



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 9/8/2021

To: 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: 6006 21st Street

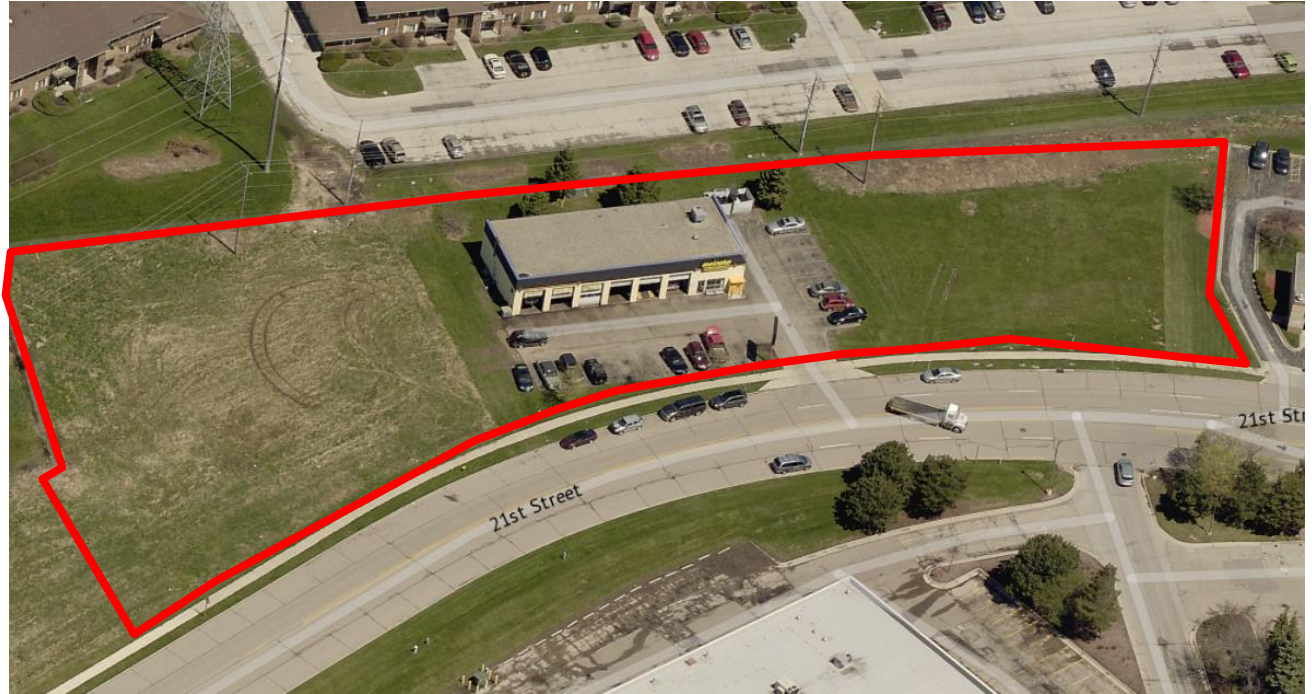
Applicant: Daniel Oakes

Property Owner: Sekao Inc.

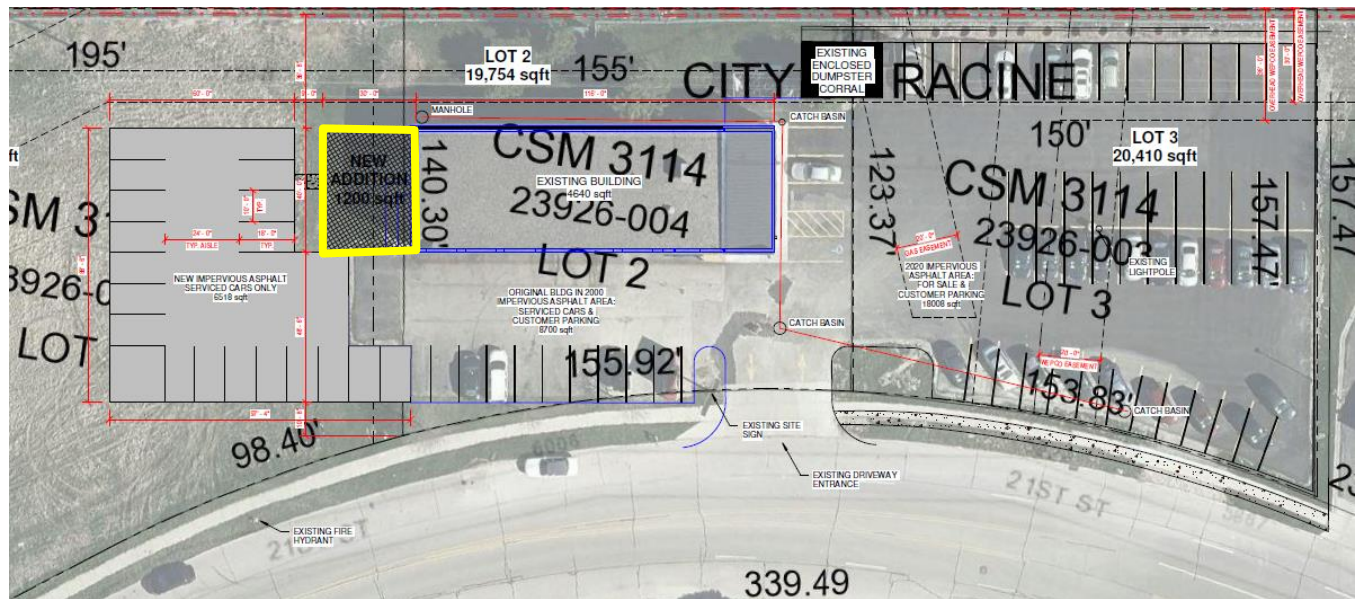
Request: Consideration of a minor amendment to an existing conditional use permit which allows for automobile sales and service at the property at 6006 21st Street. The proposed amendment contemplates adding service bays and parking area for property located in a B-2 Community Shopping Zone District as required in section 114-155(b) of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant seeks to build a 1,200 square foot addition on the west side of the existing structure at 6006 21st Street to create additional service bays for the business. The proposal also seeks to create additional parking area of 6,518 square feet for parking to be utilized by the repair operation.

