CITY OF RACINE
DEPARTMENT OF CITY DEVELOPMENT
STAFF REPORT

Meeting Date: 6/1/2022

To: Mayor and Plan Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Jeff Hintz – (262) 636-9151 jeff.hintz@cityofracine.org

Case Manager: Steven Madsen

Location: 1346 Main Street

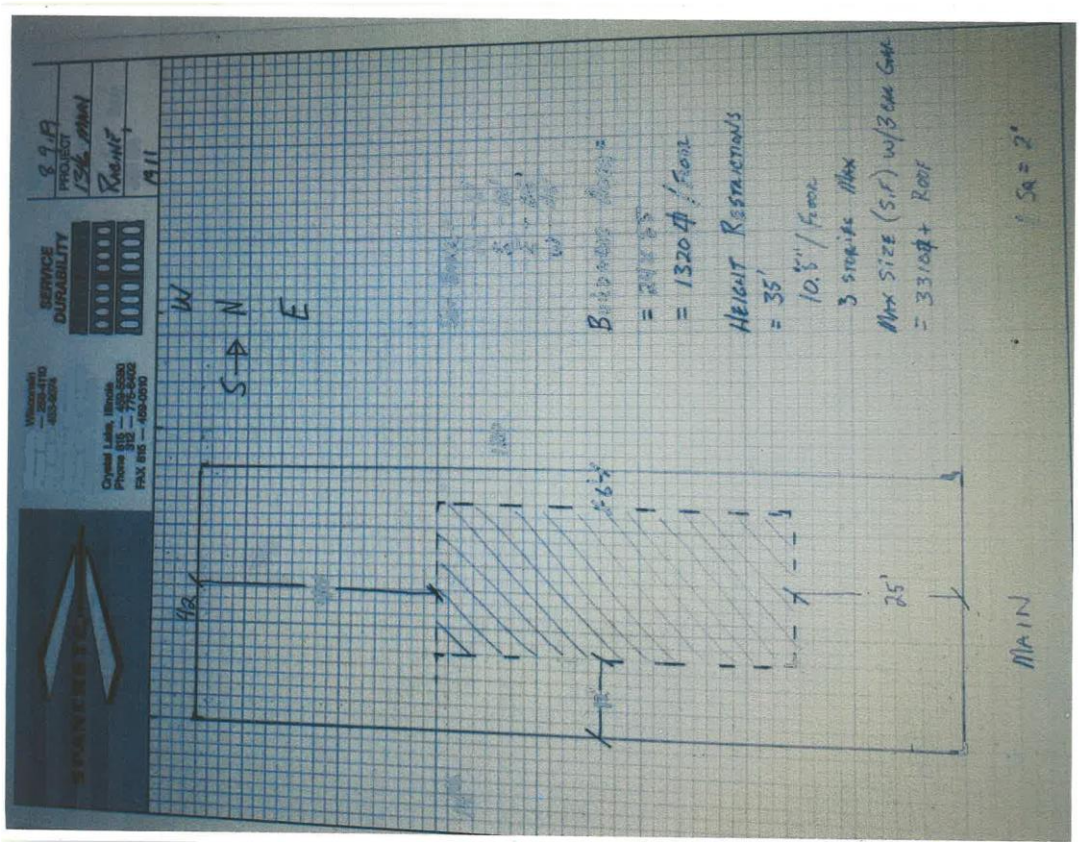
Applicant: Raymond and Lodze Noël

Property Owner: NRE401k Trust

Request: Consideration of a change of zone from R-2 Single Family Residence district to R-5 General Residence District.

