



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 7/28/2021

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: 2122 Douglas Avenue, Suite B

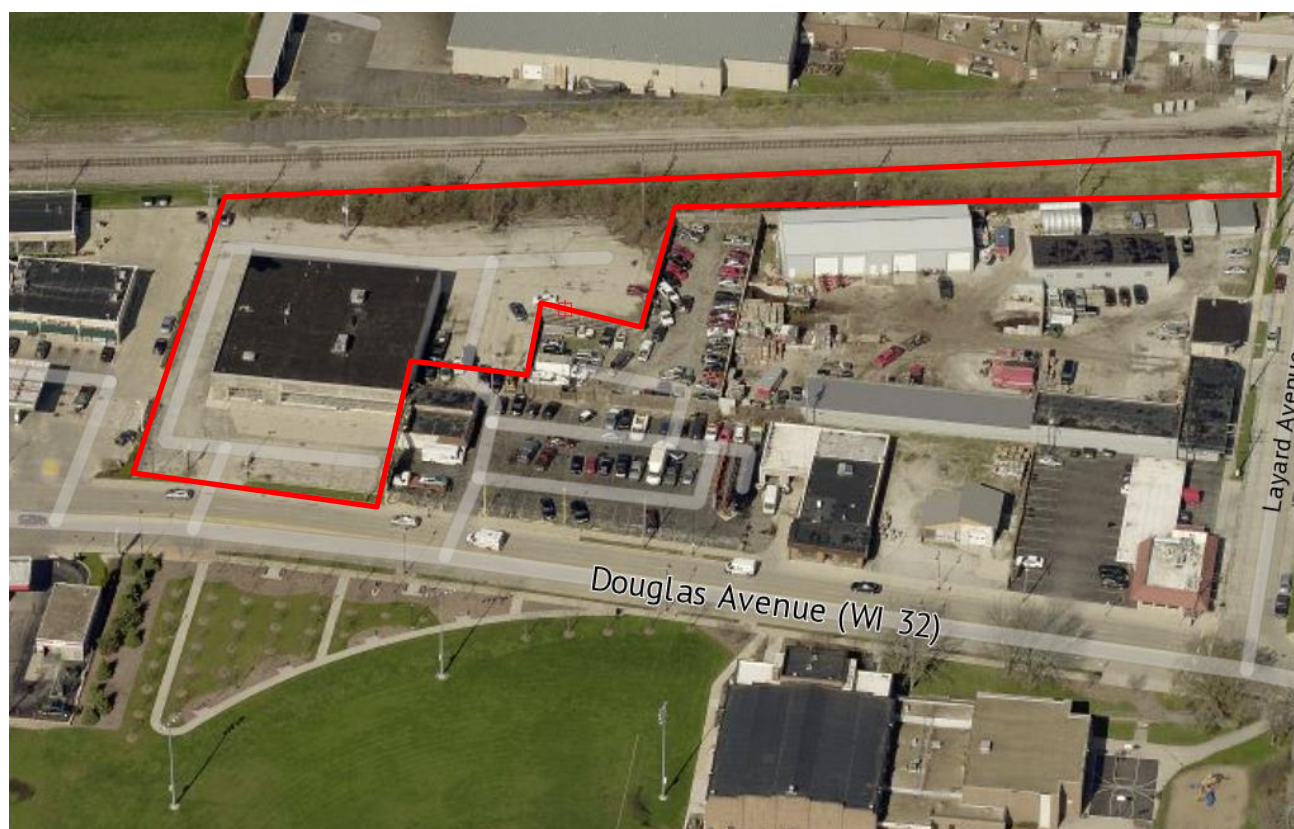
Applicant: Dennis A. Trzcinski

Property Owner: 2122 DOUGLAS AVENUE LLC

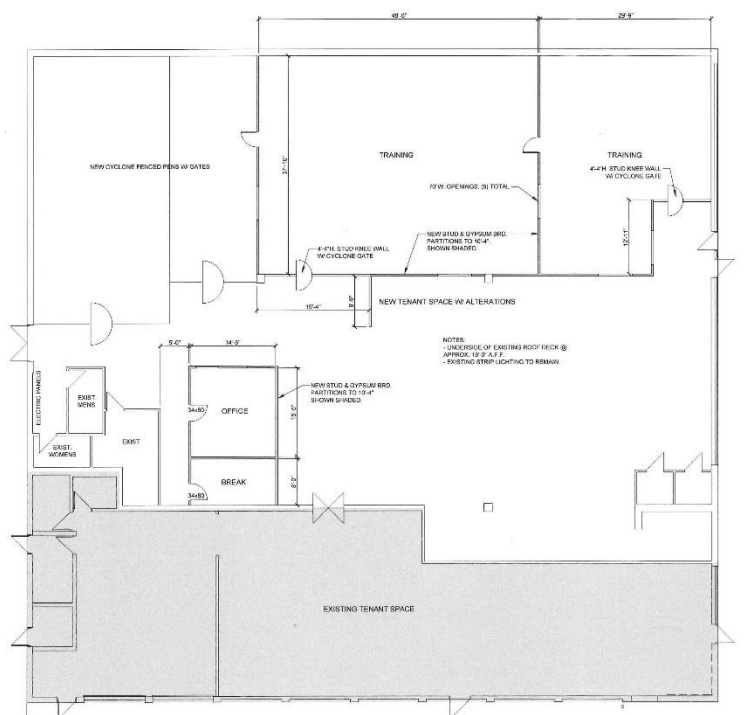
Request: Consideration of a conditional use permit to operate a dog training, boarding, and daycare facility at 2122 Douglas Avenue, the use being classified as an animal kennel as allowed by [Sec. 114-488](#) of the Municipal Code.

BACKGROUND AND SUMMARY: The operation would utilize the northernmost space in the building for the operation of a dog training, boarding, and daycare facility. Within the building two fenced in dog daycare areas would be present and three isolated training rooms would be constructed. The facility would be open from 6:30 AM – 7:00 PM Monday through Friday and open on weekends for private appointments only. Staff will be present with the animals being boarded and animals outside of fenced in areas will be leashed at all times. The daycare operation would have a capacity of 20-75 dogs depending on staffing; the boarding of dogs would be limited to 10 in total, but could expand to 20 in the future. Trash and animal waste will be removed three times per week and the facility will be cleaned daily.

The Zoning Ordinance classifies a dog kennel as permissible B-3 General Commercial Zone District upon the issuance of a conditional use permit (114-488).



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



Proposed Building Floor Plan (north is up), submitted by applicant.

GENERAL INFORMATION

Parcel Number: [20956015](#)

Property Size: 1.62 acres

