



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 05/04/2026

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: Michelle Cook

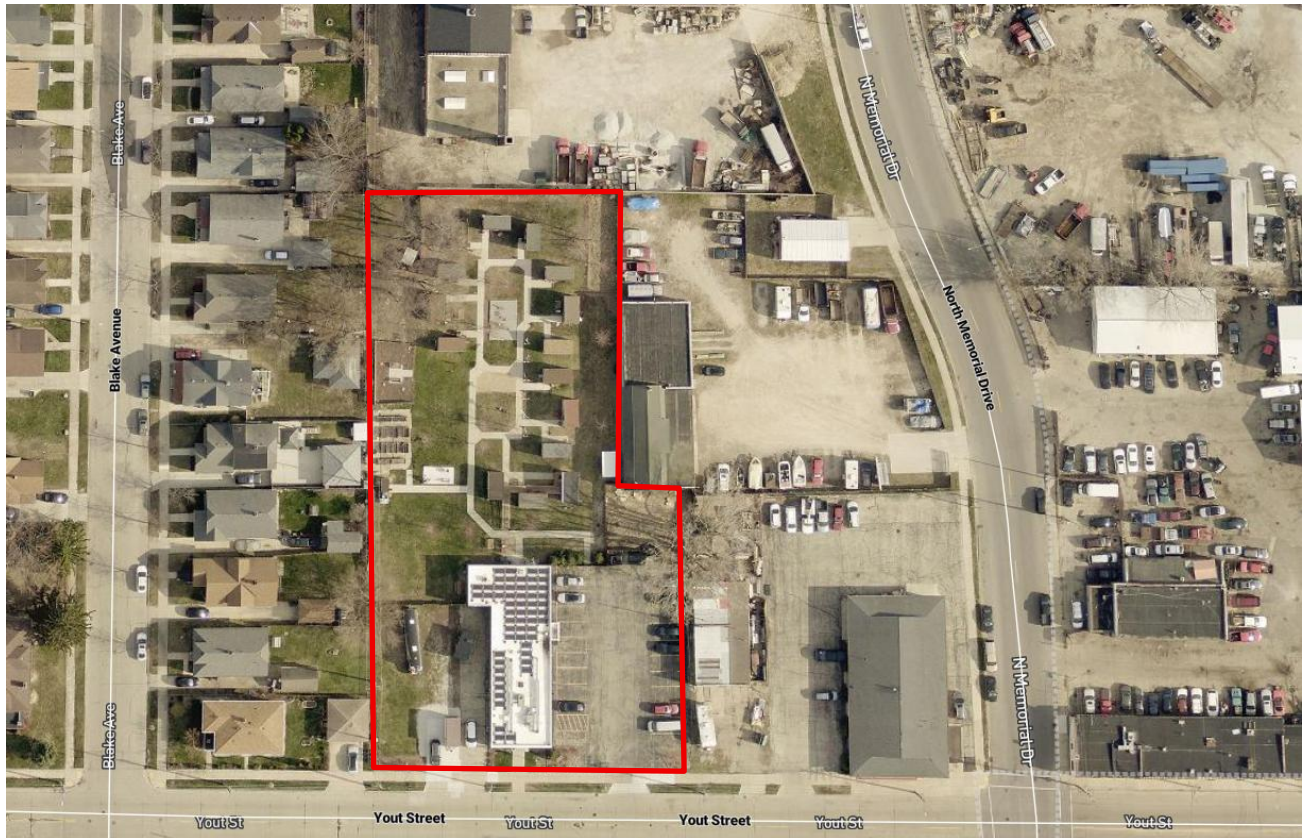
Location: 1624 Yout Street

Applicant: Kerry Milkie, Veterans Outreach of Wisconsin

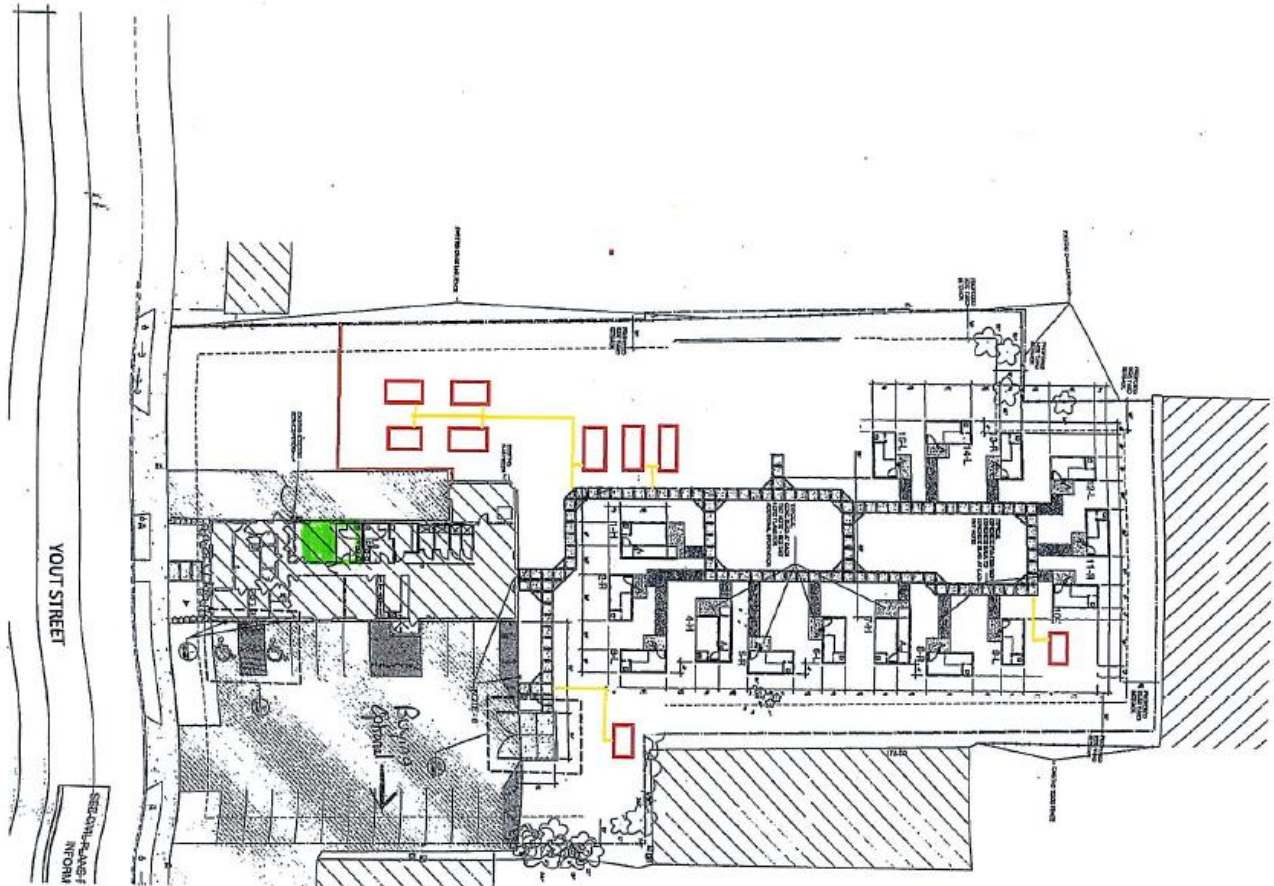
Property Owner: Veterans Outreach of Wisconsin

Request: Consideration of a request from Veteran’s Outreach of Wisconsin, represented by Kerry Milkie, seeking a major amendment to a conditional use permit to add additional housing units to the multi-unit residential community at 1624 Yout Street (1614, 1624, and 1630 Yout Street) located in a I-2/FD General Industrial District with a Flex Development Overlay, as allowed by Section 114-588 of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant seeks to add nine (9) additional housing units to the spaces currently addressed as 1614, 1624, and 1630 Yout Street, making the total units on the site 24.



Birdseye view of the property, indicated in red. North is up.



Site plan, submitted by the applicant. North is to the right.

GENERAL INFORMATION

Parcel Number: 21063000, 21085000, and 21084000

Property Size: 56,846 square feet

Comprehensive Plan Map Designation: Medium Intensity

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 infill development in areas with existing infrastructure and services, protecting natural areas, and provide adequate infrastructure, public services, and land supply to meet existing and future market demand for new development.

