



## Application for Zoning Change

Applicant Name: Racine County

Address: 730 Wisconsin Ave City: Racine

State: WI Zip: 53403

Telephone: 262-636-3874 Cell Phone: 262-977-1358

Email: michael.lanzdorf@racinecounty.com

Agent Name: Scott Ramlow

Address: 322 E Michigan St City: Milwaukee

State: Wi Zip: 53202

Telephone: 414-615-1768 Cell Phone: \_\_\_\_\_

Email: scottr@ramlowstein.com

Property Address (Es): 1720 Taylor Ave

Current Zoning: Industrial

Proposed Zoning: I-1/FD

Current/Most Recent Property Use: Previously vacant, historically lumber

Proposed Use: See Attachment A





The application will be evaluated using the standards of Sec. 114-82 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 planning, heritage, and design 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 planning, heritage, and design commission. Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the planning, heritage, and design 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;

Majority residential west of Taylor, with heavier concentration of business and industrial east of Taylor. Racine County Human Services directly east of site.

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

R-3 west of Taylor, north of 17th and south of 18th. B-1/B-2 mixed along Taylor. I-1/I-2 east of Taylor, and along the former east-west rail line.

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

The parcel is long and narrow, which may not support the large uses contemplated in I-1 zoning. The underlying original parcels were residentially sized and coordinated with the surrounding residential streets and alleys.

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

The immediate area remains largely residential with infill of the former railway consisting of K-12 education, storage facilities, multi-family residential, limited industrial and Racine County Human Services.

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

The proposed development aligns with the following goals from the 2035 Comprehensive Plan:

- \* Maintain and develop public services and community facilities that promote health, safety, and enhanced quality of life for all residents in the City.
- \* Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial uses.

(b) The planning, heritage, and design 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.





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

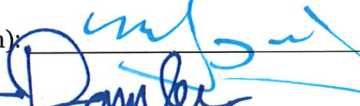
**Required Submittal Format**

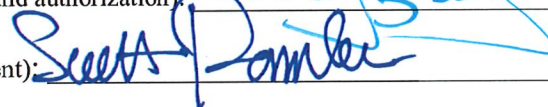
- 1. An electronic submission via email/USB drive/CD/Download link; and
- 2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Zoning Change Application	<input checked="" type="checkbox"/>	
2. Legal Description of property proposed to be rezoned	<input checked="" type="checkbox"/>	
3. Rationale or statement as to why rezoning is proposed	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table <ul 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> </ul>	<input checked="" type="checkbox"/>	
5. Review Fee	<input checked="" 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):  Date: 5/14/2024

Applicant Signature (acknowledgement):  Date: 5/14/2024



ATTACHMENT A:

1720 TAYLOR AVENUE – FLEX ZONING | SITE DEVELOPMENT NOTES

SERVICES/RATIONALE:

The proposed facility will address gaps in mental health and substance abuse programs in Racine. The Behavioral Health Center will be a positive step towards eliminating the negative stigma surrounding mental health, while proactively serving those in need. The facility will be an expansion of the behavioral health services campus already in place on Taylor Avenue in Racine. The new building will serve as a one-stop shop for mental health and substance abuse help.

**BUILDING USES:** 15,000 SF 15 bed crisis stabilization center for short term stays and assessment leading to placement in other community programs.  
15,000 SF 15 bed 30-60 day residential substance use disorder treatment center.  
25,000 SF Racine County behavioral health and general management office space.  
= Total 55,000 SF

*Current site development data is reported below. Proposed requirements for Flex Zoning are in bold italics.*

