



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 7/20/2026

To: Mayor and Planning, Heritage, and Design Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Steven Madsen – (262) 636-9153 steven.madsen@cityofracine.org

Manager: Michelle Cook

Location: 5111 Wright Avenue

Applicant: Danish Colony I, LLC

Agent: Richard Coury

Property Owner: Danish Colony I, LLC

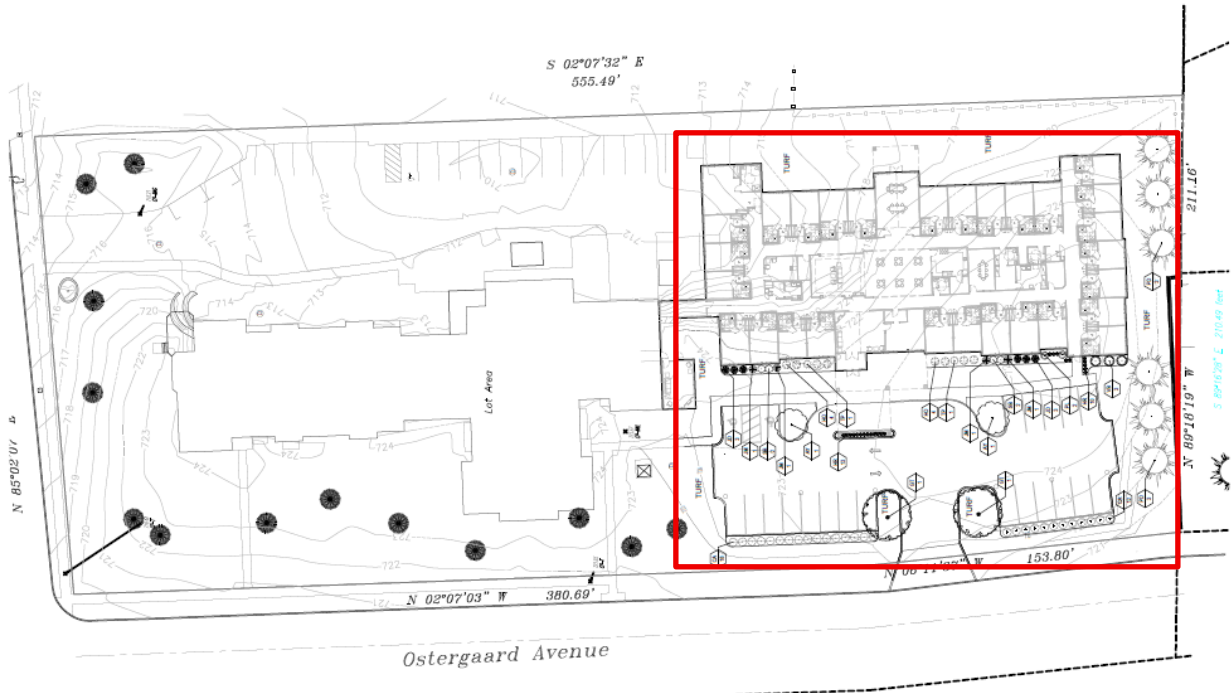
Request: Consideration of a request for a major amendment to a conditional use permit to expand the assisted living facility at 5111 Wright Avenue as allowed by Sec. 114-293 of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant proposes an 18,270 sq. ft. addition to the existing structure that would add 29 units and a new parking lot. The existing business operations on the site would remain unchanged.

The Zoning Ordinance classifies the existing facility as permissible in the R-2 Single Family Residence Zone District upon the issuance of a conditional use permit (114-293). This addition as a major amendment is allowable by Sec. 114-293 of the Municipal Code.



Birdseye view of the property, indicated in **blue** (image from City Pictometry). North is up.



Site plan for the property, submitted by the applicant. Proposed addition outlined in red.



Rendering for the building addition, submitted by the applicant.

GENERAL INFORMATION

Parcel Number: 22882001

Property Size: 2.792 acres

Comprehensive Plan Map Designation: High 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 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-2 Single Family Residence

Purpose of Zone District: The R2 Single Family Residence District is primarily designed to accommodate existing single-family neighborhoods which are characterized by smaller lots than are required in the R1 district.