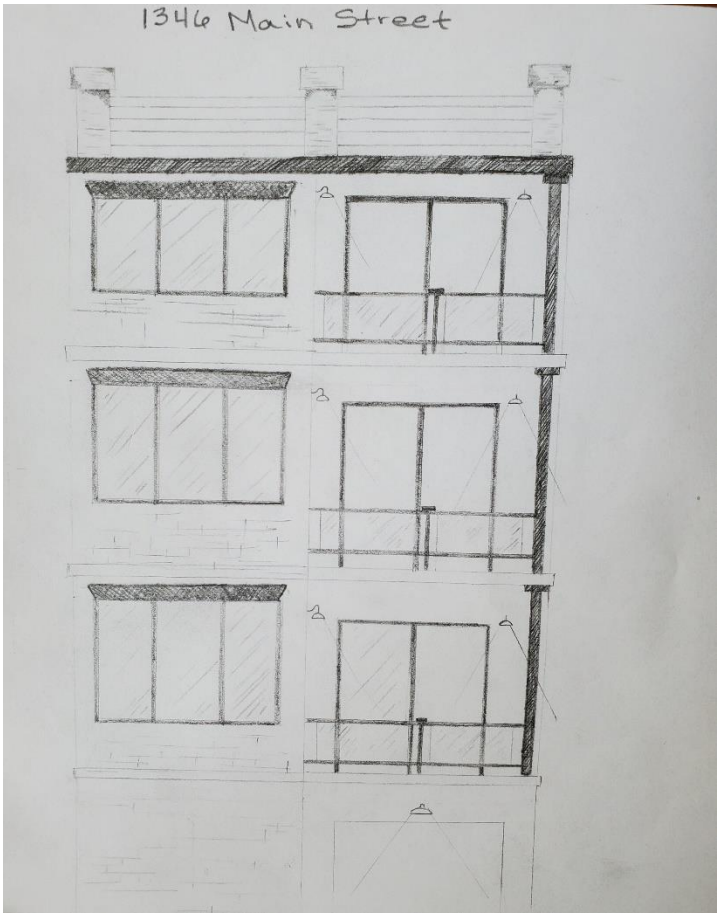
BACKGROUND AND SUMMARY: The site is currently vacant and has been for decades. The applicants would like to construct a 3-4 story building on the site that would include three 3 bedroom apartments. Based on the size of the site to achieve this density the R-5 zoning is required. Though the surrounding parcels are mostly zoned R-2 Single Family Residence there are a number of building of similar or greater density within a few blocks of the property.

Birdseye view of the property, indicated in red (image from City Pictometry).