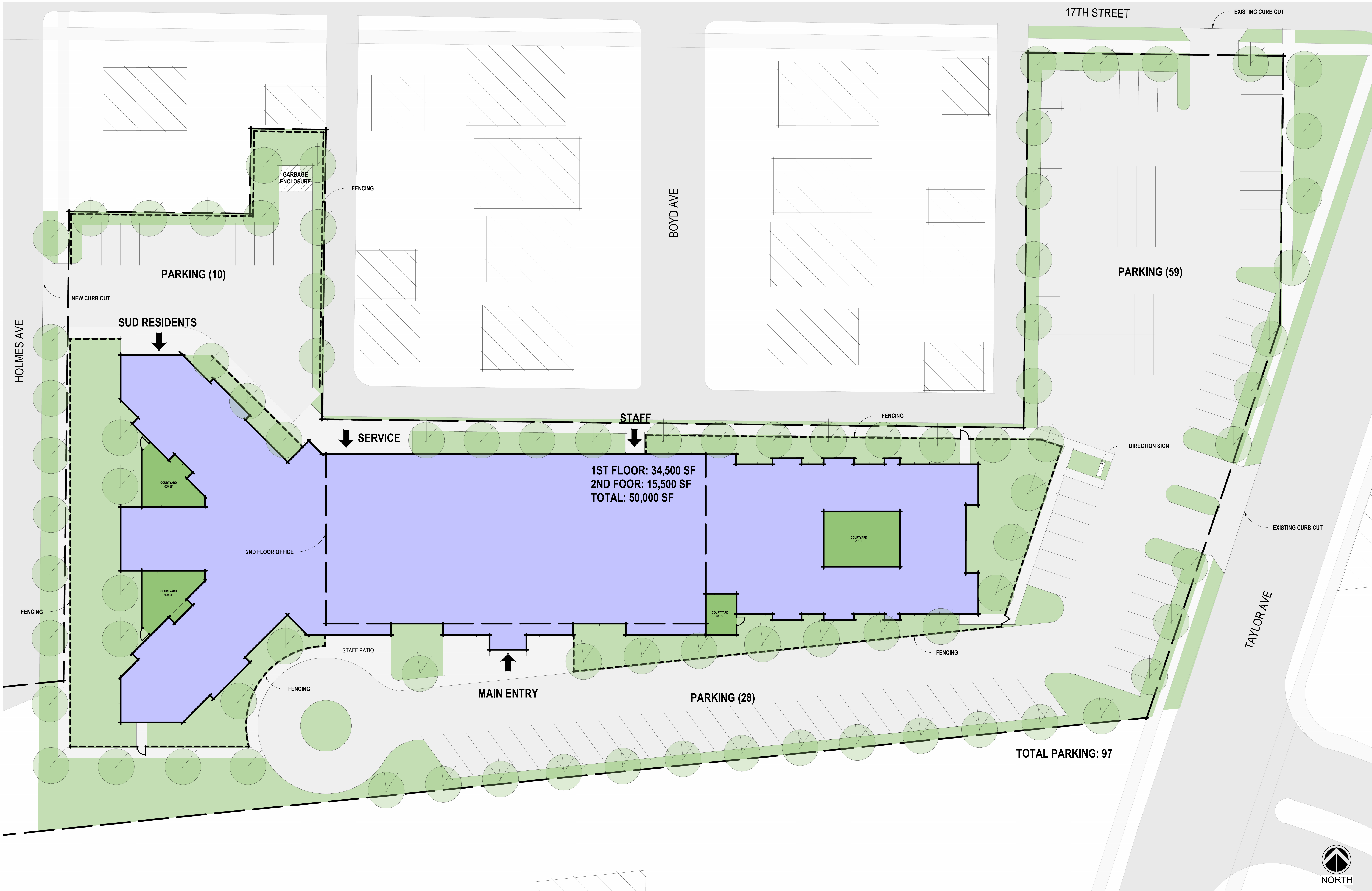
LOT AREA: 122,961 square feet / 2.823 acres.  
FLOOR AREA: 55,000 square feet.  
FLOOR AREA RATIO: Proposed ***limit 1.2***, actual based on 55,000 square feet lot areas = 0.44.  
LOT COVERAGE: Proposed based on 35,000 square feet of coverage = 0.28.  
HEIGHT: 2 stories, proposed ***28' maximum eave height, 45' maximum roof peak***.  
GREENSPACE: Proposed based on 30,000 square feet = 0.24  
PARKING: See below.

