



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

Case Manager: Jeff Hintz

Location: 2000 Oakes Road

Applicant: Jeffrey Bridleman of Partners in Design Architects, agent for Daniel Oakes

Property Owner: Daniel Oakes

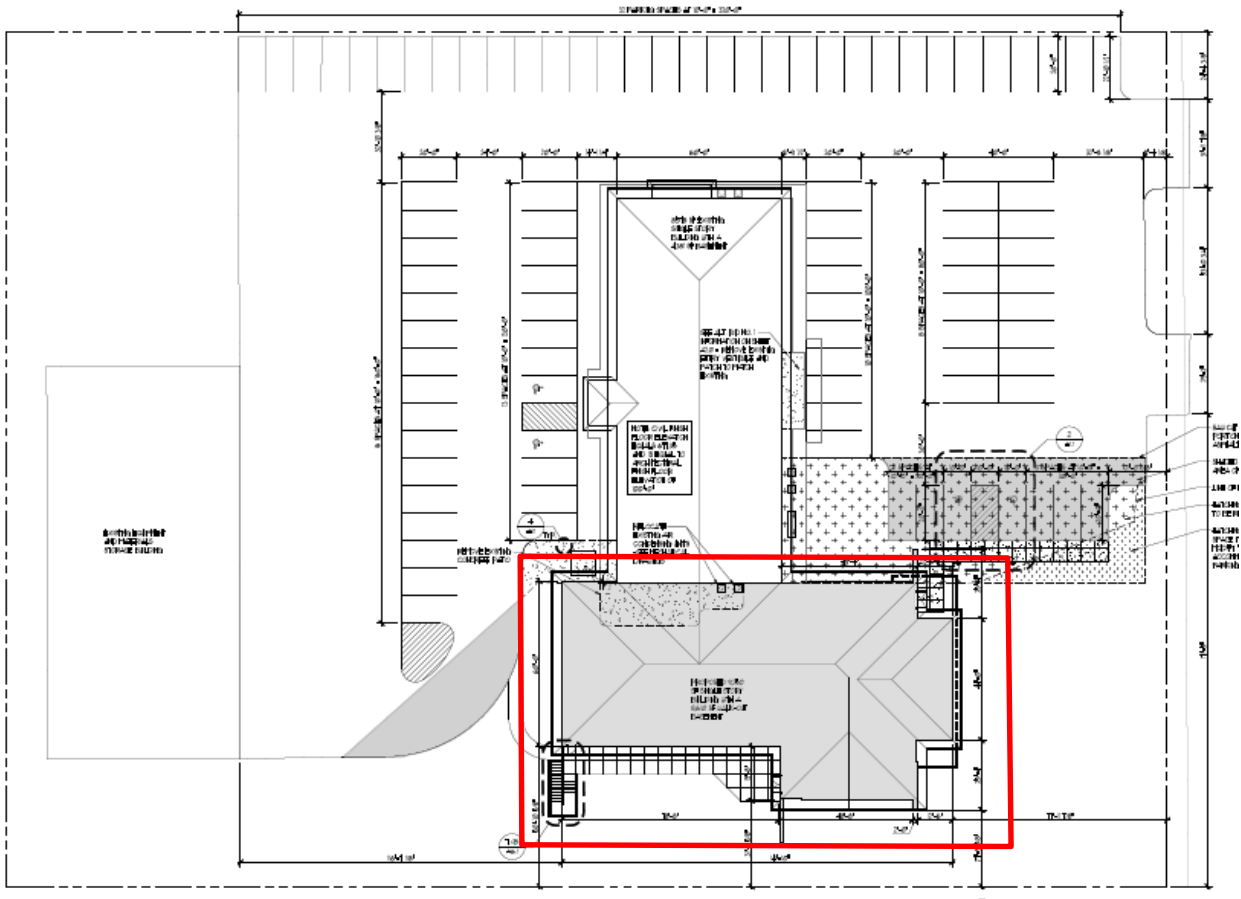
Request: Consideration of a major amendment to a conditional use permit which allows for a contractor yard/shop at 2000 Oakes Road as allowed by Sec. 114-155 of the Municipal Code. The major amendment contemplates a building addition to the south of the existing office on the property.

BACKGROUND AND SUMMARY: The existing business operation on the site would remain unchanged. The office building currently on the lot would be expanded approximately 85 feet to the south with a 9,250 square foot addition. The addition includes a basement of approximately 8,885 square feet. The addition would contain offices, restrooms, breakrooms, conference rooms, and training areas in both the main floor and basement levels.