Comprehensive Plan Map Designation: Commercial

Consistency with Adopted Plans:

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

- The plan should encourage the redevelopment of older areas and commercial areas.
- 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.
- 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.

Corridor or Special Design District?: Douglas Avenue Corridor

Historic?: N/A

Current Zoning District: B-3 General Commercial

Purpose of Zone District: The B-3 General Commercial District is intended to accommodate those commercial activities which may be incompatible with the predominantly retail uses permitted in other business districts; and whose service area is not confined to any one neighborhood or community.

Proposed Zoning: No change proposed

Existing Land Use: Restaurant/Vacant

Surrounding Zoning and Land Uses:

North	B-3 General Commercial	Auto Dealership
East	R-3 Limited General Residence	Parkland
South	B-3 General Commercial	Gas Station
West	I-2 General Industrial	Railroad

Operations: The operation would utilize the northernmost space in the building for the operation of a dog training, boarding, and daycare facility. Within the building two fenced in dog daycare areas would be present and three isolated training rooms would be constructed. The facility would be open from 6:30 AM – 7:00 PM Monday through Friday and open on weekends for private appointments only. Staff will be present with the animals being boarded and animals outside of fenced in areas will be leashed at all times. The daycare operation would have a capacity of 20-75 dogs depending on staffing; the boarding of dogs would be limited to 10 in total, but could expand to 20 in the future.