The Zoning Ordinance classifies automobile sales as permissible in the B-2 Community Shopping Zone District upon the issuance of a conditional use permit (114-468). The current conditional use permit is valid and the proposed changes constitute a minor amendment per the provisions of Sec. 114-155(b) of the Municipal Code.



Birdseye view of the property, indicated in red (image from City Pictometry). Note, this image is pre-expansion of the amendment approved in 2019 which added to the east side of the building.



Proposed Addition (shown in yellow), submitted by applicant.

GENERAL INFORMATION

Parcel Number: [23926004](#) & [23926005](#)

Property Size: 1.75 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.
- 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 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: Automobile Servicing Shop and car dealership

Surrounding Zoning and Land Uses:

North	Village of Mt. Pleasant	Multi-unit Residential
East	B-2 Community Shopping	Oil Change
South	B-2 Community Shopping	Shopping Center
West	B-2 Community Shopping	Undeveloped land

Operations: Operations would remain unchanged at the site; two more service bays would be added in the space to the west where the proposed addition is occurring.

ANALYSIS:**Development Standards:**

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)):

Standard	Required	Provided
Lot Area	No minimum	1.75 acres
Lot Frontage	30 feet	510 feet
Floor Area Ratio	2.0 maximum	.10

Building design standards (114-Secs. [735.5](#) & [736](#)): The existing building as well as the proposed addition complies with the requirements of 114.735.5.b.1; the new building would match the existing building in terms of colors and materials.

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

Use Type	Required	Provided
Auto Maintenance	53	53
Auto Sales	13	13
Total	66	83 (17 extra spaces)

The building is not large enough to require a dedicated loading space.

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 northern property boundary because the adjacent lots are residentially zoned; the proposed arborvitae comply with this requirement. Autumn blaze maples could be swapped out for another species as suggested by the City Forester.

Sign Regulations (114-[Article X](#)): The property has 3 signs that measure 174.715 sq. ft. in area. The site can have up to 4 signs that are 300 sq. ft. in area. No additional signage is proposed with this request.

Outdoor lighting, signs ([114-Sec. 742](#)): Proposed lights focus light onto the property and comply with the applicable development standards.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The proposed trash enclosure complies with development standards for location and materials.

Engineering, Utilities and Access:

Access ([114-1151](#)): The applicant plans do not contemplate any changes in access.

Surface drainage ([114-739](#) & Consult Engineering Dept.): The new parking lot will increase the impervious surface and storm water management requirements will need to be met.

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: N/A all development standards are being met with this request.

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 expansion is not expected to be a danger or detriment to the general area or the general welfare, morals of safety in the general proximity to this business. This area is home to regional and community oriented land uses which one would not expect to find at this scale adjacent to lower intensity residential development. The residential development to the north is likely to see more intensive traffic counts than the proposed conditional use.

- 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 proposed expansion of the existing operation is not expected to detrimentally impact the enjoyment of other properties in the area. The business has been in operation since 2001 at this location and has become somewhat of a guiding landmark on the street. The expansion will help to keep vehicles off the street with an expanded parking lot area for customers and will also provide additional indoor space for vehicles to be repaired.

- 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 surrounding properties are developed as automobile oriented businesses, being a servicing facility garage and a quick oil change facility. The area is a regional commercial hub and this type of business is typical of development patterns in commercial hubs of a regional scale. The surrounding area will still maintain the ability to develop in a normal and orderly fashion as a regional commercial hub with the establishment of this conditional use.

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, or utilities for the site. Compliance with 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 lot is sized appropriately to accommodate the proposed mix of uses on it and the single access point aligns with best practices in access management principles. The site and access are designed to accommodate commercial development and have been designed in a manner which is sufficient to bring visitors to and from this site safely and efficiently.

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 parcel as commercial. This development is a commercial use and meets that intent. The design of the facility also complies with goals of the comprehensive plan related to quality of development and ensuring development is compatible with the existing built environment. The area is generally lacking an automobile dealership and this type of use can serve as an amenity and draw to a commercial corridor.