The Zoning Ordinance classifies contractor shop/yard as permissible in the I-2 General Industrial Zone District upon the issuance of a conditional use permit (114-588). This addition as a major amendment is allowable by Sec. 114-155 of the Municipal Code.



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



Site plan for the property, submitted by the applicant. Proposed addition in red.

GENERAL INFORMATION

Parcel Number: [23915001](#)

Property Size: 3 acres

Comprehensive Plan Map Designation: EXTRACTIVE

Consistency with Adopted Plans:

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

Foster development of the industrial base to provide for employment opportunities in current and next generation manufacturing through the retention (or expansion where prudent) of industrially zoned lands.

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: Contractor shop/yard

Surrounding Zoning and Land Uses:

North	I-2 General Industrial	School bus yard
East	I-2 General Industrial	Contractor shop/yard
South	I-2 General Industrial	Regional electrical facility
West	I-2 General Industrial	Extracting yard

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): There are buildings as a result of this proposal.

Standard	Required	Provided
Lot Area	No minimum	130,680 square feet
Lot Frontage	30 feet	309 feet
Floor Area Ratio	4.0 maximum	.14

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

Yard	Required	Provided
Front	0 feet	147 feet
Side	0 feet	60 feet
Side	0 feet	28 feet
Rear	0 feet	210 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): The proposed addition meets the requirements of the code pertaining to additions on existing buildings.

Off-street parking and loading requirements (114- [Article XI](#)): Off-street parking is required at 2 spaces for each employee for a contractor yard/shop. Based on the provided parking spaces, 43 people can work here. If additional employees are hired, additional parking would be required.

Sign Regulations (114-[Article X](#)): Signage cannot exceed 270 sq. ft. The proposed signage complies with this requirement and would be reviewed by the Department of City Development prior to permitting and installation.

Outdoor lighting, signs ([114-Sec. 742](#)): Outdoor lighting complies with all development standards. There are no changes proposed to the lighting on the site at this time. From a field observation, lighting is generally focused onto the site and spillover onto adjacent properties is limited.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): Garbage is stored out of view of the public which complies with the requirements.

Engineering, Utilities and Access:

Access ([114-1151](#)): Vehicular access to the site is provided from Oakes Road. Based on the submitted site plan, the applicant is not proposing changes to the access at this time.

Surface drainage ([114-739](#) & Consult Engineering Dept.): Per section 114-739 (c) of the Municipal Code, storm sewer should be added to the parking lot addition. The site plans should also include elevations and be signed by a Professional Engineer registered in Wisconsin.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): The plans need to show whether the plumbing is going to be tied into the existing plumbing or, installed as a separate water service connection to this addition.

Floodplain ([Sec. 114-Article VII](#)): This proposed addition would fall within the AE zone as designated on FEMA maps. Proof the elevation rise caused by the addition would be within allowable limits or a formal amendment to the floodplain maps would be required prior to permitting of the structure.

Exceptions to ordinance: N/A

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: Given the planned operations submitted by the applicant, with the recommended conditions in this report, it is expected the operation of this site will not be a detriment or danger to the comfort or general welfare of the area. The expansion of the business is not expected to endanger any public safety or general welfare. The operations will not be changing and this area is isolated from less intensive development. Other uses in the area are similar and are fairly intensive in nature, this type of development in this area is planned for by the land use map.

- 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: If used as recommended in the staff conditions, the site is not anticipated to be injurious any other property user or property owner in the area. The operation has limited public traffic to the site and is much less intensive than uses which would be allowed in this zone district (this site is effectively an office). This proposal shows that investment in the area for industrial purposes is prudent, wise and is expected to enhance the overall aesthetics of the area. As presented, it is not anticipated that the proposal will diminish or impair values in the general area.

- 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 site will function as much less of an intensity than other permitted uses in this district. There will be some moderate noise from workers coming into the building and from vehicle traffic; these impacts are anticipated to be minimal as Oakes Road is an industrial traffic route. The location of the business allows for the most intensive uses given the context of the surrounding area.

- 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. Some adjustments to the utility plan (plumbing) and details on drainage are required.

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 site plan submitted by the applicant does not show any changes to ingress or egress to the site. The existing access is adequate for the proposed usage of the site and the site plans submitted by the applicant do not contemplate any changes. There is ample space for vehicles park on the site, given the proposed usage by the applicant.