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	70,892 square feet
Lot Frontage	30 feet	68 feet
Floor Area Ratio	4.0 maximum	.19

Setbacks ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)): Nonresidential uses are not required to provided yards, or setbacks given the nature of the surrounding development.

Building design standards (114-Secs. [735.5](#) & [736](#)): The composition of this building meets the building design standards which require a façade treatment of brick or decorative masonry block.

Off-street parking and loading requirements (114- [Article XI](#)): The site has a total of 23 parking spaces which meets the parking requirements for this type of use.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): There is a minimum amount of curb landscaping present on the south portion of the lot. The eastern portion is a small strip of grass.

Sign Regulations (114-[Article X](#)): Signage will be reviewed and approved by the Department of City Development (Building and Planning Divisions) when applied for by the applicant. Signage is not a part of this request and is not required to open a business.

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](#)): Vehicular access to the site is provided from Douglas Avenue. 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.): Reuse of the site and 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 to utilize this site is not expected to impact the ability to serve this area.

Exceptions to ordinance: No exceptions are required for this business to locate in the vacant space at 2122 Douglas Avenue. The applicant proposal meets all requirements applicable to the proposed development.

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 establishment of a dog training, boarding, and daycare facility is not expected to be detrimental to any surrounding properties. The uses in the area are more intensive in use and the applicant proposes to conduct activities within the confines of the building. The operation schedule proposed by the applicant is similar to that of other operations in the area during the week.

- 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 reuse of this property as a dog training, boarding, and daycare provides a potential service for those living or working in the general area. Reuse of this property is consistent with the goals of the Racine Comprehensive Plan in that current infrastructure and services will be utilized. Establishment of this business as described by the applicant does not appear to substantially diminish the use, enjoyment, or value of property in the neighborhood.

- 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: Given this property is zoned B-3 General Commercial, the proposed use and organizational structure of the business proposed by the applicant, is not expected to negatively impact surrounding properties. The proposed operation details and hours proposed by the applicant are consistent with other established businesses in the area. The activities conducted by the applicant are much less intensive than some uses which are allowed by right in this zoning district. It is expected this business if ran as described, will be unnoticed by others in the area. Animals are kept in the building and if they are outside, are required to be leashed. The building is in a commercial corridor and it is not expected that any noise or barking will be noticed by those at adjacent properties or passing by.

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

Staff Comments: The site plan submitted by applicant does not contemplate changing any utility connections, access or drainage on the site. This proposal seeks to reuse an existing building and other facilities presently in place at this time.

- 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: Based on a review of the site plan submitted by the applicant, no changes are planned to ingress and egress from the site. While there is access to the entire site for the shared tenant space (carryout restaurant) from the gas station to the south, most vehicular traffic for the dog kennel will access the site from Douglas Avenue

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

Staff Comments: The Comprehensive Plan calls for a land use pattern which strengthens the character and livability of the City's downtown core, commercial and industrial areas. This business encourages and provides an opportunity for an appropriate mix of uses 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: No exceptions are required for the establishment of this dog training, boarding, and daycare facility on the site. The applicable sections of the zoning ordinance as they relate to this development are being met as required.

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 ANDREW ROSENBERG, AUTHORIZED AGENT FOR DENNIS A. TRZCINSKI, SEEKING A CONDITIONAL USE PERMIT TO OPERATE A DOG TRAINING, BOARDING, AND DAYCARE FACILITY AT 2122 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