Corridor or Special Design District?: N/A

Historic?: N/A

Current Zoning District: I-2/FD General Industrial/Flex Development

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.

The Flex Development Overlay District is intended to permit redevelopment of property in circumstances in which a property, including its structures, site improvements and infrastructure, is suitable for reuse but the reuse is not consistent with the underlying zoning district, rezoning to another classification would permit other uses potentially detrimental to surrounding properties, and any potentially adverse effects of the intended reuse can be mitigated by conditions on the reuse.

Proposed Zoning: No change proposed

Surrounding Zoning and Land Uses:

North	I-1 Restricted Industrial	Manufacturing
East	B-3 General Commercial	Garage
	I-1 Restricted Industrial	Locksmith
South	B-2 Community Shopping	Cleaning Service
West	R-3 Limited General Residence	Dwelling Units

ANALYSIS:

Development Standards:

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

Standard	Required	Provided
Lot Area	No minimum	56,846 square feet
Lot Frontage	30 feet	179 feet
Floor Area Ratio	4.0 maximum	0.122

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

Yard	Required	Provided
Front (South)	0 feet	12 feet
Side (West)	0 feet	20 feet
Side (East)	0 feet	18 feet
Rear (North)	0 feet	16 feet

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
Housing Units	0*	
Total	0*	19

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.

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 that does not direct radiation or glare onto adjacent properties.

Rubbish and trash storage (114-[Article V](#) & [114-740](#)): Trash is stored on site and screened from public view which meets the requirements of the ordinance.

Engineering, Utilities and Access:

Access (114-1151): There are no proposed changes to the ingress and egress of the site.

Surface drainage (114-739 & Consult Engineering Dept.): The addition of nine (9) housing units is not expected to alter drainage for the lot or area.

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

Exceptions to ordinance: No exceptions are required for this conditional use.

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 neighborhood has a mix of uses from dwelling units to lighter industrial uses. The current housing units on the site have been in existence for nearly a decade, and the addition of nine units is not expected to be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the surrounding area.

- 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, allowed with the approval of a conditional use permit, is less intensive than others uses that are allowed by right in the neighborhood. Expanding the number of housing units in an already existing development will not impair property values or be injurious to the use and enjoyment of other property in the 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 addition of nine housing unit is not expected to impede development in the surrounding area because the use already exists in the neighborhood.

- 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 to the access, utilities, or drainage for the site. The addition of the housing units is not expected to have an impact on 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: Ingress and egress will remain unchanged and are anticipated to be adequate based on the proposed usage of the property. Access to the property occurs from Yout Street.

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

Staff Comments: The addition of nine (9) housing units to an already existing development is not expected to be contrary to the City’s current land use plan. The application is expected to meet the objectives of the current land use by strengthening the character and livability of the City’s commercial and industrial areas.

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 needed and the proposed development is expected to fit with the mix of uses allowed to occur in the surrounding area.

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 KERRY MILKIE, REPRESENTING VETERANS OUTREACH OF WISCONSIN, SEEKING A MAJOR AMENDMENT TO A CONDITIONAL USE PERMIT FOR THE ADDITION NINE (9) HOUSING UNITS AT 1624 YOUT STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning Heritage and Design Commission on May 4, 2026, be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That the conditions in Resolution 0386-16 be complied with, with the modification to condition f. to allow for 24 detached rooming units on the property and condition g. to allow the expansion of additional toilet rooms and water closets.
- d) That the 1-Lot Certified Survey Map combining the parcels at 1614, 1624, and 1630 Yout Street and approved on November 15, 2016, be recorded.
- e) That any changes to signage, including window signage, shall be submitted to the Department of City Development prior to permitting and installation.