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

Staff Comments: The proposed use is industrial in nature which complies with the current zoning on the lot. The comprehensive plan envisions the entire area as extractive or industrial, which this property and project complies with. Long range the City's land use plan envisions this type of use in this 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: This site conforms to all the applicable regulations of the zoning ordinance, given the building is existing. With a revised plumbing and drainage plan, this site will comply with all development standards, no exceptions are needed.

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; or
5. Defer with a continuance of the public hearing to a date certain.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM DANIEL OAKES OF OAKES AND SON SEEKING A MAJOR AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT AT 2000 OAKES ROAD BE APPROVED SUBJECT TO FOLLOWING CONDITIONS:

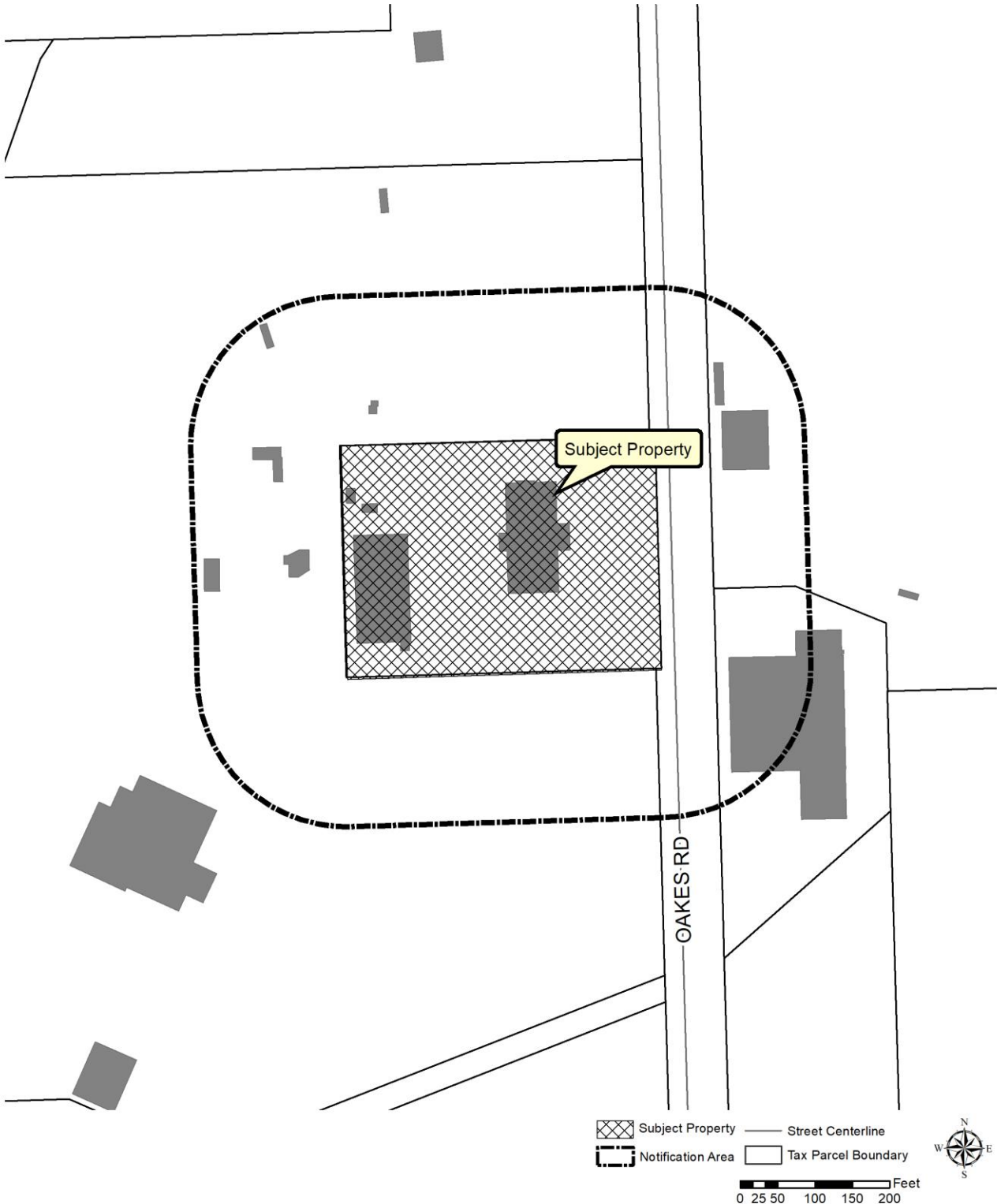
- a) That the plans presented to the Planning, Heritage, and Design Commission on April 28, 2021 be approved subject to the conditions contained herein.
- b) That applicant be made to amend the floodplain maps and if successful, a letter of map amendment from FEMA demonstrating the proposed addition is not located within any floodplain or floodway prior to the issuance of any building permits.
- c) That the following development standards be complied with prior to occupancy unless otherwise noted:
 1. That all conditions from the JPRT review letter dated April 13, 2021 be addressed.
 2. That the details of the landscaping shown on the renderings in the plans be submitted to and approved by the Department of City Development prior to construction.
- d) That if, prior to the issuance of an Occupancy Permit or becoming operational, 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.
- e) That all codes and ordinances are complied with and required permits acquired.
- f) 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.
- g) 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 - 2000 Oakes Road



