



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 8/17/2026

To: Mayor and Planning, Heritage and Design Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Steven Madsen– (262) 636-9151 steven.madsen@cityofracine.org

Case Manager: Steven Madsen

Location: 2131 N Main St

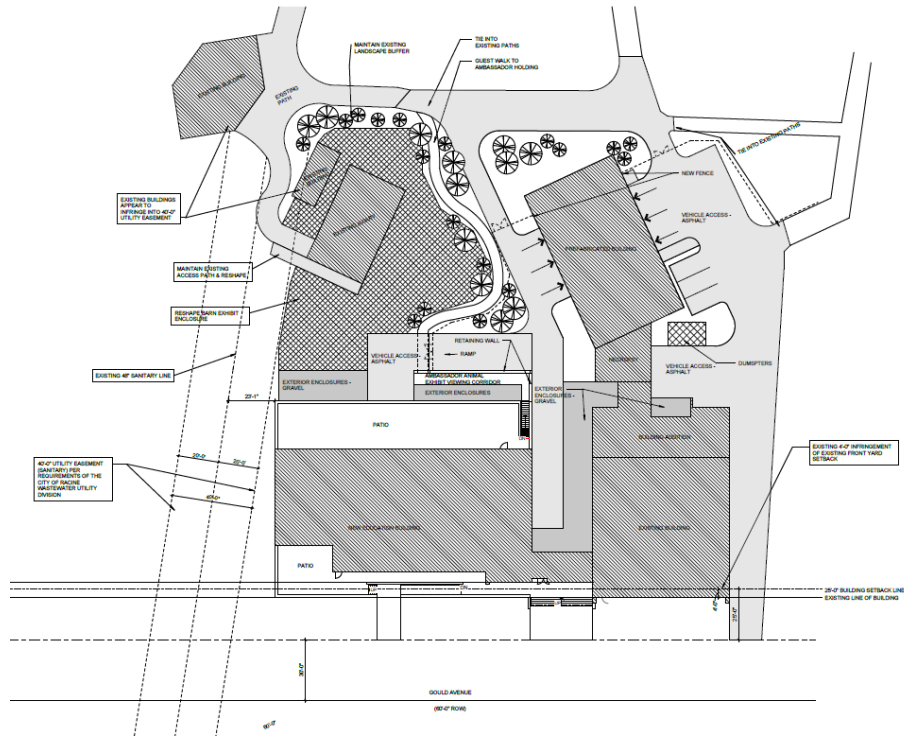
Applicant: Racine Zoological Gardens

Property Owner: City of Racine

Request: Consideration of a request from Racine Zoological Gardens, Represented by Chad Lock of Bukacek Construction Group and Rocco Castellano of Williams Architects, for a major amendment to a conditional use permit to construct a new building for a new vet hospital and conservation education facilities at 2131 N Main St located in a R-3 Limited General Residence Zone District, as allowed in Section 114-308 of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant contemplates a major amendment to a conditional use permit to allow for construction of a structure that would allow space for a new veterinary facility and facilities for conservation education at 2131 N Main St.

The Zoning Ordinance classifies this use as permitted with a presumed conditional use permit as permissible in the R-3 Limited General Residence Zone District.



Site plan, submitted by the applicant.



Floor plan, submitted by the applicant.

GENERAL INFORMATION

Parcel Number: 05945000

Property Size: 24.57 acres

Comprehensive Plan Map Designation: Recreation

Consistency with Adopted Plans:

The Racine Comprehensive Plan states that:

- 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: R-3 Limited General Residence

Purpose of Zone District: The R3 limited general residence district is intended to provide areas which are to be occupied substantially by single-family and two-family dwellings and attached dwellings. It is designed to accommodate limited apartment dwellings while maintaining a low-density owner-occupancy character.

