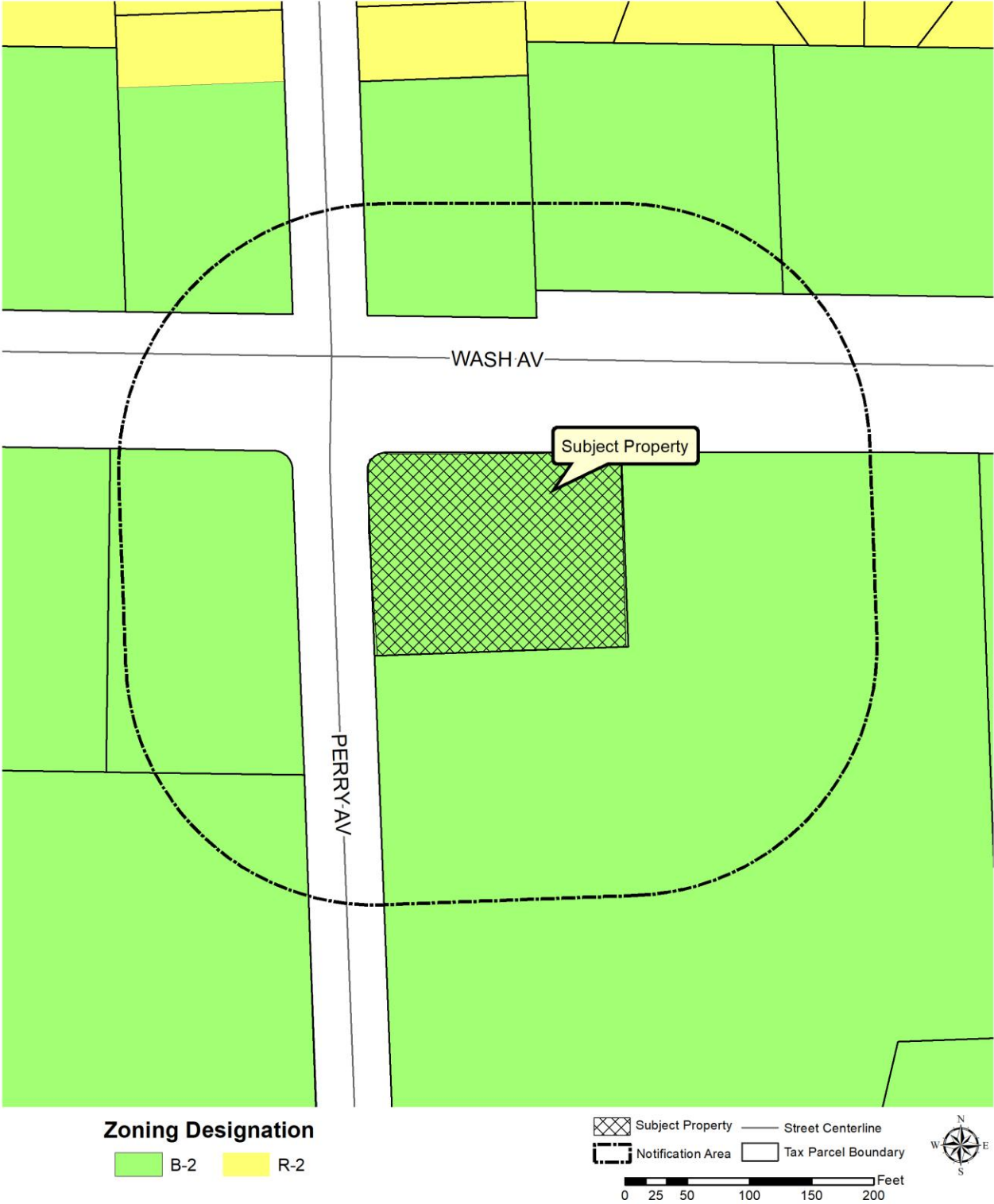


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



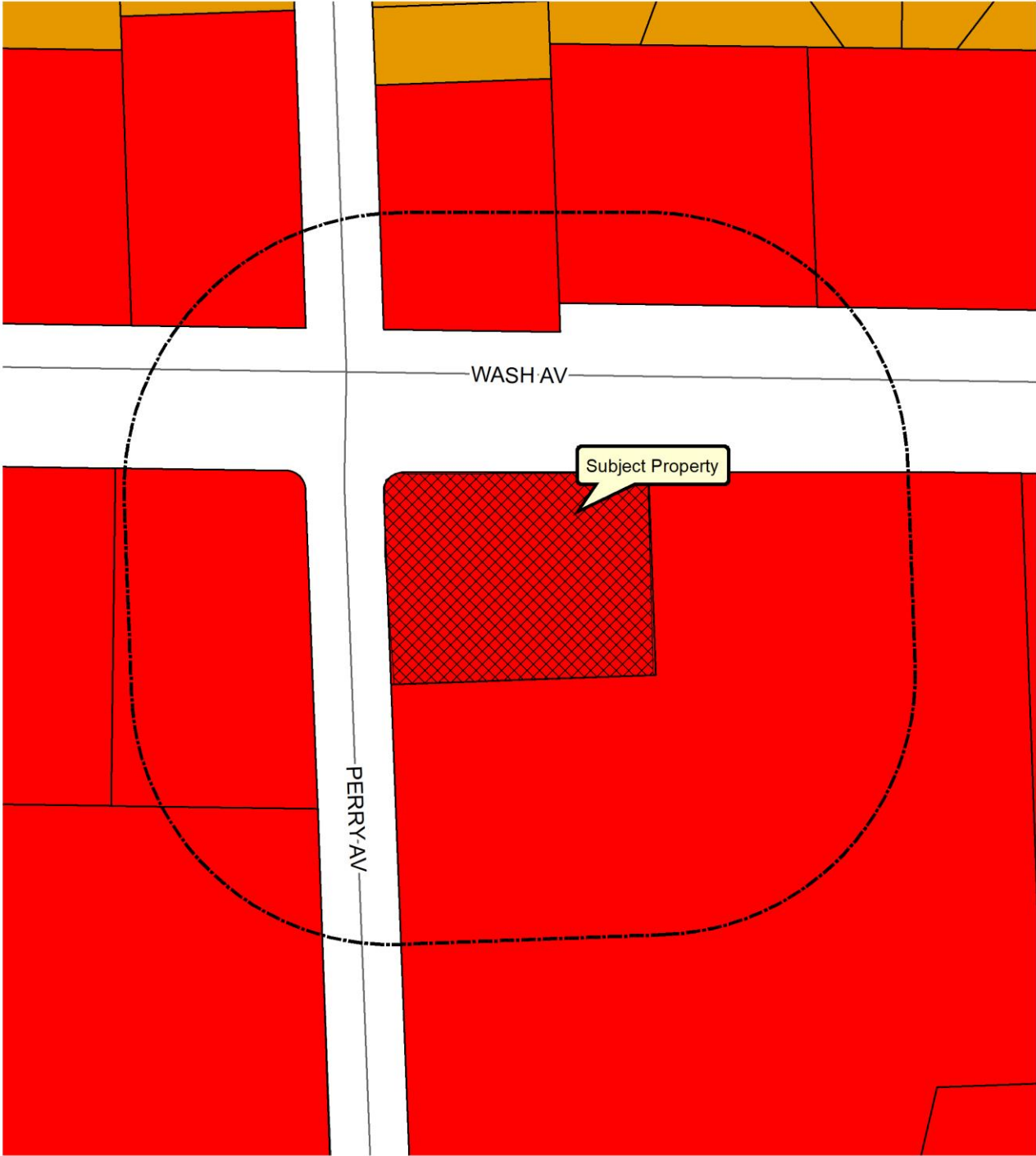


# Conditional Use Amendment - 4923 Washington Avenue





# Conditional Use Amendment - 4923 Washington Avenue



**Land Use Designation**

Commercial     Medium Density Residential

Subject Property     Street Centerline

Notification Area     Tax Parcel Boundary

0 25 50 100 150 200 Feet

N  
W E  
S



## Site Photos



Looking south at the subject property



Looking east subject property



Looking west at subject property



Looking north subject property



Looking north at building from  
Douglas Avenue



Looking north along Douglas  
Avenue