



DEPARTMENT OF  
CITY DEVELOPMENT



### Application for Zoning Change

Applicant Name: John APPLE

Address: 1720 COLLEGE City: RACINE

State: WI Zip: 53403

Telephone: 262-633-3086 Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Agent Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Property Address (Es): 3015-3021 WASHINGTON AVE.

Current Zoning: COMMERCIAL

Proposed Zoning: "H" HISTORIC PROPERTIES DISTRICT (CODE 58-64)

Current/Most Recent Property Use: RESIDENT

Proposed Use: COMMERCIAL + THEATER





## DEPARTMENT OF CITY DEVELOPMENT



The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code, (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (a) The plan commission shall submit recommendations to the common council within 60 days of receipt of the application for amendment. Extension of this time period may be allowed by mutual consent of applicant and plan commission. Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, 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) Existing uses of property within the general area of the property in question;

COMERCIAL THEATER, RESIDENTIAL

- 2) The zoning classification of property within the general area of the property in question;

COMERCIAL

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


UNDER EVALUATION


- 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; and

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

- (b) The plan commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is not detrimental to the public interest. The plan commission may 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. For the purpose of this subsection, the R1 district shall be considered the lowest classification.

(262) 636-9151

 [CityDevelopment@cityofracine.org](mailto:CityDevelopment@cityofracine.org)

 730 Washington Avenue, Room 102  
Racine, Wisconsin 53403



[www.buildupracine.org](http://www.buildupracine.org)

**RACINE PLANNING, HERITAGE AND DESIGN COMMISSION  
RACINE (LOCAL) LANDMARK NOMINATION FORM**

**NAME OF PROPERTY:**

Common: CAPITOL THEATER / PARK I AND II THEATER  
 And/or Historic:

**LOCATION:**

Street and Number: 3015-3021 WASHINGTON AVE.  
 City or Town: RACINE  
 State: WI Racine

**CLASSIFICATION:**

Category (check one)	Ownership	Status	Accessible to the Public	Orientation of Main Facade
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N <input type="checkbox"/> NE <input type="checkbox"/> E <input type="checkbox"/> SE <input type="checkbox"/> S <input type="checkbox"/> SW <input type="checkbox"/> W <input type="checkbox"/> NW
Present Use				

**OWNER OF PROPERTY:**

Owner's Name: JOHN APPLE  
 Street and Number: 1720 COLLEGE AVE.  
 City or Town: RACINE State: WI

**LOCATION OF LEGAL DESCRIPTION:**

Courthouse, Register of Deeds, etc.:

Street and Number

City or Town

State

**FORM PREPARED BY:**

Name and Title

Organization

Date

Street and Number

City or Town

State

**DATE OF CONSTRUCTION & SPECIFIC SOURCE OF DATA:**

1928 DIVISION OF HISTORIC PRESERVATION WIS. HISTORIC SOCIETY

**ARCHITECTURAL INFORMATION:**

Architect or Designer (if known)

PICK & BAUER

Style

20TH CENTURY REVIVAL

**DESCRIPTIVE MATERIAL:**

Condition	(Check one)				
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check one)		(Check one)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

SEE ATTACHED

**STATEMENT OF SIGNIFICANCE**

SEE ATTACHED

**SOURCES OF INFORMATION**

WISCONSIN HISTORICAL SOCIETY

**PHOTO DATE**

SEE

**DESCRIBE VIEW, DIRECTION, ETC.**

ATTACHED

Please return completed form to:

CITY OF RACINE PLANNING, HERITAGE AND DESIGN COMMISSION  
730 Washington Avenue, Room 102, Racine, WI 53403



# DEPARTMENT OF CITY DEVELOPMENT



If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

### Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Zoning Change Application		
2. Written description of project, including: <ol style="list-style-type: none"> <li>a. Hours of operation</li> <li>b. Anticipated delivery schedule</li> <li>c. Maintenance plan</li> <li>d. General use of the building and lot</li> </ol>	<input type="checkbox"/>	
3. Zoning Analysis Table <ol style="list-style-type: none"> <li>a. Land area (in acres and square feet)</li> <li>b. Building area (in square feet)</li> <li>c. Setbacks (required yards in feet)</li> <li>d. Floor Area Ratio (building area divided by lot area)</li> <li>e. Lot Coverage (building footprint divided by lot area)</li> <li>f. Height of all buildings and structures</li> <li>g. Percentage of greenspace (landscaped areas divided by lot area)</li> <li>h. Parking spaces</li> </ol>	<input type="checkbox"/>	
4. Review Fee	<input type="checkbox"/>	

### Acknowledgement and authorization signatures

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization): John Doyle Date: 3-17-2020

Applicant Signature (acknowledgement): John Doyle Date: 3-17-2020



**Wisconsin Historical Society  
Determination of Eligibility Form**

(Revised May 2013)

WisDOT Project ID #: 2440-09-00

WHS #: \_\_\_\_\_

**RECEIVED**  
**JUN 22 2016**

BY: \_\_\_\_\_

Property Name(s): Capitol Theatre/Park I and II Theater  
Address/Location: 3015-3021 Washington Avenue  
City & County: Racine, Racine County Zip Code: 53405  
Town: 3N Range: 23E Section: 17  
Date of Construction: 1928

**WisDOT Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this request for Determination of Eligibility:

- Meets the National Register of Historic Places criteria.
- Does not meet the National Register of Historic Places criteria.

*John W. Hutton*

*6/17/16*

WisDOT Historic Preservation Officer

Date

**State Historic Preservation Office**

In my opinion, the property:

- Meets the National Register of Historic Places criteria.
- Does not meet the National Register of Historic Places criteria.

*James J. Raeburn*

Jim Draeger, State Historic Preservation Officer

*7/18/2016*

Date

**Comments (FOR AGENCY USE ONLY):**

*Has sufficient integrity for Cat. A: Entertainment and Recreation as one of the premier theaters in Racine of the 1920s.*

Division of Historic Preservation  
Wisconsin Historical Society  
816 State Street  
Madison, WI 53706

**Classification:**

Ownership	Type of Property:		# of Contributing	# of Non-Contributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building	-->	1	
<input type="checkbox"/> public	<input type="checkbox"/> site	-->		
If public, specify:	<input type="checkbox"/> structure	-->		
	<input type="checkbox"/> object	-->		
	<input type="checkbox"/> district			
	Total:		1	0

**Function/Use:**

Historic Function(s): RECREATION AND CULTURE: theater  
 Current Function(s): VACANT/NOT IN USE

**Architectural Style(s):** 20<sup>th</sup> CENTURY REVIVALS: Mediterranean Revival

**Criteria:**

- A (history)
- B (important persons)
- C (architecture/eng.)
- D (archaeology)

**Areas of Significance:** ARCHITECTURE; ENTERTAINMENT  
**Period of Significance:** 1928-1975  
**Significant Dates:** 1928; 1975  
**Significant Person:** None  
**Cultural Affiliation:** None  
**Architect/Builder:** Dick & Bauer

**Criteria Considerations:**

- A (owned by religious institution)
- B (moved)
- C (birthplace/grave)
- D (cemetery)
- E (reconstruction)
- F (commemorative)
- G (<50 years old)

**ATTACHMENT CHECKLIST**

- USGS map with UTM coordinates (Figure 1)
- Historic boundary map (Figure 2)
- Labeled, professionally printed color photographs