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 development proposal will not require any deviations from development standards to be constructed on the site.

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.

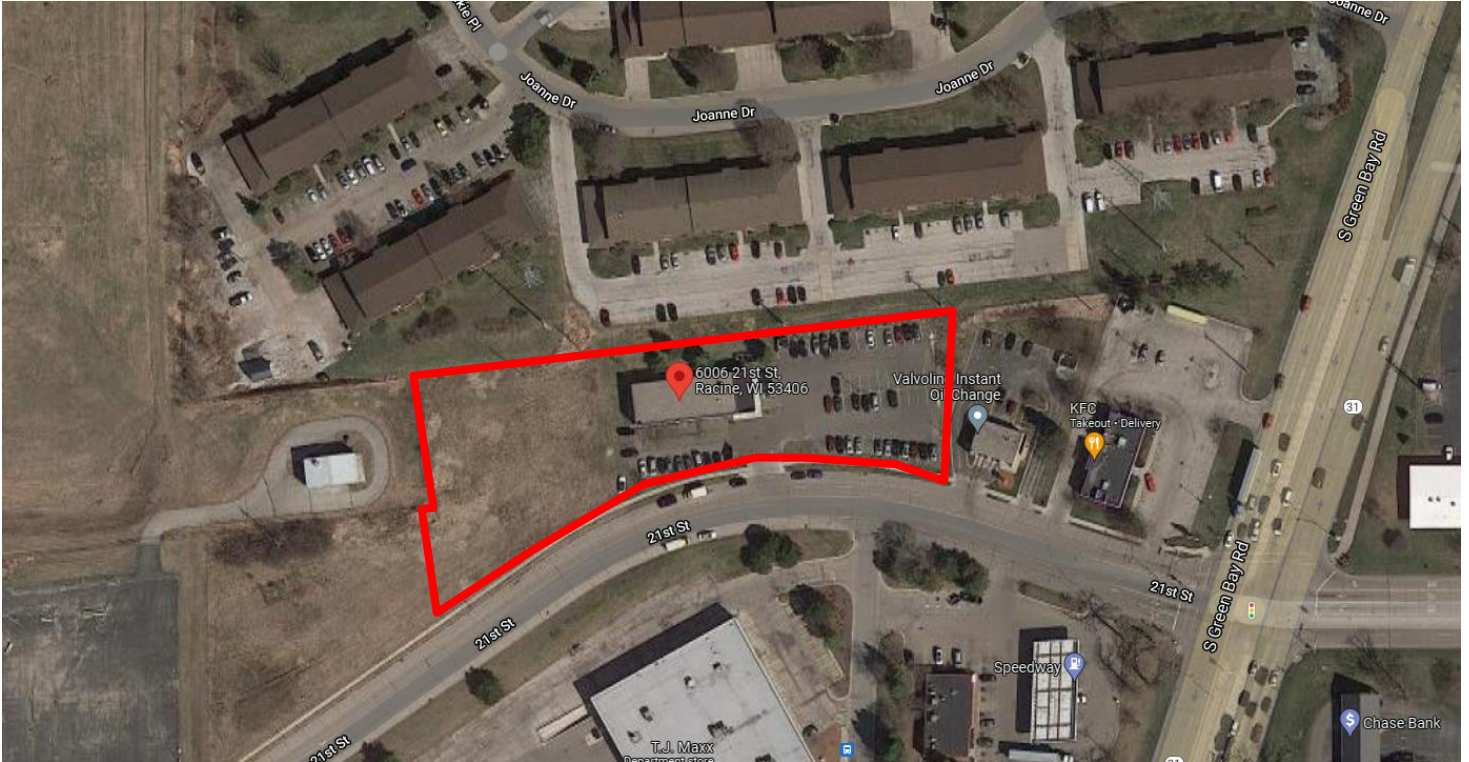
STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM DAN OAKES, SEEKING A MINOR AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT TO ALLOW FOR A BUILDING ADDITION AND PARKING LOT EXPANSION AT 6006 21ST STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning, Heritage and Design Commission on September 8, 2021 be approved subject to the conditions contained herein.
- b) That the following development standards be complied with prior to occupancy unless otherwise noted:
 1. The proposed street trees required by Sec. 102-58(b) depicted on the landscaping plan as autumn blaze maple, be changed to another species as allowed in Sec. 102-58(d) of the municipal code to promote species diversity.
 2. The proposed arbor vitae trees depicted on the landscaping plan be at least 5 feet in height at the time of planting.
 3. Approval of a drainage plan and installation of any improvements for the site as required by Sec. 114-739 as determined by the City Engineer.
- 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 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 Director of City Development, and no major changes be made from the conditions of this permit without the approval of the Planning, Heritage, and Design Commission.
- f) That this conditional use permit is subject to Planning, Heritage, and Design Commission review for compliance with the listed conditions.

ATTACHMENTS:

- 1) Aerial Photo indicating the subject property, courtesy of Google earth
- 2) Submittal documents (view in legistar).

Aerial Photo of Site



Property highlighted in red; Image courtesy of Google Earth