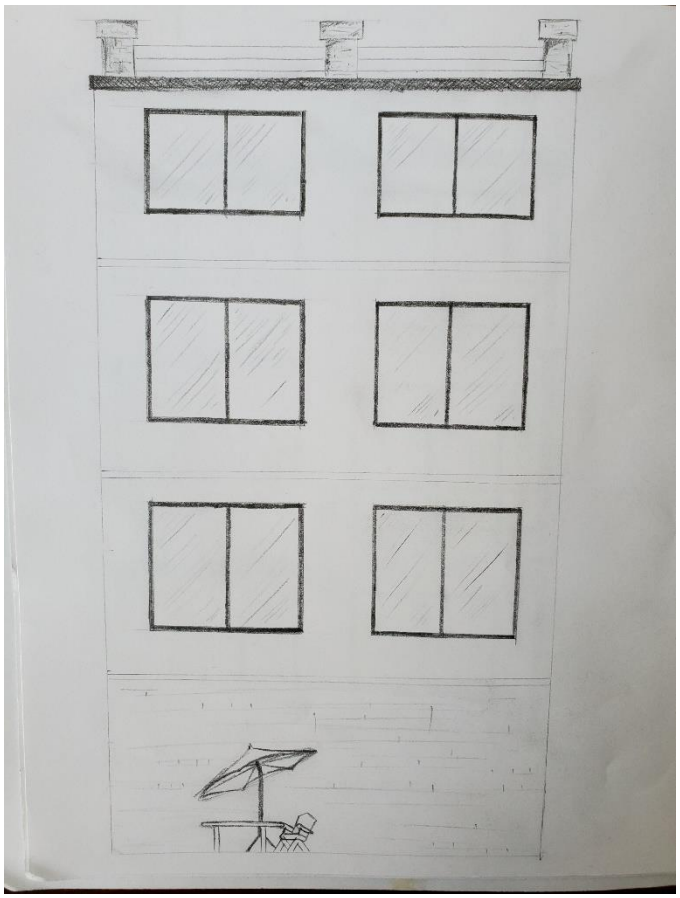


Estimated Building Foot Print

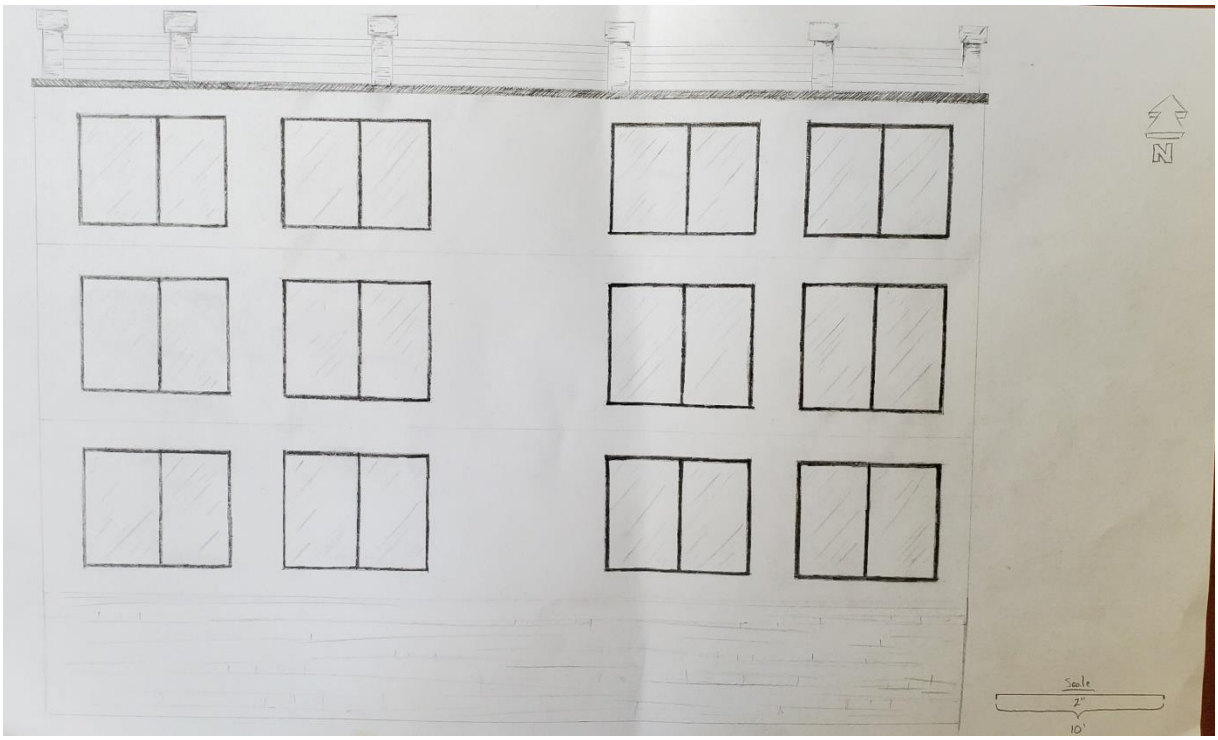
Rendering of Potential Architecture for Comment