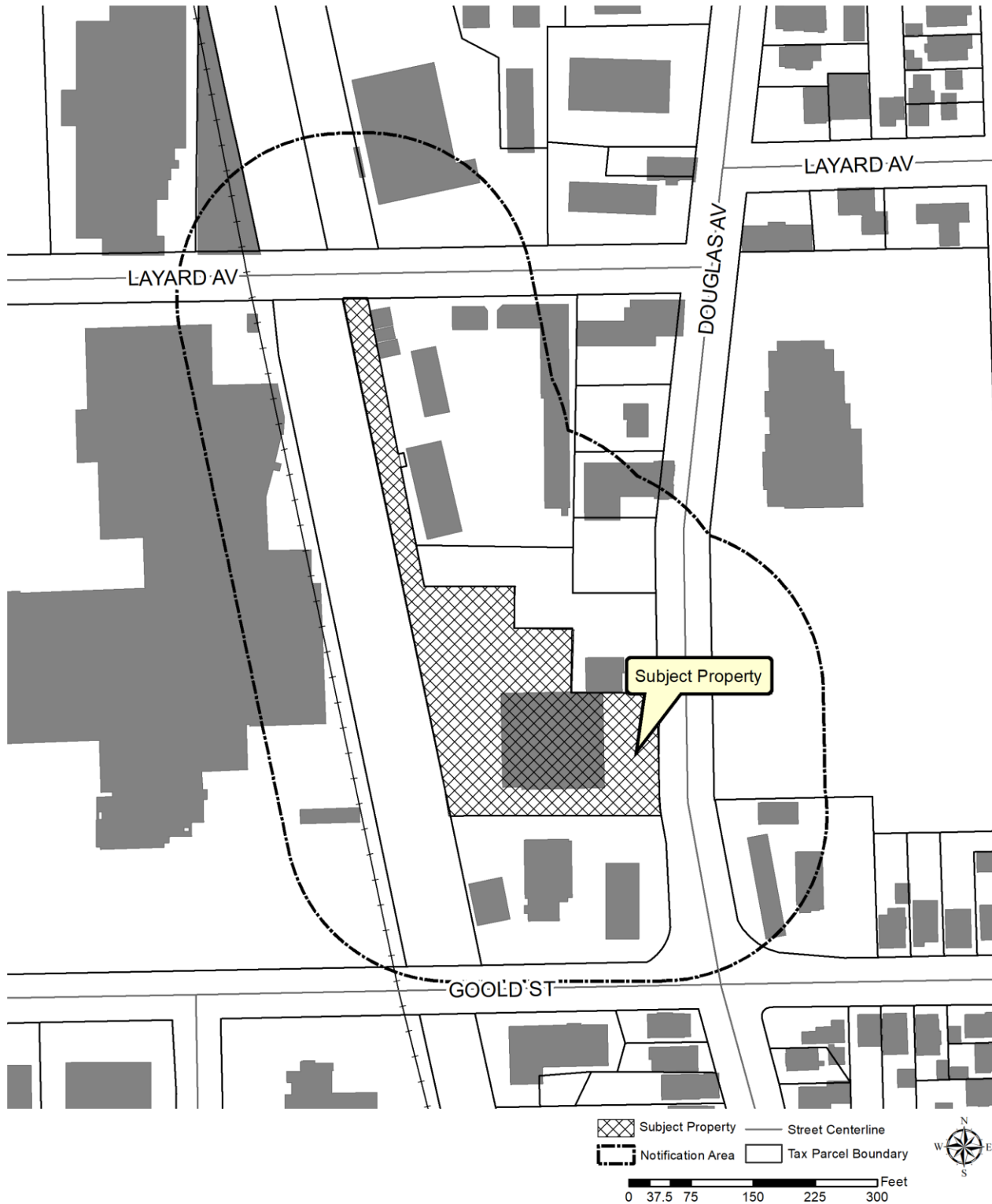
- a) That the plans presented to the Planning Heritage and Design Commission on July 28, 2021 be approved subject to the conditions contained herein.
- b) That all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c) That hours of operation are from 6:30 AM to 7:00 PM Monday-Friday and by appointment on Saturdays and Sundays.
- d) That all codes and ordinances are complied with and required permits acquired.
- e) 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.
- f) 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 Request - 2122 Douglas Avenue

