



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

Meeting Date: 8/4/2025

To: Mayor and Planning, Heritage and Design Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Steven Madsen – (262) 636-9151 – steven.madsen@cityofracine.org

Case Manager: Michelle Cook

Location: 1121 Lake Avenue

Applicant: Thomas Hunt

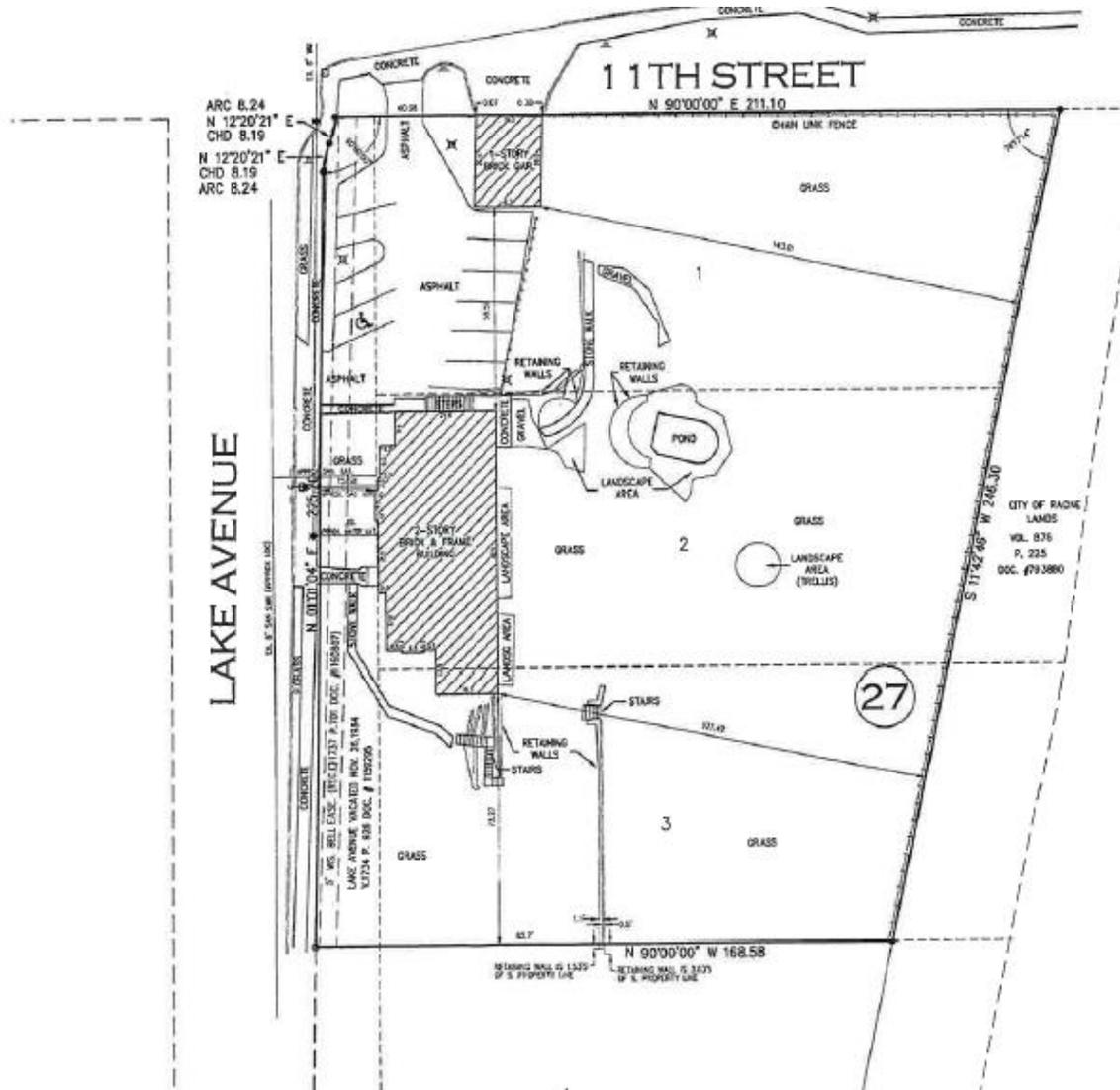
Property Owners: Neil Hunt, Mary Hunt, and Thomas Hunt

Request: Consideration of a request by Thomas Hunt for a rezoning of the property at 1121 Lake Avenue from O-I Office/Institutional District to R2 Single-Family Residence District as allowed by Sec. 114-77 of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant proposes a rezoning of the property at 1121 Lake Avenue from O-I Office/Institutional District to R2 Single-Family Residence District. The proposed rezoning would allow for the building to be used as a primary residence.