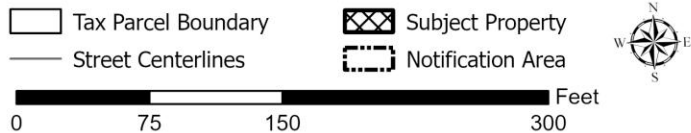
- f) That no minor changes be made from the conditions of this permit without the approval of the Department of City Development, and no major changes be made from the conditions of this permit without the approval of the Planning Heritage and Design Commission.
- g) That this conditional use permit 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 Permit Major Amendment - 1624 Yout St



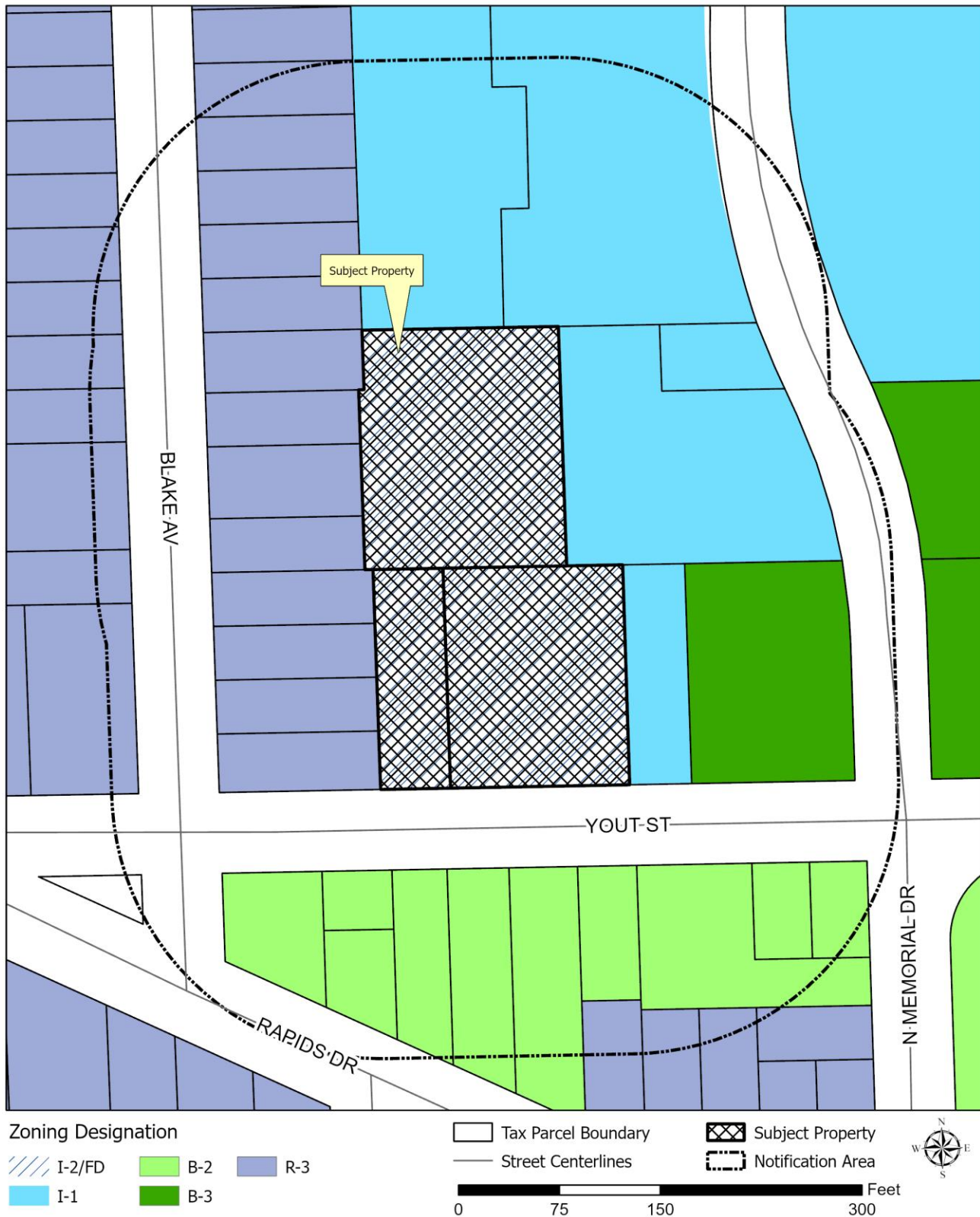


