



**CITY OF RACINE  
DEPARTMENT OF CITY DEVELOPMENT  
STAFF REPORT**

**Meeting Date:** 5/4/2026

**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](mailto:steven.madsen@cityofracine.org)

**Case Manager:** Steven Madsen

**Location:** 2627 Lathrop Ave

**Applicant:** Keystone Heating and AC Co. Inc.

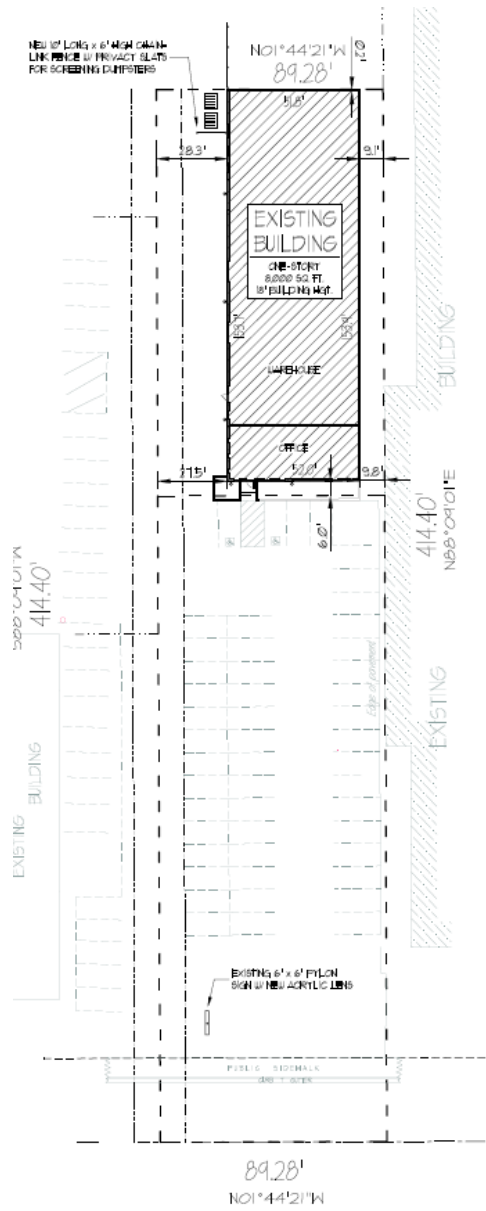
**Property Owner:** Townsend Holdings, LLC

**Request:** Consideration of a request for a conditional use permit at 2627 Lathrop Ave, as allowed by Sec. 114-568 of the Municipal Code to operate a contractor office/yard.

**BACKGROUND AND SUMMARY:** The application contemplates having a contractor office yard that would include office/workspace, a warehouse for staging materials and a small workshop to assemble materials and load them into vehicles. The hours of operation will be from 7:00 a.m. – 5 p.m. Monday – Friday but will include 24-7 emergency service.



Birdseye view of the property, outlined in blue. North is to the bottom of the image.



Site plan submitted by the applicant. North to the left.

## GENERAL INFORMATION

**Parcel Number:** 2385002

**Property Size:** .32 Acres (GIS)

**Comprehensive Plan Map Designation:** Medium Intensity

**Consistency with Adopted Plans:**

The Racine Comprehensive Plan states in its land use goals

- 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:** I-1 Restricted Industrial

**Purpose of Zone District:** The I-1 restricted industrial district is intended to provide an environment suitable for industrial activities that do not create appreciable nuisances or hazards, or that require a pleasant, hazard-free and nuisance-free environment.

**Existing Land Use:** Medium Intensity

**Surrounding Zoning and Land Uses:**

<b>North</b>	I-1 Restricted Industrial	Audio Repair
<b>East</b>	B-2 Community Shopping	Contractor Yard
<b>South</b>	I-1 Restricted Industrial	Printing
<b>West</b>	I-1 Restricted Industrial	Parking

**ANALYSIS:**

**Development Standards:**

**Density** ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): The existing building complies with all bulk and lot standards.

Standard	Required	Provided
Lot Area	0	14,200.56 feet
Lot Frontage	30	0 feet*
Floor Area Ratio	1.5 max	.56

\* This is an existing legal non-conforming lot.