Proposed Zoning: No change proposed

Existing Land Use: Assisted Living Facility

Surrounding Zoning and Land Uses:

North	R-2 Single Family Residence	Religious Institution
East	R-4 General Residence District	Apartment Building
South	R-2 Single Family Residence District	Single Unit Dwellings
West	R-2 Single Family Residence	Single Unit Dwellings

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): There are buildings as a result of this proposal.

Standard	Required	Provided
Lot Area	6,000 square feet	121,619 square feet
Lot Frontage	30 feet	225 feet
Floor Area Ratio	N/A*	*N/A

*The buildings in the R2 Single Family Residence District are not to exceed 35 feet or 2 ½ stories.

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

Site complies with the intent of the ordinance for Community Living Facilities.

Building design standards (114-Secs. [735.5](#) & [736](#)): The proposed addition meets the requirements of the code pertaining to additions on existing buildings.

Off-street parking and loading requirements (114- [Article XI](#)): There are a total of 50 parking spaces for the use which meets the requirements of the code. For extended care facilities, parking is required to be 1/1,000 sq. ft. of gross floor area which would lead to approximately 33 spaces.

Sign Regulations (114-[Article X](#)): Additional signage is not a part of this request. Any signage would have to conform to Sec. 114-1091 of the Municipal Code and be reviewed by the Department of City Development prior to permitting and installation.

Outdoor lighting, signs ([114-Sec. 742](#)): Outdoor lighting complies with all development standards.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): Garbage is stored out of view of the public which complies with the requirements of the ordinance.

Engineering, Utilities and Access:

Access ([114-1151](#)): Vehicular access to the site is currently provided from Wright Avenue. The applicant proposes additional access from Ostergaard Avenue. The applicant will have to work with the Engineering Department and the Department of Public Works regarding the additional access and proposed curb cut to the site.

Surface drainage ([114-739](#) & Consult Engineering Dept.): As-built copy of the plans for the storm connection to the City system will need to be provided.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): The facility will discharge to a City-owned collector pipe. The applicant will need to reach out to the Engineering Department for additional information.

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 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 building addition is not expected to endanger any public safety or general welfare. The operations of the facility will remain unchanged with the addition of the CBRF. The property is located near a variety of housing options and commercial uses and has operated as an assisted living facility for several years essentially becoming a fixture within the neighborhood.

- 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 site will operate as it always has and the building addition is not anticipated to be injurious to any other property in the area. This proposal shows investment in the area and is expected to enhance the overall aesthetics of the area. As presented, it is not anticipated that the proposal will diminish or impair values in the general 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 proposed building addition allowing for a 29-unit CBRF is not expected to impede normal and orderly development. The site will continue to operate as originally intended and the addition will add supportive housing to the neighborhood.

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

Staff Comments: The building addition is not expected to impact the provision of utilities for the property or general area, however, some adjustments and coordination with surrounding utilities are required.

- 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 site plan submitted shows additional access from Ostergaard Avenue. This access will have to be coordinated with the Engineering Department; comments will be forthcoming in the review letter from the Joint Plan Review Team (JPRT).

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 this area to be High Intensity which allows for the additional residential units. The proposed addition complies with the current zoning on the lot and 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: This site conforms to all the applicable regulations of the zoning ordinance. No exceptions are requested with this application.

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; or
5. Defer with a continuance of the public hearing to a date certain.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM RICHARD CORY REPRESENTING DANISH COLONY I, LLC, FOR A MAJOR AMENDMENT TO A CONDITIONAL USE PERMIT TO ALLOW FOR AN 18,270 SQ. FT. ADDITION ADDING 29 UNIT COMMUNITY BASED RESIDENTIAL FACILITY TO THE EXISTING BUILDING AT 5111 WRIGHT AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning, Heritage, and Design Commission on July 20, 2026 be approved subject to the conditions contained herein.
- b) That all conditions of Resolution No. 5340 be complied with.
- c) That all conditions and comments from the JPRT review letter to be addressed.
- d) That the building offset/yard areas as illustrated in the plans presented shall constitute the ordinance required offsets/yard areas as only applicable to this location.
- e) That the public sidewalk shall be extended and connected by the developer along the entire frontage of Ostergaard Avenue prior to the issuance of an occupancy permit for the addition.
- f) Any temporary signage, (banners, flags) be removed within 30 days from the date of this approval or August 20, 2026
- g) That all codes and ordinances are complied with and required permits acquired.
- h) That no minor changes be made from the conditions of this permit without 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.
- i) 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 - 5111 Wright Ave