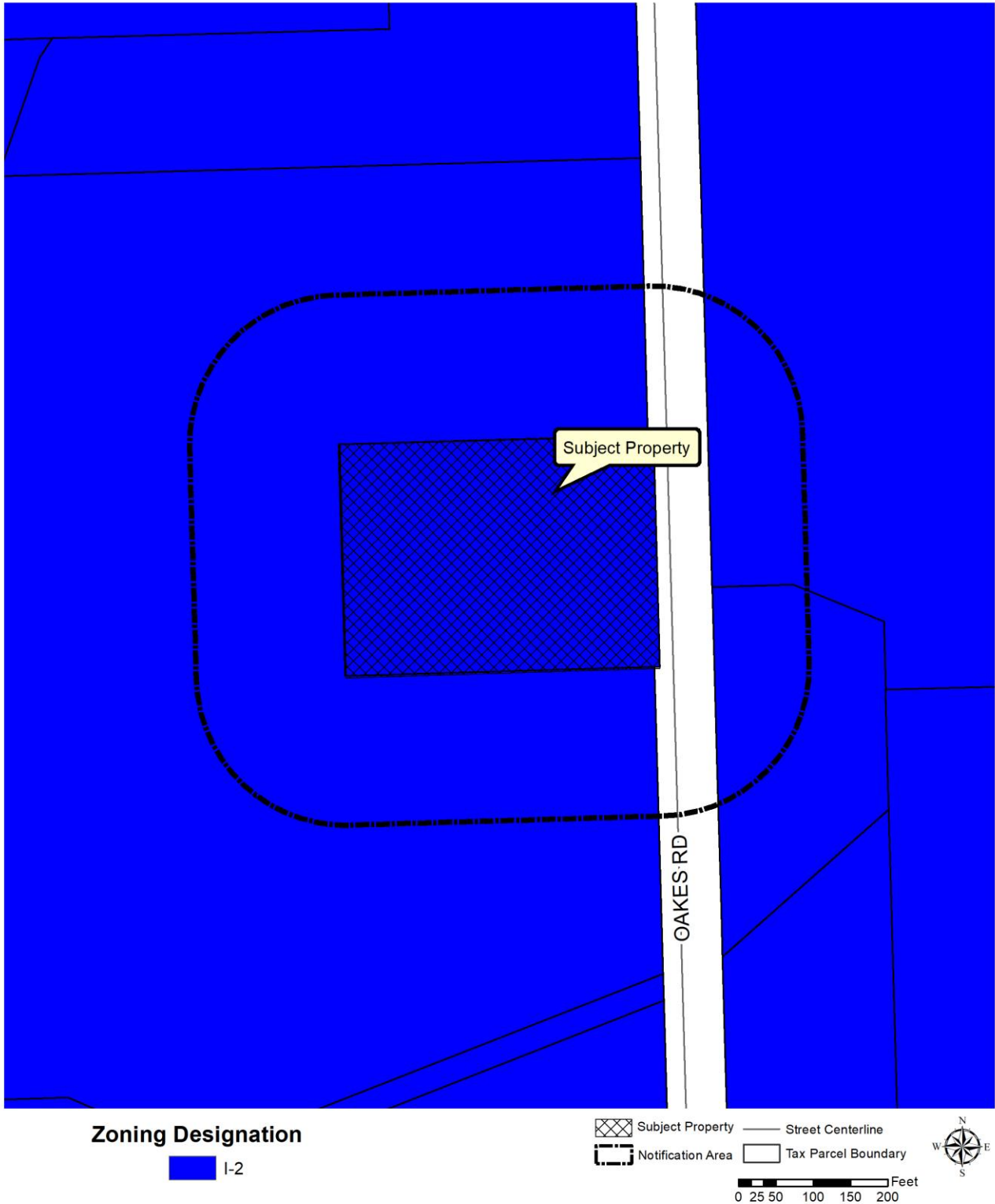


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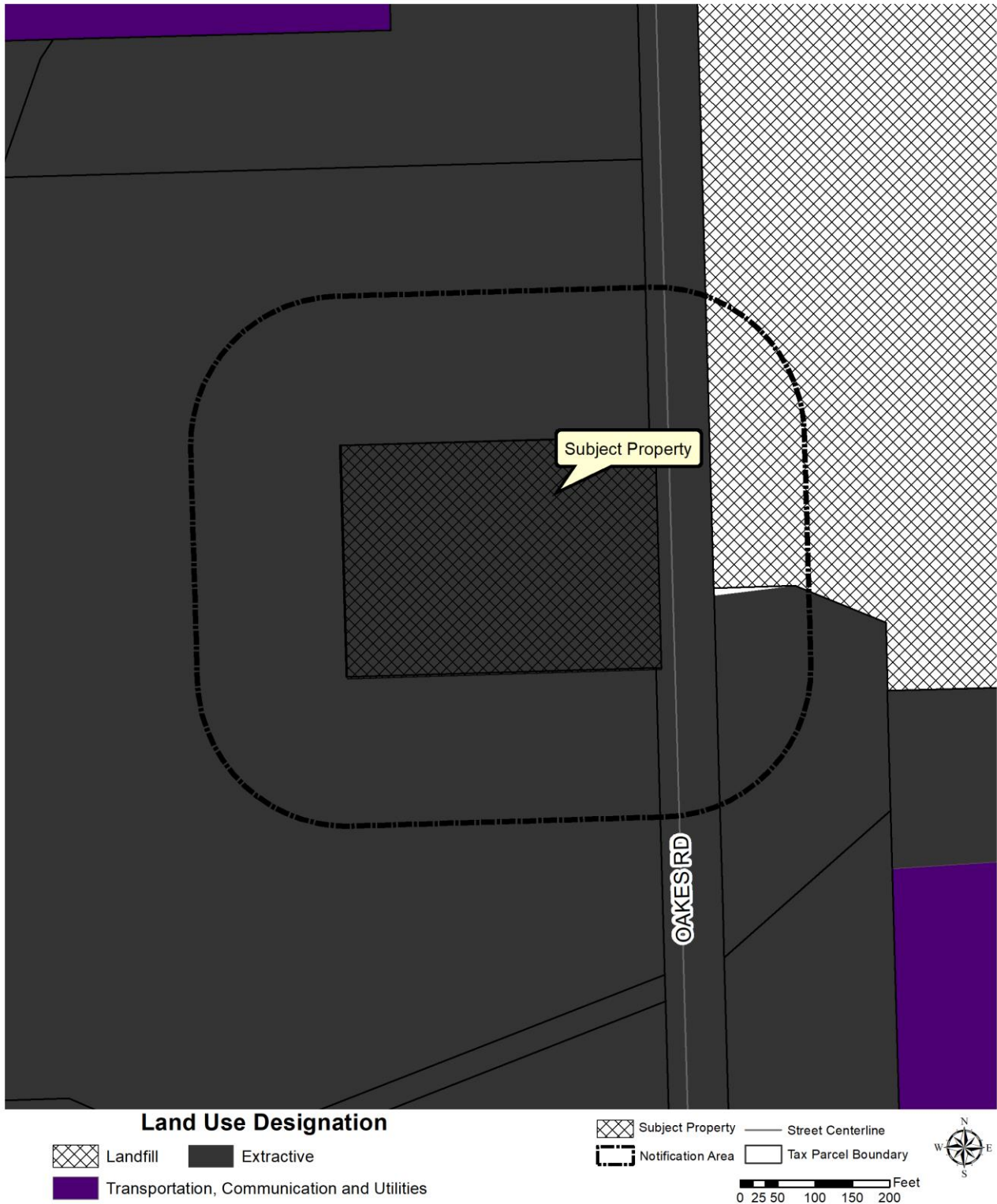


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Site Photos



Looking west at site from Oakes Road



Looking south at site from Oakes Road



Looking east from the Subject Property



Looking south from Subject Property