Existing Land Use: Zoo

Surrounding Zoning and Land Uses:

North	R-2 Single Family Residence	Single Family Residential
East	N/A	Lake
South	R-3 Limited General Residence	Park
West	B-1 Neighborhood Convenience	Gas Station

ANALYSIS:

Development Standards:

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

Standard	Required	Provided
Lot Area	12,000 square feet	1,393,920 square feet
Lot Frontage	100 feet	637 feet
Floor Area Ratio	.5 maximum	.02

Setbacks ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)): Nonresidential uses are not required to provided yards, except as required in 114-470.

Yard	Required	Provided
Back(North)	35 feet	36 feet
Side (East)	12 feet	179 feet
Side (West)	20 feet	26 feet
Front (South)	30 feet	21 feet*

*The property is legally non-conforming.

Building design standards (114-Secs. [735.5](#) & [736](#)): The design of the building complies with the design standards required by the code.

Sign Regulations (114-[Article X](#)): No sign plan was submitted with this application. Any changes to exterior signage would have to be reviewed by the Planning, Heritage and Design Commission.

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

Use Type	Required	Provided
Recreational and social buildings	0	
Total	0	12

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): There are no planned changes to landscaping on the property at this time.

Outdoor lighting, signs ([114-Sec. 742](#)): There are no planned changes to lighting on the property at this time.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): There is no new planned area for outdoor trash enclosures. If trash is to be stored outside, it would need to be in the rear screened by the primary structure or accessory structure. There are existing facilities on the property.

Engineering, Utilities and Access:

Access ([114-1151](#)): There are no proposed changes to the ingress and egress of the site and it should be adequate.

Surface drainage ([114-739](#) & Consult Engineering Dept.): This proposal is being reviewed by the joint plan review team. This review will provide comments on drainage.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): All utilities are available for this site and the applicant's proposal is not expected to impact the ability to service this area.

Exceptions to ordinance: None

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 this structure is not anticipated to be a detriment to the public. The proposed expansion of this use will not negatively affect the neighborhood, or be detrimental to public health, safety, or morals. The addition will serve existing operations and is not anticipated to create any issues for the public.

- 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 use will be an asset to the neighborhood and help maintain neighborhood value. The nearby location of the park and beach is complimentary to the shared recreational nature with this property. This use is and has been consistent with the goals of the Racine Comprehensive. This use will not be injurious to the use and enjoyment of other properties. It will not diminish or impair property values.

- 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: This use will not impact the normal and orderly development of the property. This use is an expansion of established internal uses and is not expected to impede the normal and orderly development of the area. The proposed use is not expected to negatively impact surrounding properties.

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

Staff Comments: The applicant is not contemplating any changes regarding access to the site. The changes to utilities and drainage are currently being reviewed by the Joint Planning Review Team and any concerns will be addressed by them.

- 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: Ingress and egress will remain unchanged and are anticipated to be adequate based on the proposed usage of the property.

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

Staff Comments: This area is planned for recreational land use. This addition will contribute to promoting this land use by supporting the operational needs of the zoo and ensuring it has the facilities it needs for years to come.

- 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 has a presumed conditional use permit and the facilities on the site are located in a way that is legal non-conforming. This addition will conform to the requirements of the code within this site's legal nonconforming status.

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.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM RACINE ZOOLOGICAL GARDENS, REPRESENTED BY CHAD LOCK OF BUKACEK CONSTRUCTION GROUP AND ROCCO CASTELLANO OF WILLIAMS ARCHITECTS, SEEKING A MAJOR AMENDMENT TO A CONDITIONAL USE PERMIT TO BUILD AN ADDITIONAL STRUCTURE AT 2131 N MAIN ST BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning Heritage and Design Commission on August 17, 2026 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That all conditions and comments from the JPRT review letter be addressed.
- d) That any changes to signage be reviewed by the Department of City Development prior to permitting/ installation.
- e) That no minor changes be made from the conditions of this permit without the approval of the Department 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) 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).