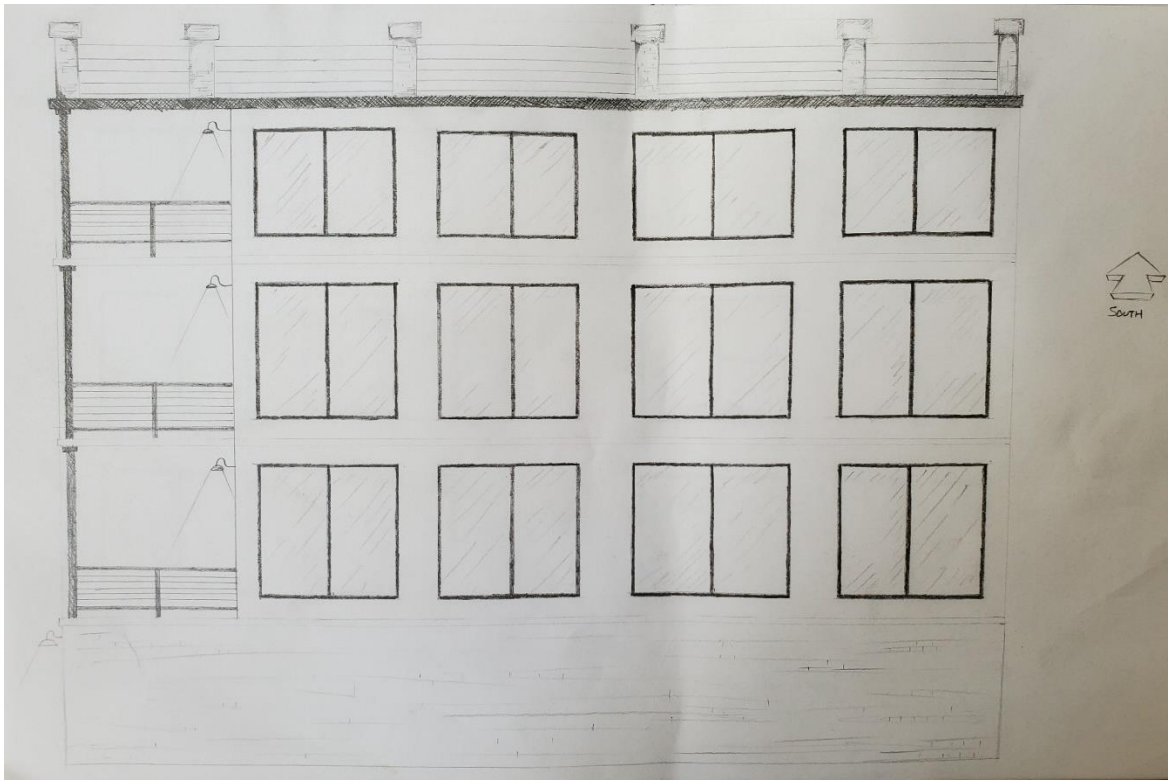
Sketch of the Front of
the Potential Building.



Sketch of the Rear of
the Potential Building.



Sketch of North Face of the Potential Building



Sketch of the South Face of the Potential Building

GENERAL INFORMATION

Parcel Number: 00826000

Property Size: 5179.28 square feet

Comprehensive Plan Map Designation: High Density Residential

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.
- New development should be designed so it is compatible with established development.

Corridor or Special Design District?: N/A

Historic?: No.

Current Zoning District: R-2 Single Family Residence

Purpose of Zone District: The R-2 Single Family Residence district is primarily designed to accommodate existing single family neighborhoods which are characterized by smaller lots than are required in the R-1 district.

Proposed Zoning: R-5 General Residence

Intent of proposed Zone District: The R-5 General Residence District is primarily intended to provide medium to high density residential areas adjacent to major shopping areas and convenient to places of employment. This district requires utilities of high capacity and community facilities sufficient to service the population, and street system capable of accommodating relatively heavy traffic.

Existing Land Use: Vacant

Surrounding Zoning and Land Uses:

North	R-2 Single Family Residence	Single Family Homes
East	R-2 Single Family Residence	Park
South	R-2 Single Family Residence	Single Family/Multi Family Residential
West	O/I Office/Institutional	Hospital

ANALYSIS:

Development Standards (under the flex):

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

Standard	Required	Provided
Lot Area	3,000 square feet minimum	5179.28
Lot Frontage	50 feet minimum	120 feet
Floor Area Ratio	4.8 maximum	.63

***existing non-conforming lot**

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

Yard	Required	Provided
Front	25 feet	N/A
Corner Side	12 feet	N/A
Side	6 feet	N/A
Rear	35 feet	N/A

Building design standards (114-Secs. 735.5 & 736): This will be reviewed as a part of the required design review for multifamily buildings.