**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
Front (West)	0 feet	5 feet
Side (North)	0 feet	25 feet
Side (South)	0 feet	9 feet
Rear (East)	0 feet	0 feet

**Building design standards** (114-Secs. [735.5](#) & [736](#)): The proposed structure meets design standards with the addition of a front door.

**Sign Regulations** (114-[Article X](#)): The site is permitted up to 52 square feet of signage and is currently proposing a sign that would be 20 square feet. This complies with the municipal code and is permitted.

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

Use Type	Required	Provided
Contractor and Construction Yards	2/employee	
Total	6	49

**Landscaping, screening and yard requirements** ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): The site plan complies with landscaping and yard requirements.

**Outdoor lighting, signs** ([114-Sec. 742](#)): Proposed lighting meets the standards of the municipal code.

**Rubbish and trash storage** ([114-Article V](#) & [114-740](#)): The proposed storage for trash and rubbish will comply with the code.

**Engineering, Utilities and Access:**

**Access** ([114-1151](#)): At this time there are no proposed changes to entry and exist access.

**Surface drainage** ([114-739](#) & Consult Engineering Dept.): At this time there are no changes being proposed to the parking lot.

**Sewage disposal and water supply** ([114-821](#) & Consult Engineering and S/W Utility): There will be no changes to existing designs. The property conforms to the requirements of the code.

**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 Planning, Heritage, and Design 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: A contractor’s yard and its operation would not create any concerns for safety since its location is in the middle of a block that is mostly industrial. Surrounding properties will not be affected by this use. The maintenance or operation of this use will not create any nuisances including light or noise. The proposed use would not be detrimental to public health and safety.

- 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 property being a heating and cooling contractor will not hinder the use and the enjoyment of the property. This use will create a similar impact to the previous use. It aligns with the surrounding uses, and it will not diminish or impair property values within the neighborhood.

- 3) The establishment of 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 proposed use is not more intense than the previous use. This use will not impede the normal and orderly development and improvement of the surrounding property. This use is complementary to the surrounding uses.

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

Staff Comments: There are no plans to change utilities or drainage at this site. The applicant's proposal shows adequate road access in addition to the existing easements.

- 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: Moving the door to the front of the building will redirect some of this businesses' traffic from the easement isle to the southern portion of the area. This will further reduce traffic congestion. Easements have been identified to manage traffic between neighboring properties. The applicant has provided the information to show they will keep traffic congestion to a minimum. This site has sufficient points of ingress and egress.

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

Staff Comments: The current land use plan for medium intensity intends for uses that: "generally support the local neighborhood or provide broader community amenities without disrupting the local neighborhood. "Having a heating and cooling contractor within a district zoned industrial meets the goals of the land use plan for the city. Having contractors nearby is a community amenity allowing for a greater quality of life. Contractors in this location will not disrupt the local neighborhood. This proposal supports the objectives of the current land use plan.

- 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: If approved, it is expected that this establishment will operate in accordance with the applicable regulations for this district. No regulations need modification for this site and its use.

## **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:** THAT BASED ON THE FINDINGS OF FACT IN THIS REPORT, THE REQUEST FROM KEYSTONE HEATING AND AC CO. INC, REPRESENTED BY JASON FRANK OF RUDIE/FRANK ARCHITECTURE, SEEKING A CONDITIONAL USE PERMIT, TO ALLOW FOR A CONTRACTOR YARD AT 2627 LATHROP AVE, 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 there be no outdoor storage of any kind other than motor vehicles in operable condition.
- d) That no major changes be made from the conditions of this permit without the approval of the Planning, Heritage and Design Commissions and no minor changes be made without the approval of the Department of City Development.
- e) 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).