Major Amendment - 2131 N Main St



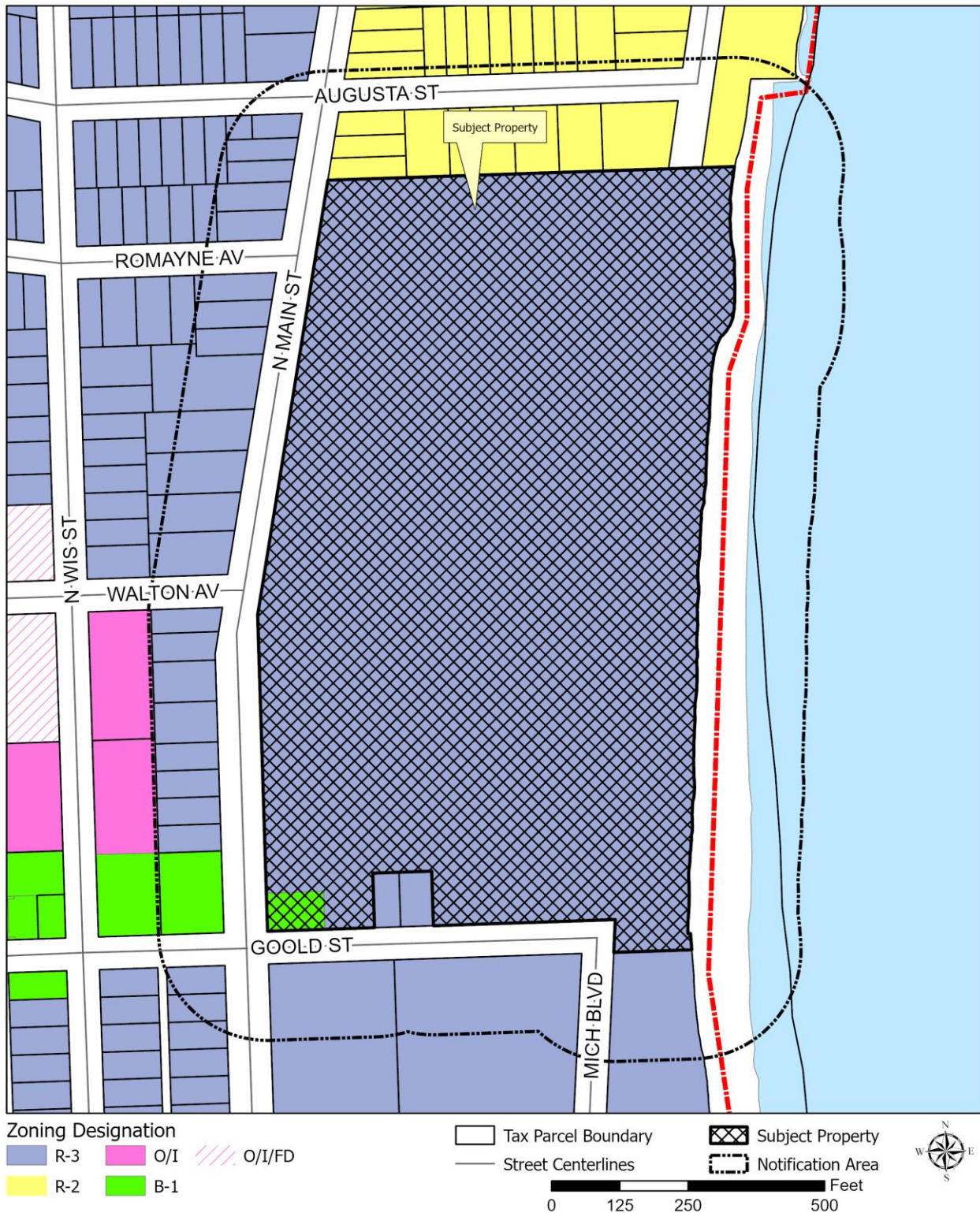


Major Amendment - 2131 N Main St





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Site Photos



Looking North at site of proposed building



Looking South across Goold St



Looking West down Goold



Looking North at existing administrative building



Looking South at site of proposed building



Looking South at site of proposed building