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



Property survey, submitted by applicant (North is up)

GENERAL INFORMATION

Parcel Number: [00601000](#)

Property Size: 41,687 sq. ft.

Comprehensive Plan Map Designation: Medium Intensity

Consistency with Adopted Plans:

The Racine Comprehensive Plan states that:

- Single and two-unit residential dwellings and parks and open space are allowable in Medium Intensity neighborhoods such that they do not disrupt traditional neighborhood development.
- The Medium Intensity Future Land Use Category should provide a diverse mix of housing options and neighborhood-oriented commercial uses high levels of walkability, public transit access, and make full use of utility infrastructure.

Corridor or Special Design District?: N/A

Historic?: Contributing property to the Southside Historic District

Current Zoning District: O-I Office/Institutional District

Purpose of Zone District:

The O-I office/institutional district is designed primarily to accommodate office buildings, civic and governmental structures, and educational and institutional buildings in a mutually compatible environment. Compatible apartment structures may be allowed by conditional use permit.

Proposed Zone District: R2 Single Family Residence District

Intent of proposed 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.

Existing Land Use: Vacant

Surrounding Zoning and Land Uses:

North	O/I Office/Institutional	Gateway Technical College Campus
East	O/I Office/Institutional	City Park/Lake
South	R-2 Single Family Residence	Single-unit dwellings
West	R-5 General Residence	Condominiums

ANALYSIS:

Development Standards (under the flex):

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

Standard	Required	Provided
Lot Area	6,000 sq. ft.	41,687 sq. ft.
Lot Frontage	50 feet	240 feet
Floor Area Ratio	N/A	N/A

Building design standards (114-Secs. [735.5](#) & [736](#)): The request does not include any new buildings or modifications to the exterior of the existing building.

Off-street parking and loading requirements (114- [Article XI](#)): There are approximately 11 parking spaces on the site which meets the requirements for spaces of 1.5 spaces per dwelling unit.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): There are no landscaping, screening, and yard requirements for the R2 Single Family Residence District.

Sign Regulations (114-[Article X](#)): Signage is not a part of this request.

Outdoor lighting, signs ([114-Sec. 742](#)): There would be no lighting requirements if this property is rezoned to R2 Single Family Residence District.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The property would be serviced by city waste collection. Keeping the bins stored on-site and away from the front of the building meets the intent of the ordinance.

Exceptions to the ordinance: N/A

Additional Planning and Zoning Comments: N/A

REQUIRED FINDINGS OF FACT:

ZONE CHANGE FINDINGS (Sec. 114-82. - Findings of fact and recommendations of Planning, Heritage, and Design 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 existing uses within the general area are mostly residential. The properties directly to the south and west are residential in nature consisting of detached single-unit dwellings and one condominium building. These residential uses are less intensive than the current zoning of the property – O-I Office/Institutional. The rezoning of this property will restore its residential nature and support the residential character of the neighborhood.

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

Staff Comments: Given that the property is surrounded primarily by residential uses, the current O-I Office/Institutional zoning on the property is not complimentary to the existing and established uses in the neighborhood. The zoning classification of the surrounding parcels ranges from R5 to R2, with R2 being on the east side of Lake Avenue. This shows a pattern for residential development in this neighborhood. Rezoning this property would restore compatibility with the adjacent properties.

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

Staff Comments: A single-unit dwelling would not be permitted under the current zoning classification and the uses permitted by right or conditionally under O-I Office/Institutional may not be compatible with the area, as it is developed, and the surrounding residential neighborhood. Rezoning this property to R2 Single-Family Residence District would allow the property to be used as a residential dwelling and maintain the use and character for which it was originally built.

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 development in the general area of the property has maintained its character as residential. The proposed zoning is more in line with the residential character of the neighborhood and the intent of which the neighborhood was originally developed.

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

Staff Comments: The Comprehensive Plan, calls for this area to be medium intensity in nature. This designation allows for dwelling units and other uses that are complimentary to the neighborhood. This application meets the intent of the Comprehensive Plan by promoting livability, preserving the character of the neighborhood, and the efficient and sustainable use of land.