Off-street parking and loading requirements (114- Article XI): This will be reviewed as a part of the required design review for multifamily buildings.

Landscaping, screening and yard requirements (114- Article V: Article VII, Div. 6 Development Standards & 7 Fences and Walls): This will be reviewed as a part of the required design review for multifamily buildings.

Sign Regulations (114-Article X): Signage has not been included with this request.

Outdoor lighting, signs (114-Sec. 742): This will be reviewed as a part of the required design review for multifamily buildings.

Rubbish and trash storage (114-Article V & 114-740): This will be reviewed as a part of the required design review for multifamily buildings.

REQUIRED FINDINGS OF FACT:

ZONE CHANGE FINDINGS (Sec. 114-82. - Findings of fact and recommendations of plan commission.)

The plan commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

1) **The Existing uses of property within the general area of the property in question.**

Staff Comments: The uses in the area are a mixture of single family and multifamily residences and a hospital. The property in question is also close to downtown Racine. The proposed zoning allowing for higher residential densities makes more sense in the area, because it fits the existing land us pattern. The new zoning would allow for a single family home multifamily developments which fits the historic nature of the neighborhood.

2) **The zoning classification of property within the general area of the property in question.**

Staff Comments: The property is located in an area that is mostly zoned for single family residential with office institutional zoning to the west for the hospital. There is higher density R-4 zoning to the North. The R-2 zone district is unnecessarily strict not even allowing duplexes. Keeping this zone provides no flexibility in housing types or densities. R-5 Zoning will allow for more flexibility and more opportunity to create different styles of housing and a higher density.

3) **The suitability of the property in question to the uses permitted under the existing zoning classification.**

Staff Comments: Under the existing zoning the property is considered too small for any use according to the zoning code. Though it could still have a single family home constructed the general rules of the R-2 zone are to create larger more suburban style lots for these homes. R-5 is more consistent with the Racine Land Use plan calling for high density residential. The R-5 zone also fits the character that already exists in the neighborhood with multiple multifamily buildings existing in the surrounding neighborhood.

4) **The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.**

Staff Comments: The property has been vacant for long time. There has not been a significant amount of development in the surrounding area. Looking more broadly across the City of Racine as a whole the trend in development is to have higher density developments to allow for a more concentrated population especially in areas around the downtown.

5) The objectives of the current land use plan for the city.

Staff Comments: The Comprehensive Plan calls for this area to be high density residential on the land use element within the document. This proposal to rezone fits this completely. The proposed zoning district is the best choice for the property and would allow for a higher density development that will fit the fabric of the existing neighborhood. State statutes mandate municipality's zone in accordance with an adopted comprehensive plan and as such, this request for a rezoning does fit with the objectives, goals and land use plan map for the City of Racine.

Additional Planning and Zoning Comments: Based on the design characteristics of the area, the building's proposed location on the lot, the scale and massing are all appropriate for the area. Additional detail is required in relation to the building materials and appearance of the façade. These details will help to inform staff and the approval bodies in relation to criterion one for consideration. The look and appearance of the building will need to fit in with the historical and existing development of the area.

