



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
www.cityofracine.org

## Meeting Agenda - Final City Plan Commission

*Tom Durkin*  
*Tony Veranth*  
*Ann Brodek*  
*Mario Martinez*  
*Alderman Dennis Wiser*  
*Christina Hefel*  
*Mayor Cory Mason*

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Wednesday, November 29, 2017

4:30 PM

City Hall, Room 205

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**PROCEDURAL NOTE: While action on items typically proceeds in the order in which they appear on the agenda, certain items may be postponed to allow the start of public hearings at the published time of 4:30 p.m. Following the public hearings, the Plan Commission will resume action on postponed items.**

### Call To Order

### Approval of Minutes for the November 8th, 2017 Plan Commission Meeting

[ZOrd.0007-17](#) ZOrd. 07-17 - An Ordinance Rezoning Property at 1701 and 1700 Packard Avenue

To amend the map of the Zoning Ordinance of the City of Racine.

The Common Council of the City of Racine do ordain as follows:

Part 1: That 1701 Packard Avenue, more particularly described as follows:

Block 5 of the Morey and Packard's Addition, Lots 14 through 17 and the adjacent alley lying East and South of the subdivided Block 5, plus block 2 of the Hamilton's Addition, Lots 14, 16 and Part of the Western ½ of the Vacated Seventeenth Street lying West of the Westerly line of South Memorial Drive, plus part of the Northern ½ of the former Chicago, Milwaukee, St. Paul and Pacific Rail Road R.O.W. lying East of the East line of Packard Avenue to the West line of South Memorial Drive further described in Vol 1711 RECS Page 641, Excepting the Racine rail spur No. 2., being in the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 20, Township 3 North, Range 23 East in the City of Racine, County of Racine and State of Wisconsin, and

Part 2: That 1700 Packard Avenue, more particularly described as follows:

Block 4 of Dodges' Addition, Lots 14 through 18, and Block 6 of the Morey and Packard's Addition Lots 14 through 17, including the vacated alley lying South and West of the subdivided Block 6, excluding the North 20 feet of the West 16 feet of the subdivided alley, and the adjacent Northerly ½ of the former Chicago, Milwaukee, St. Paul and Pacific Rail Road R.O.W. lying East of the Eastline of Phillips Avenue to the West line of Packard Avenue, Excepting the Racine Rail Spur No. 2, being in the Northeast ¼ of the Northwest ¼, and the NW ¼ of the NE ¼ of Section 20, Township 3 North, Range 23 East in the City of Racine, County of Racine and State of Wisconsin, be rezoned from I-2 general Industrial District to I-2 with a Flex Development Overlay District.

Part 3: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Fiscal Note: N/A

Attachments:

[Public Hearing Notice 1700-1701 Packard Avenue](#)

[Journal Times Notice - ZOrd 007-17](#)

[1700-1701 Packard Avenue Staff Review](#)

[1700-1701 Packard Avenue Submittals](#)

*Staff Summary:*

*Consider recommending that the Common Council Adopt ZOrd. 01-17. This ordinance was requested by the Plan Commission following the October 25th, 2017 Plan Commission meeting held for this request. The ordinance was introduced at the Common Council on November 7th, 2017 and referred to the Plan Commission for review and recommendation. Adoption of the ordinance will establish the base zoning necessary to facilitate the continued use of the property for non-disruptive and/or passive industrial type uses as well as commercial type uses which are compatible with a proposed residential development containing: townhomes, 1, 2, & 3 bedroom and studio apartments; related amenities and facilities.*

*The subject property is zoned I-2, General Industrial District. Enacting a Flex Development Overlay will allow the continued use of the property as a warehousing and sales facility for office furniture and accessories, while the proposed residential development makes its way through the lengthy regulatory and lending process. As utilized for other development proposals in the City, a Flex Development Overlay zoning classification on the property that allows for residential use is a pre-qualifying factor in accessing certain financial tools at the local, State, and Federal levels.*

*The zoning approval process for this project will be completed upon the adoption of, and compliance with, an anticipated conditional use permit and the related conditions of approval.*

[1152-17](#)

**Subject:** (Direct Referral) Use supplement related to a Flex Development Overlay District for the properties at 1701 and 1700 Packard Avenue (PC-17)

**Attachments:**      [Draft Use Supplement 1700-1701 Packard Avenue](#)

*Staff Summary:*

*Consider recommending that the Common Council adopt the proposed use supplement. Related to ZOrd. 07-17, a use is a regulatory tool afforded by the Chapter 114 of the Municipal Code (114-Division 2-Secs 114-645 thru 114-648).*

*Over time, the use for which a property was originally developed may become obsolete due to economic, demographic, or technological change. The property, including structures, site improvement, and infrastructure, may have redevelopment potential for alternative use or uses. Flexible zoning regulations can facilitate the redevelopment potential for such properties, thereby minimizing vacancy and abandonment of property, promoting environmentally sound reuse of structures and infrastructure, and protecting surrounding property from adverse effects of new uses of the property that could occur if unregulated.*

*The proposed use supplement will establish the regulatory basis necessary to facilitate the continued use of the property for non-disruptive and/or passive industrial type uses as well as commercial type uses which are compatible with a proposed residential development containing: townhomes; 1, 2, & 3 bedroom and studio apartments; related amenities and facilities.*

## **Adjournment**

**If you are disabled and have accessibility needs or need information interpreted for you, please contact Department of City Development at (262) 636-9151 at least 48 hours prior to this meeting.**