Additional Planning and Zoning Comments: The building, as developed, generally conforms to the requirements of the R2 zone district. The reuse of the site and building will ensure that the property will remain viable into the future.

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.

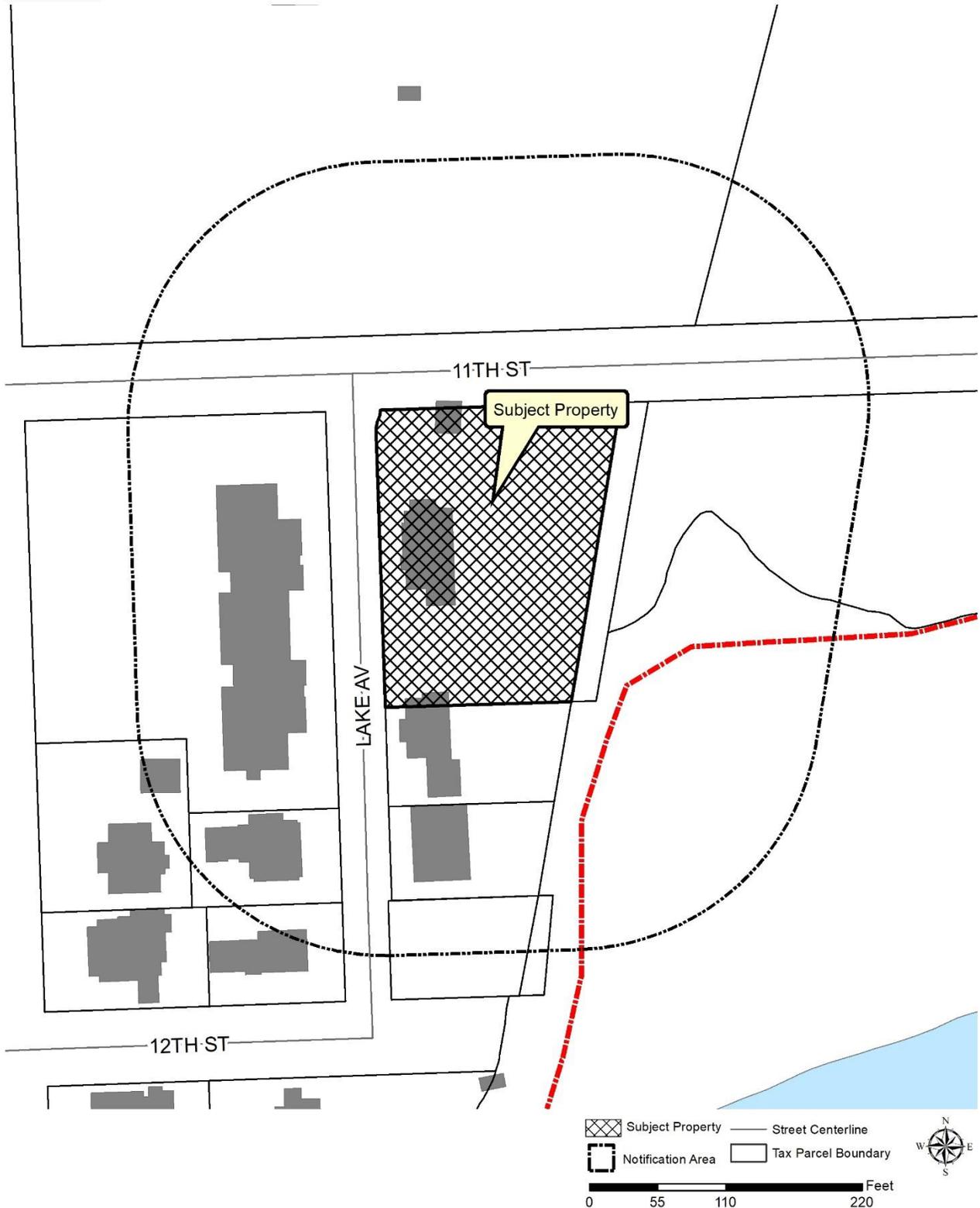
STAFF RECOMMENDATION: THAT BASED ON THE FINDINGS OF FACT, THE REQUEST FROM THOMAS HUNT SEEKING A REZONING FROM O-I OFFICE/INSTITUTIONAL DISTRICT TO R2 SINGLE FAMILY RESIDENCE DISTRICT AT 1121 LAKE AVENUE BE APPROVED AND THAT ZORD. 0002-25 BE ADOPTED.