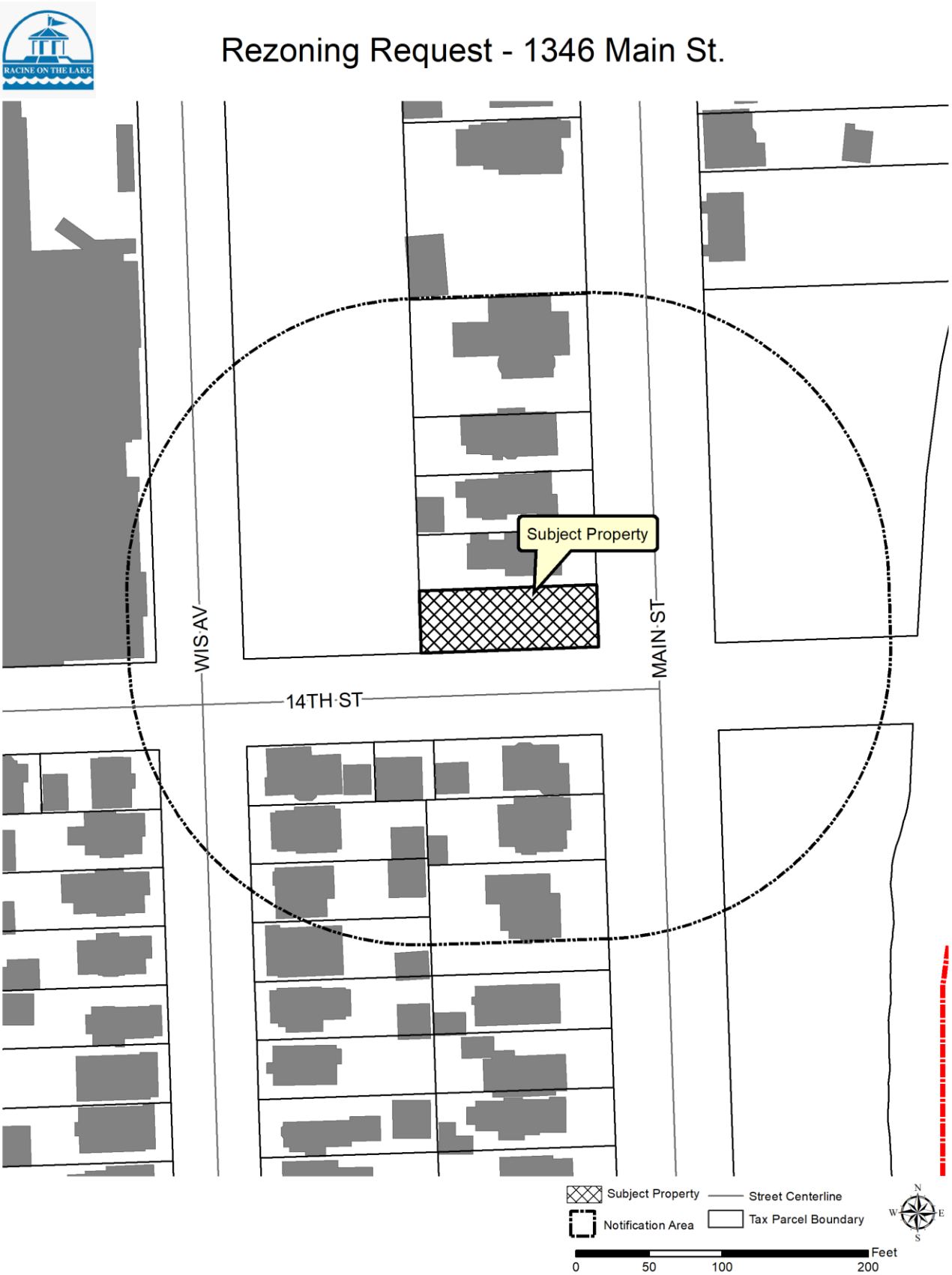
POSSIBLE ACTIONS FOR THE PLANNING, HERITAGE, AND DESIGN COMMISSION

1. Approve the request as submitted; or
2. Recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant; or
3. Deny the request; or
4. Defer the request to obtain more specific information about the request.

STAFF RECOMMENDATION: THAT THE ITEM BE DEFERRED TO OBTAIN MORE INFORMATION FROM THE APPLICANT ABOUT THE PROPOSAL.

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).