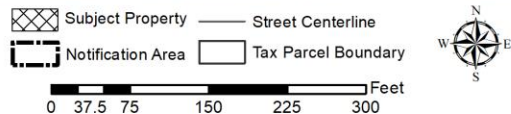




Conditional Use Request - 2122 Douglas Avenue

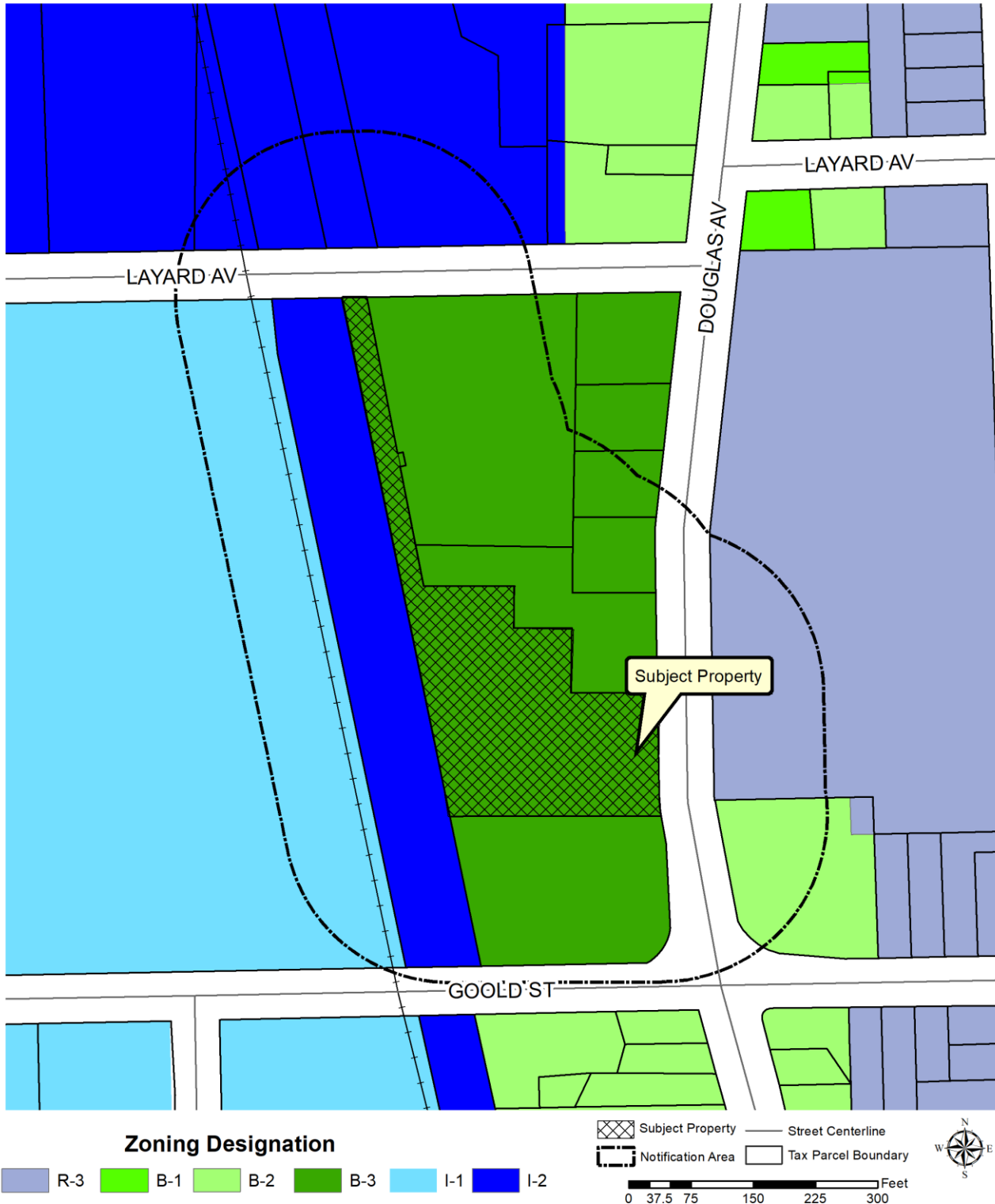


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



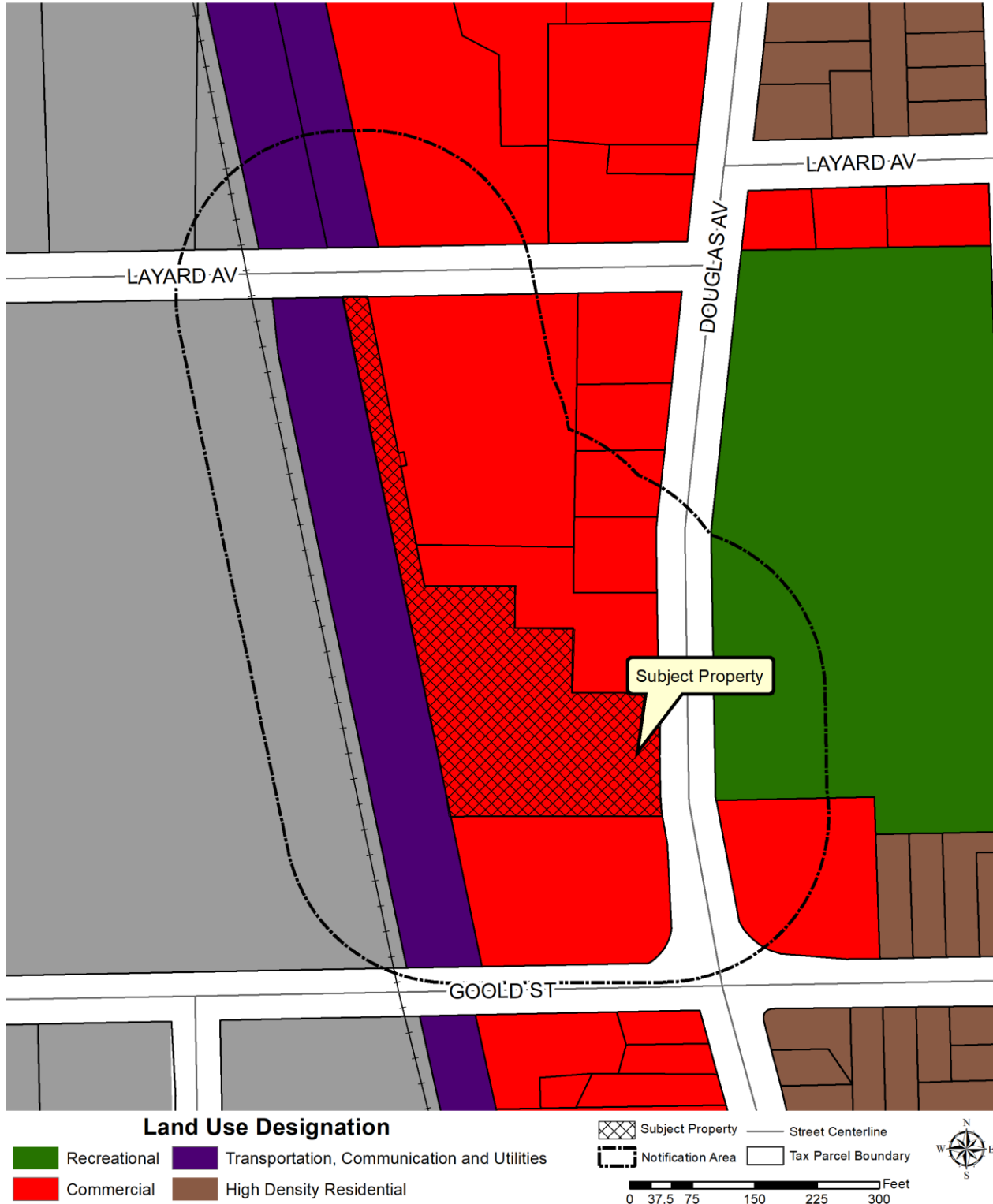


Conditional Use Request - 2122 Douglas Avenue





Conditional Use Request - 2122 Douglas Avenue



Site Photos



Looking west at subject property



Looking west at subject property



Looking south from subject property



Looking east from subject property



Looking south from subject property