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).

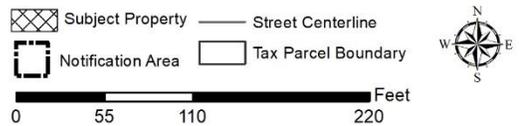


Zone Change - 1121 Lake Avenue



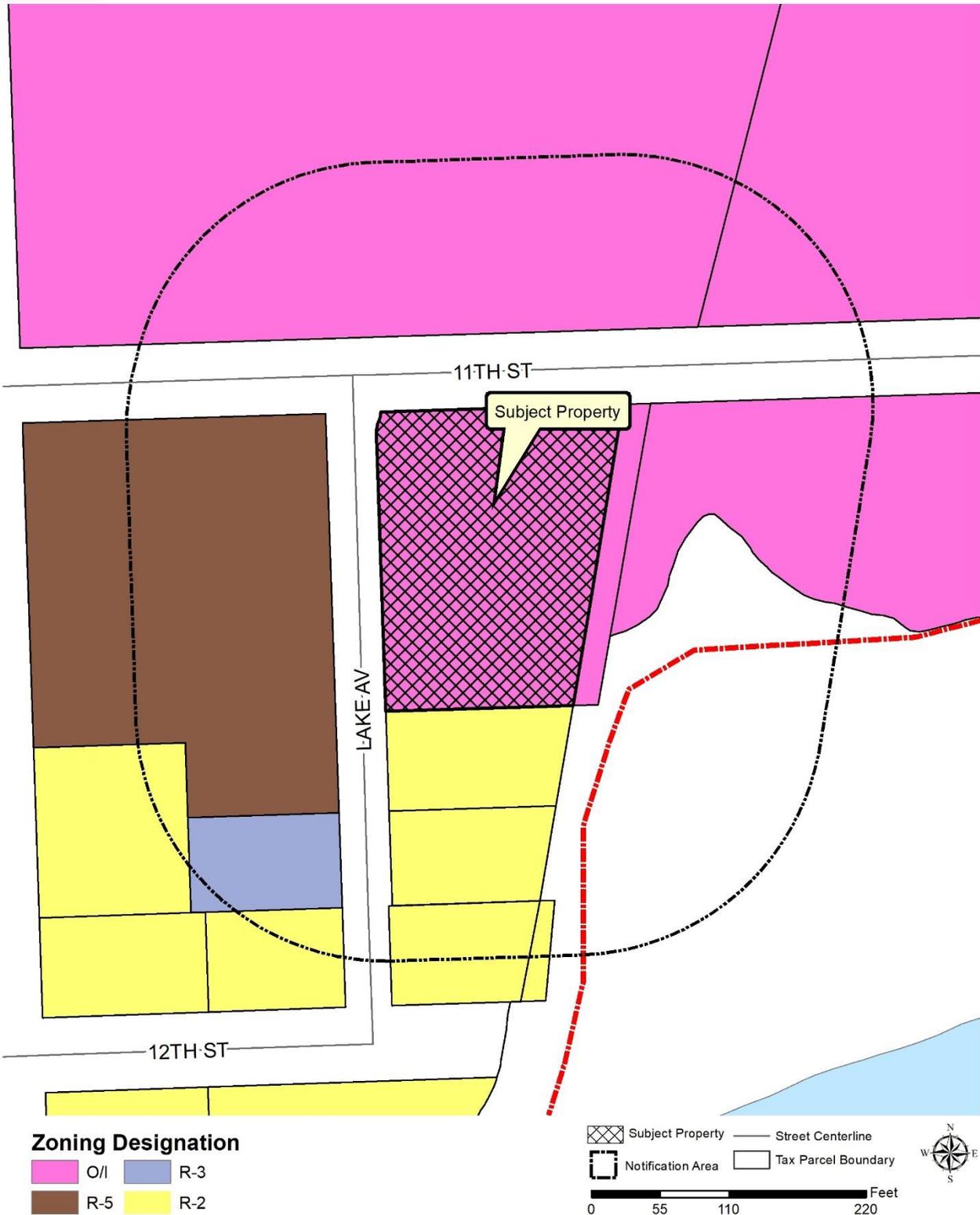


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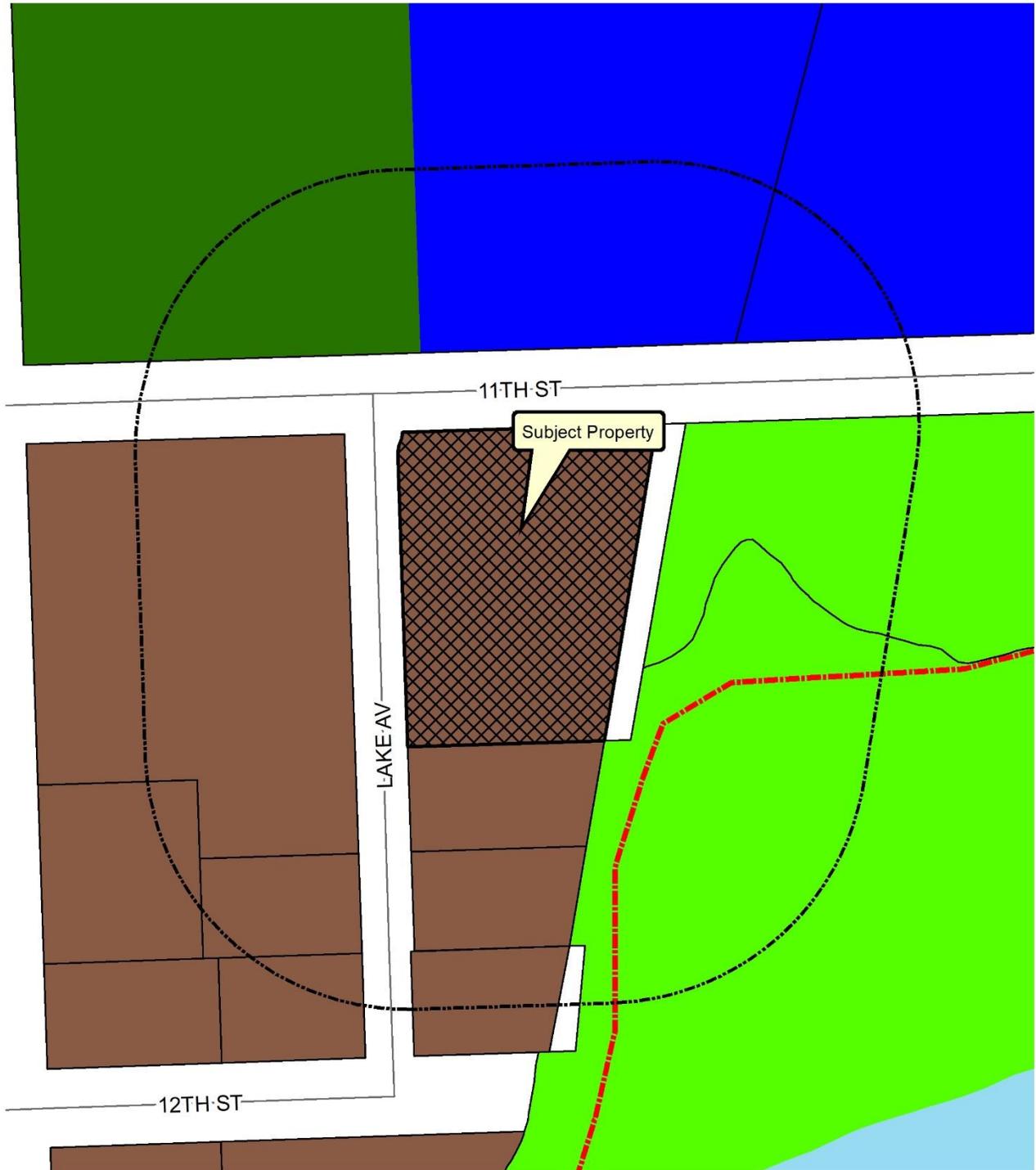


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Land Use Designation

- High Density Residential
- Recreational
- Governmental and Institutional
- Primary Environmental Corridor

- Subject Property
 - Notification Area
 - Street Centerline
 - Tax Parcel Boundary
- 0 55 110 220 Feet



Site Photos



Looking east at subject property



Looking south down Lake Avenue



Looking west from subject property



Looking south at subject property



Looking east down 11th Street