Rezoning Request - 1346 Main St.
Subject Property
WIS AV
MAIN ST
14TH ST
Subject Property
Notification Area
Street Centerline
Tax Parcel Boundary
N
W
E
S
Feet
0
50
100
200

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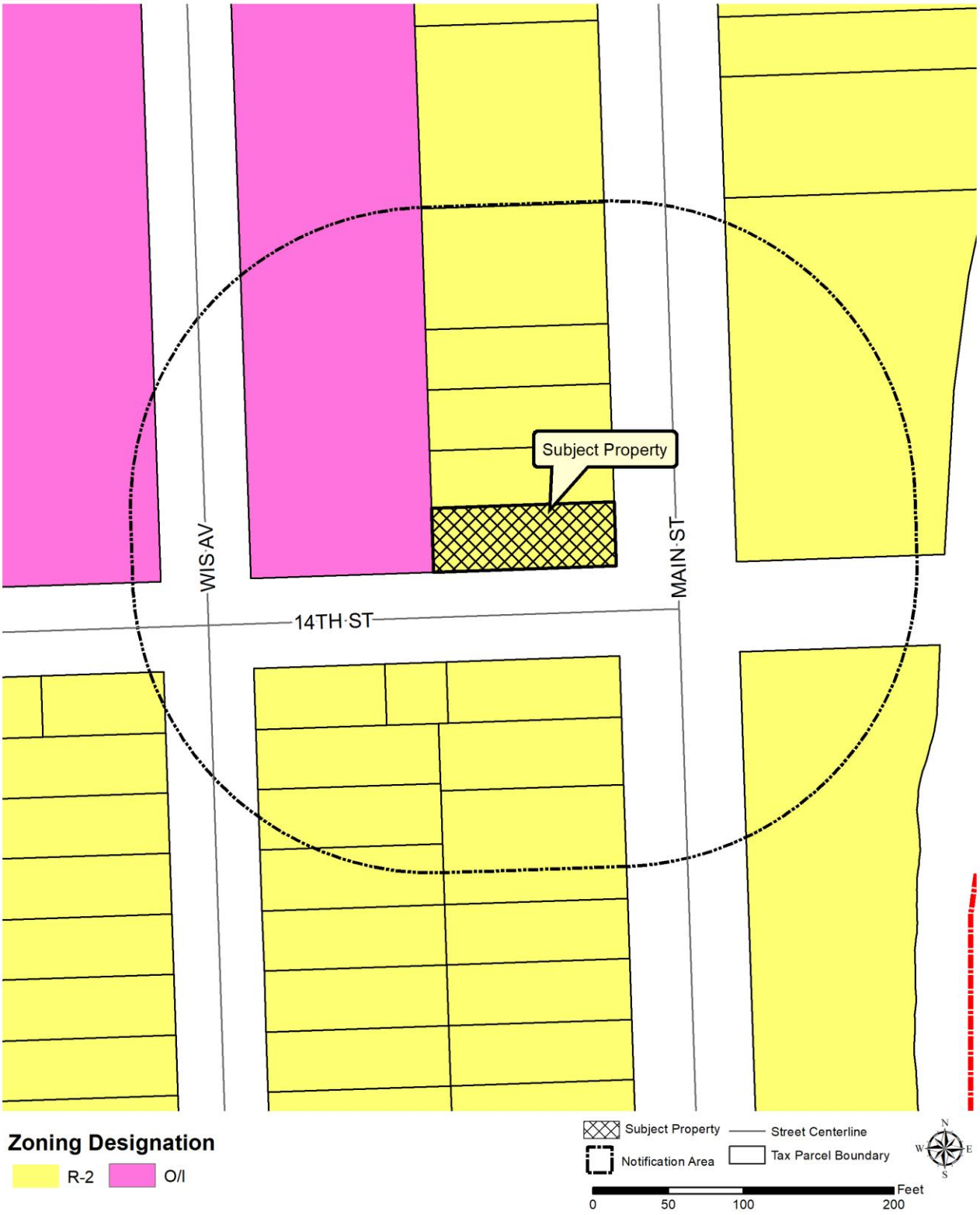