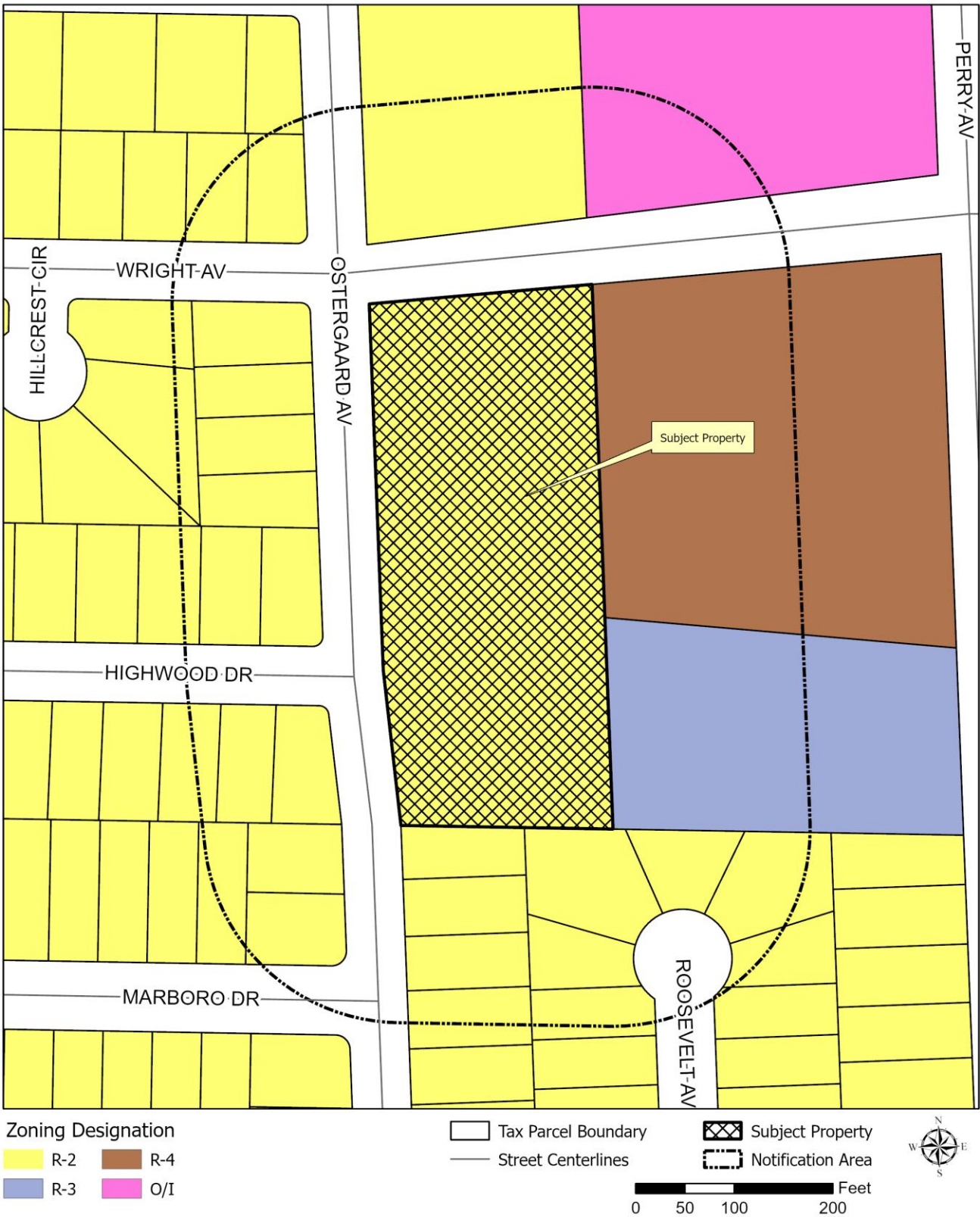


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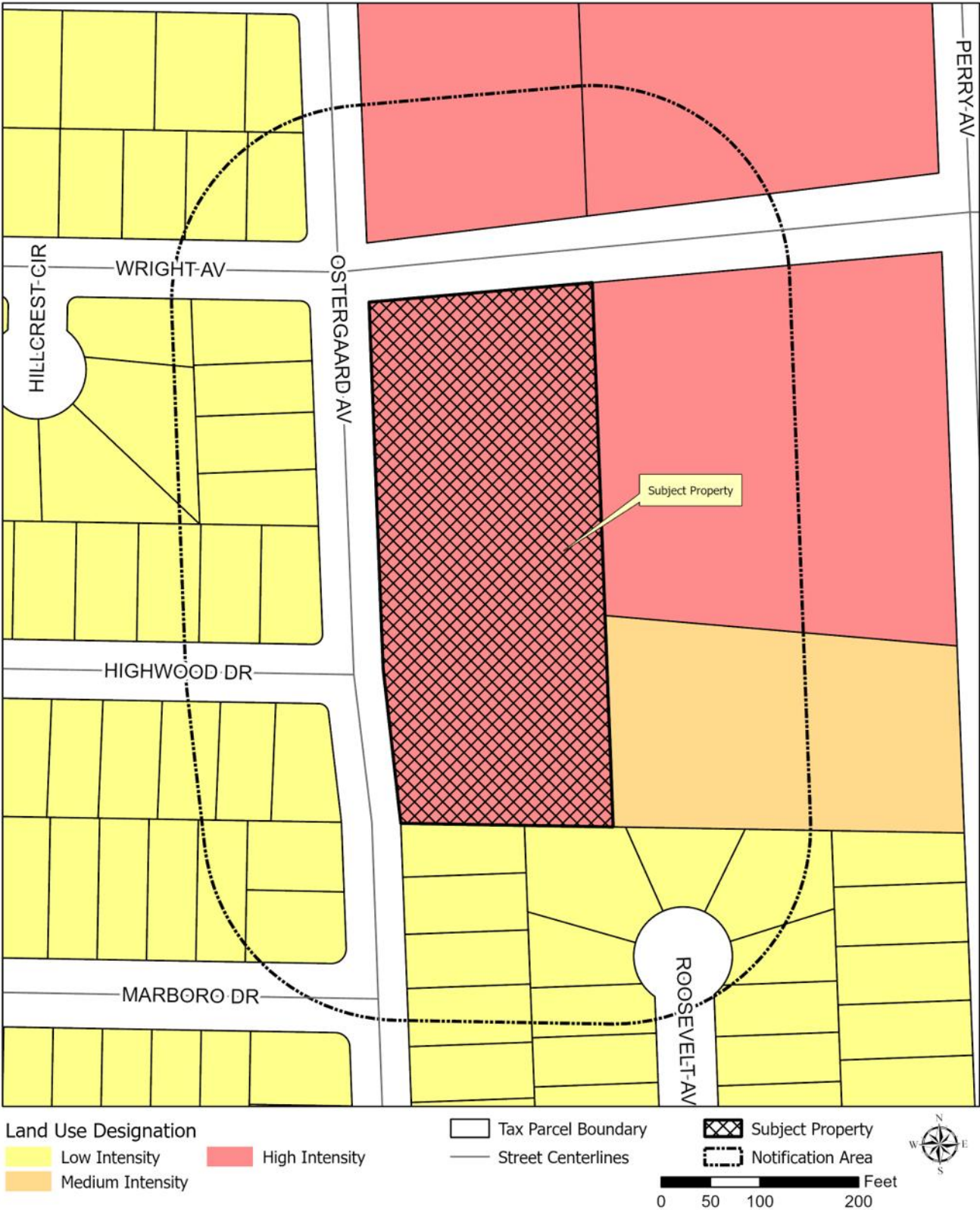


Conditional Use Permit - 5111 Wright Ave





Conditional Use Permit - 5111 Wright Ave



Site Photos



Looking south at Subject Property



Looking west from Subject Property
(Wright Avenue)



Looking east from Subject Property
(Wright Avenue)



Looking east at Subject Property
(addition area)



Looking west from Subject Property
(Ostergaard Avenue)