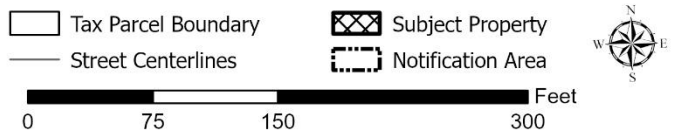


# Conditional Use Permit - 2627 Lathrop Ave



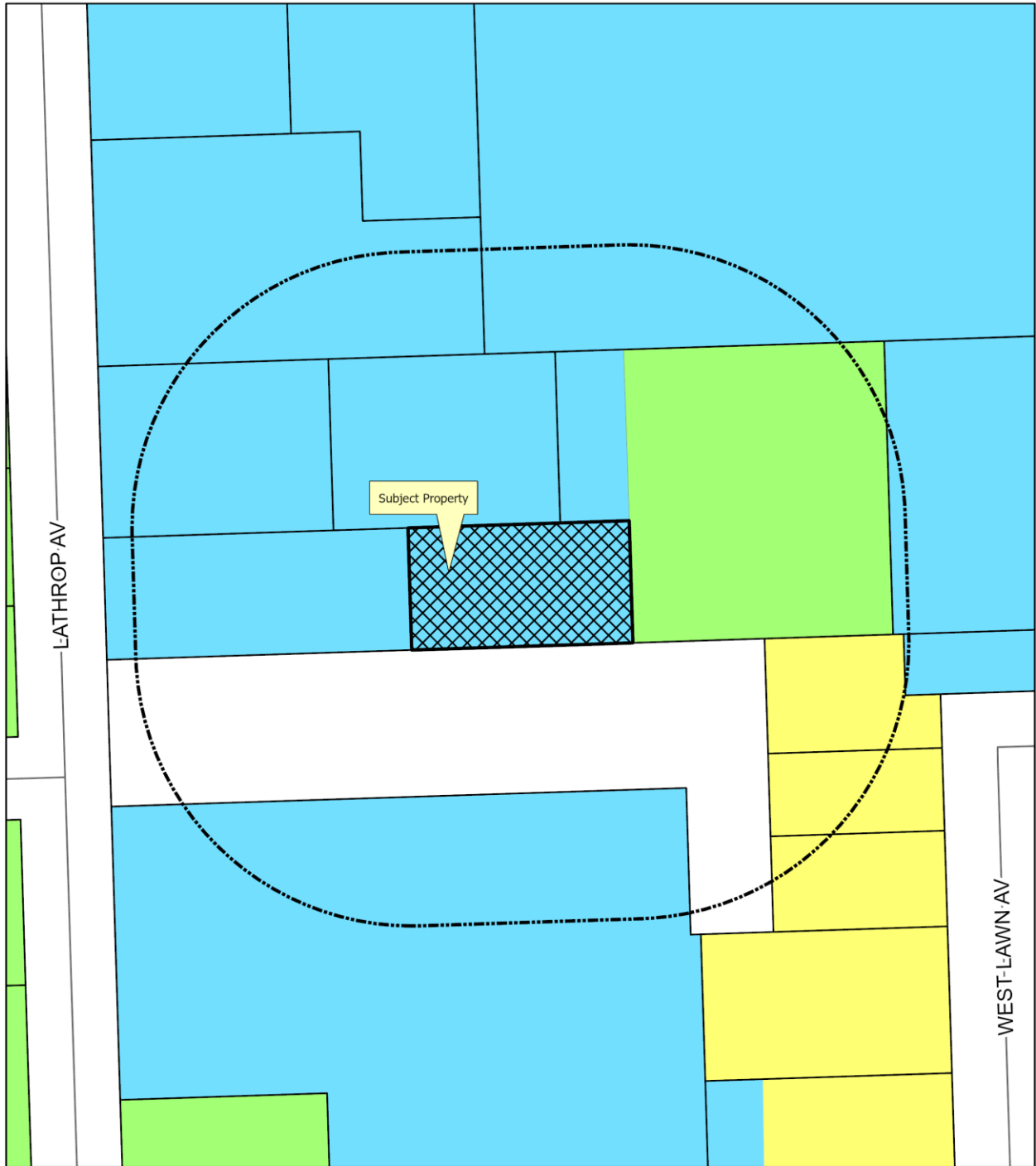


# Conditional Use Permit - 2627 Lathrop Ave





# Conditional Use Permit - 2627 Lathrop Ave



Zoning Designation  
I-1    R-2  
B-2

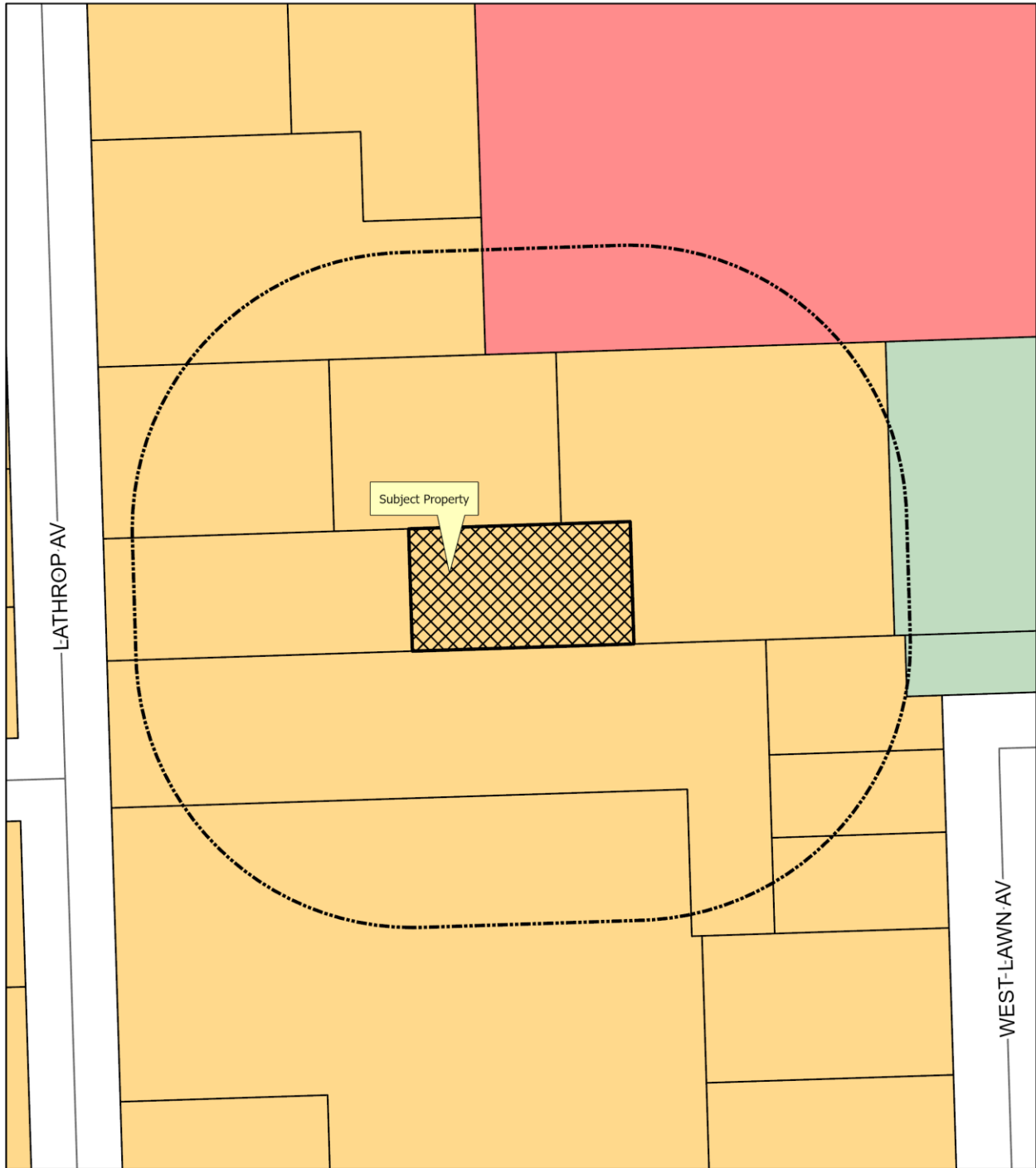
— Tax Parcel Boundary    Subject Property  
— Street Centerlines    Notification Area

0    75    150    300 Feet





## Conditional Use Permit - 2627 Lathrop Ave



### Land Use Designation

- Medium Intensity
- High Intensity
- Open Space

- Tax Parcel Boundary
- Street Centerlines

- Subject Property
- Notification Area

0 75 150 300 Feet



Site Photos



Looking Southwest at subject property



Looking South at subject property



Looking East at subject property



Looking East at subject property from Durand