



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

**Meeting Date:** 1/22/2020

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

**From:** City Development Department, Division of Planning and Redevelopment

**Division Manager:** Matt Sadowski – (262) 636-9152 [matthew.sadowski@cityofracine.org](mailto:matthew.sadowski@cityofracine.org)

**Case Manager:** Jeff Hintz

**Location:** 1917 S. Memorial Drive

**Applicant:** DKB Law - Michael Bannon and Nicholas Verhaalen

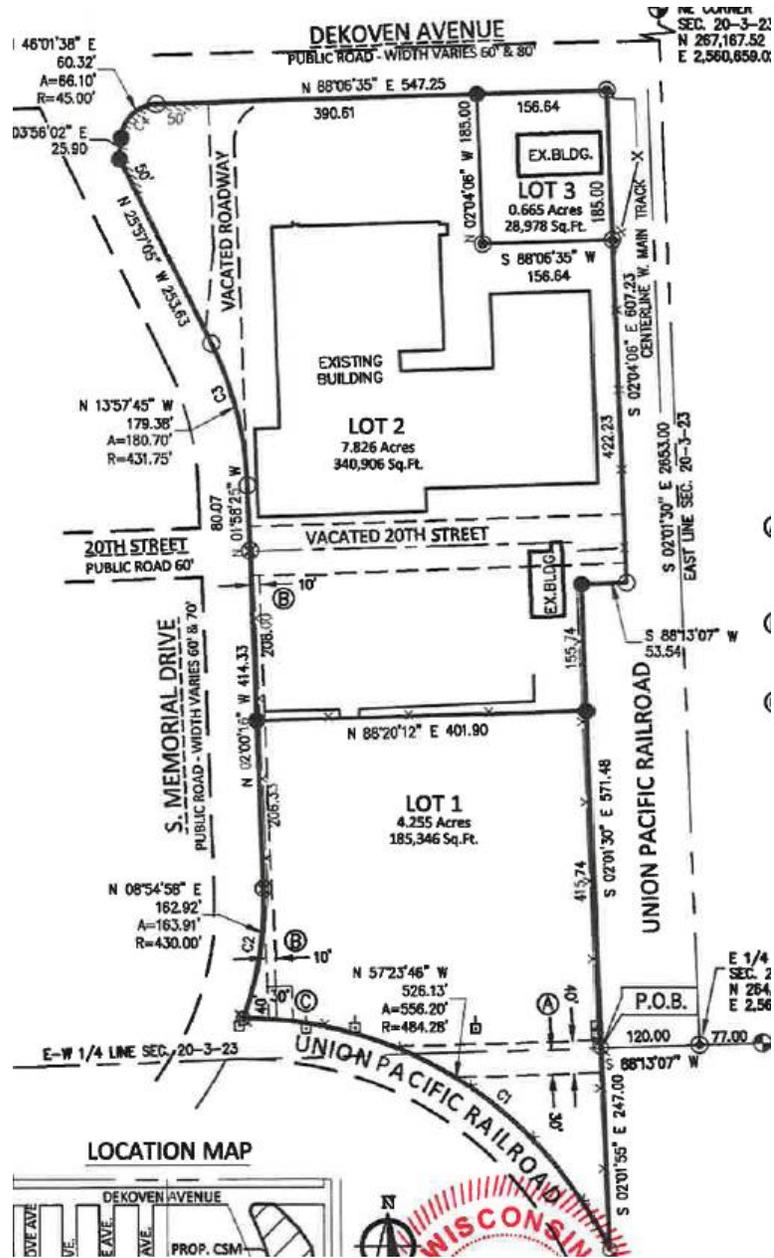
**Property Owner:** Pioneer Products Inc.

**Request:** Consideration of three lot certified survey map which would divide the property at 1917 S. Memorial Drive into three lots.

**BACKGROUND AND SUMMARY:** Being Zoned I-2 General Industrial, there is no minimum or maximum lot size required for land divisions at this location. The applicant proposes to create a three lot division by reconfiguring what is currently two separate parcels; one being 10.42 acres and the other 2.404 acres. On the proposed certified survey map and Identified as Lot 1, this land is being set aside as an area for future develop and totals 4.255 acres (185,346 square feet). Labeled Lot 2, this area contains the Pioneer Products operations and totals 7.826 acres (340,906 square feet). Lot 3 contains an existing building utilized by Pioneer Products and totals 0.665 acres (28,987 square feet). Subject to conditions outlined in the staff report, the Plan Commission should consider recommending to the Common Council that the request be approved.



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



Excerpt from the CSM showing the proposed lots.

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that the request by Michael Bannon and Nicholas Verhaalen, seeking approval of a three lot certified survey map at 1917 S. Memorial Drive be approved, subject to the following conditions:

- a) That the certified survey map as prepared by Nielsen Madsen and Barber, and presented to the Plan Commission on January 22, 2020 be approved subject to the conditions contained herein.
- b) That the CSM comply with all applicable Wisconsin State Statutory requirements (Ch. 236.34) and Racine Municipal Code requirements (Ch. 86) in its preparation.
- c) That the CSM is approved subject to resolution of all technical discrepancies as identified by City staff as outlined below:
  1. The full written legal description identifies the proper quarter sections included in this CSM and matches the correct description on the CSM.
- d) That within thirty (30) days of recording, a certified recorded copy of this CSM shall be provided to the Department of City Development.