Conditional Use Permit Major Amendment - 1624 Yout St



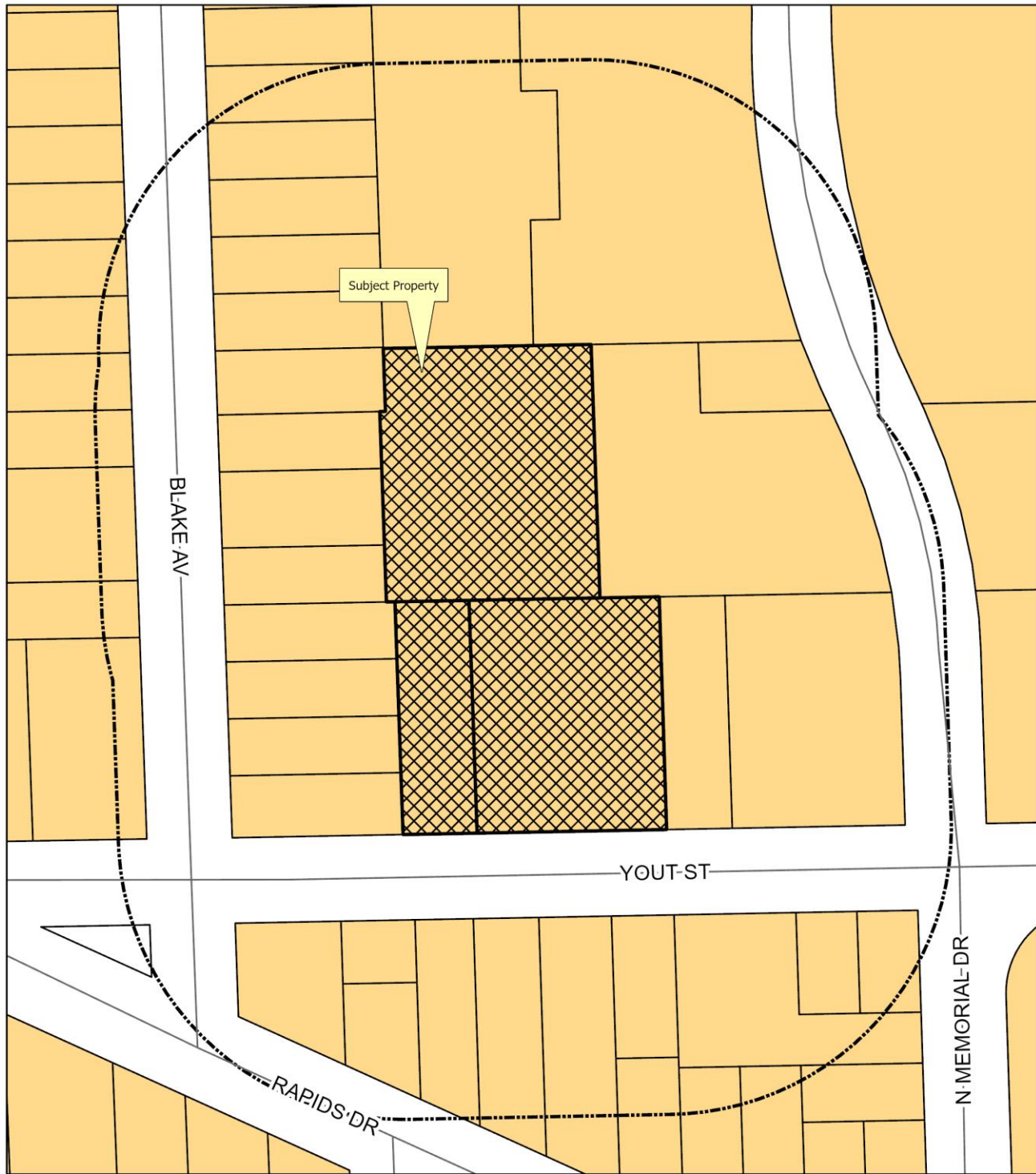


Conditional Use Permit Major Amendment - 1624 Yout St





Conditional Use Permit Major Amendment - 1624 Yout St



Land Use Designation
Medium Intensity

Tax Parcel Boundary
Street Centerlines
Subject Property
Notification Area

0 75 150 300 Feet



Site Photos



Looking North at Subject Property



Looking West down Yout Street



Looking East down Yout Street



Looking South across Yout Street