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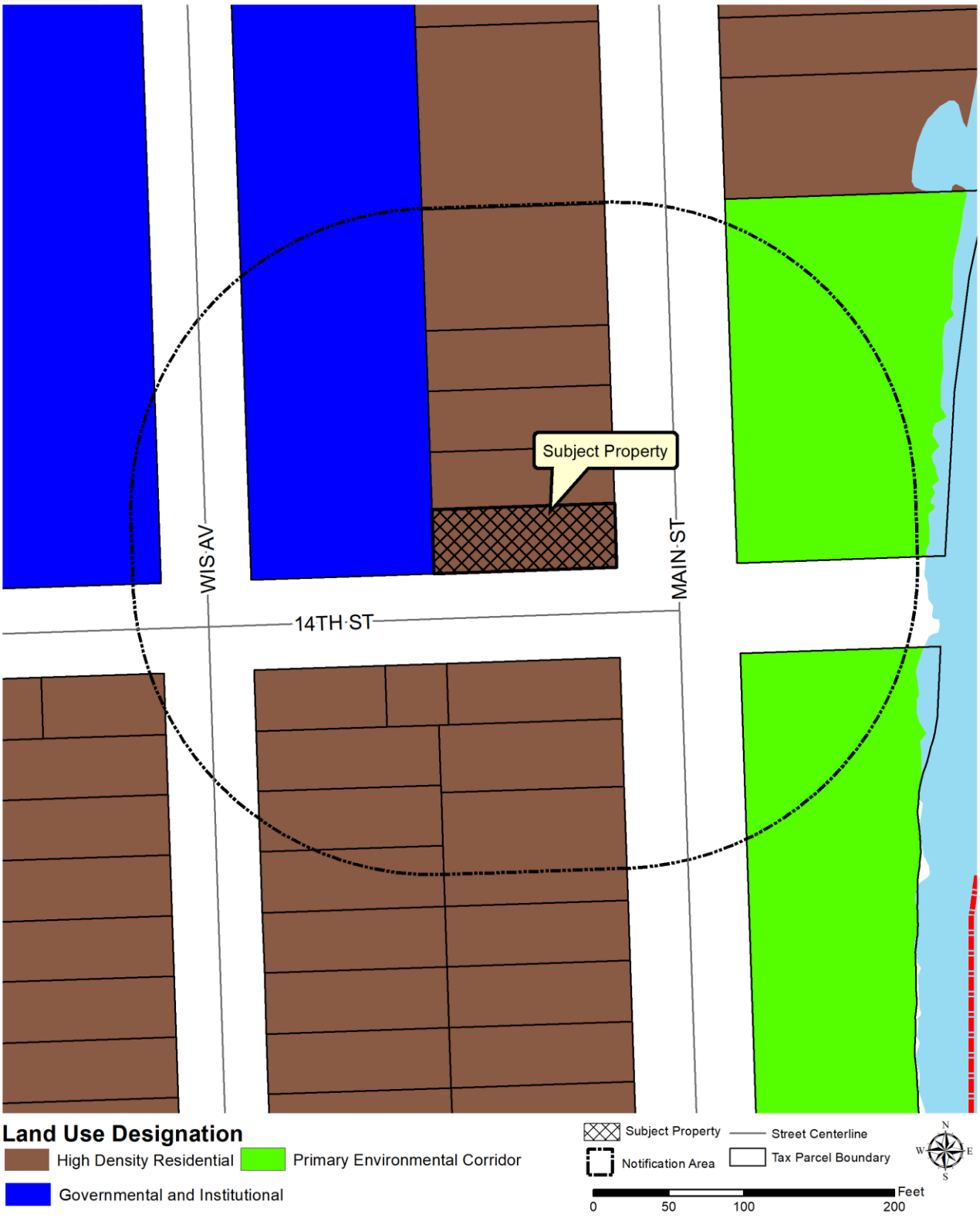

Site Photos

Looking East onto Parcel

Looking North onto Parcel

Looking west onto Parcel

Looking South across 13th Street

Looking South along Main St.

Looking North along Main St .