BUILDING SETBACKS (Proposed to match R-3 "Dwelling" requirements):

<u>Location</u>	<u>Min.</u>	<u>Proposed</u>	<u>Location(s)</u>
Front	25'	90'	Taylor
		25'	Holmes
Interior Side	6'	16'	North @ Alley
Corner Side	12'	NA	
Rear	35'	NA	

PARKING

<u>Use</u>	<u>Article XI</u>	<u>Proposed</u>
15 bed crisis stabilization	1/bed = 15	5 (based on population being served)
15 bed substance use treatment	1/bed = 15	10 (based on population being served)
Racine County office space	4/1,000 GSF = 100	75 (additional parking @ 1717 Taylor)

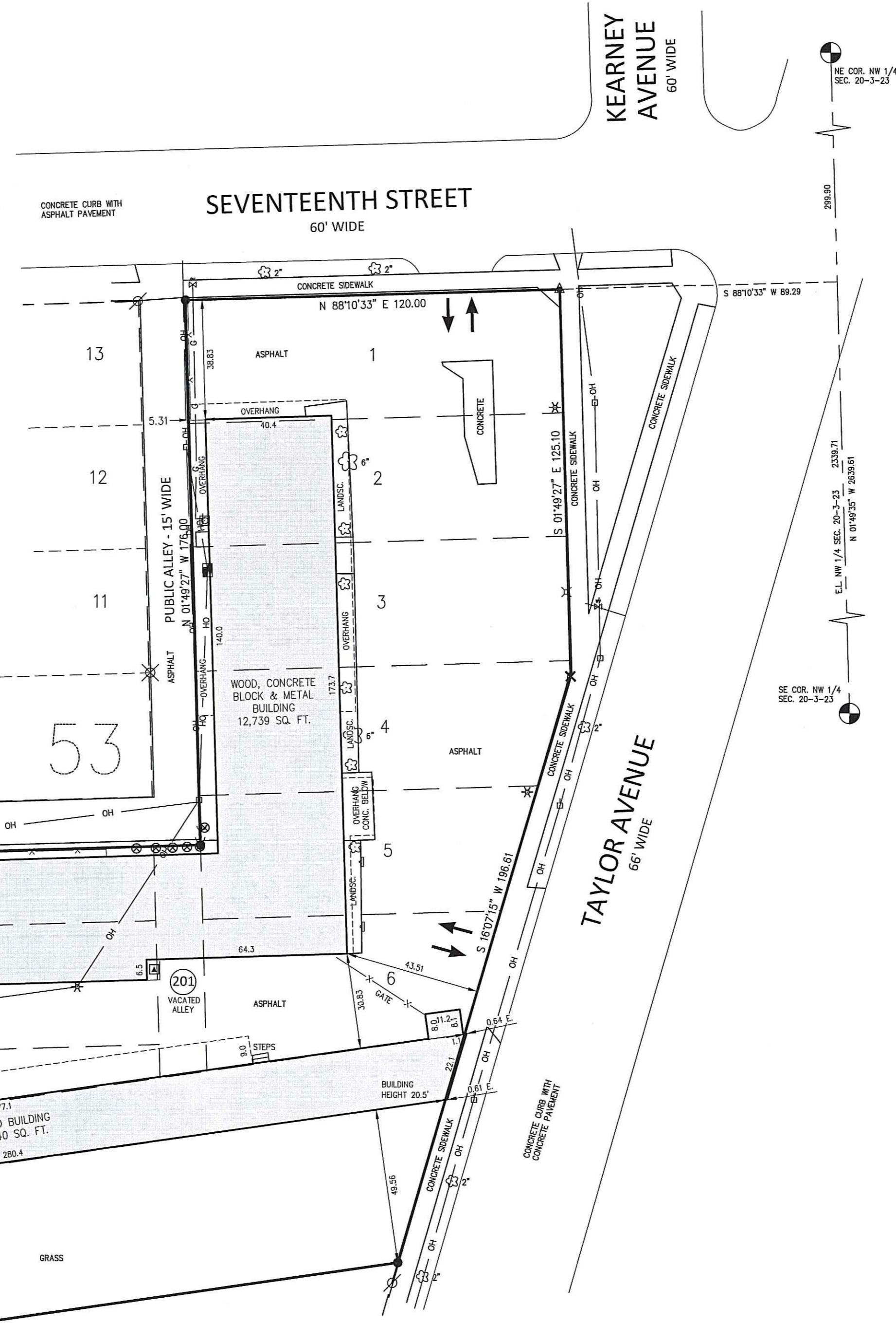
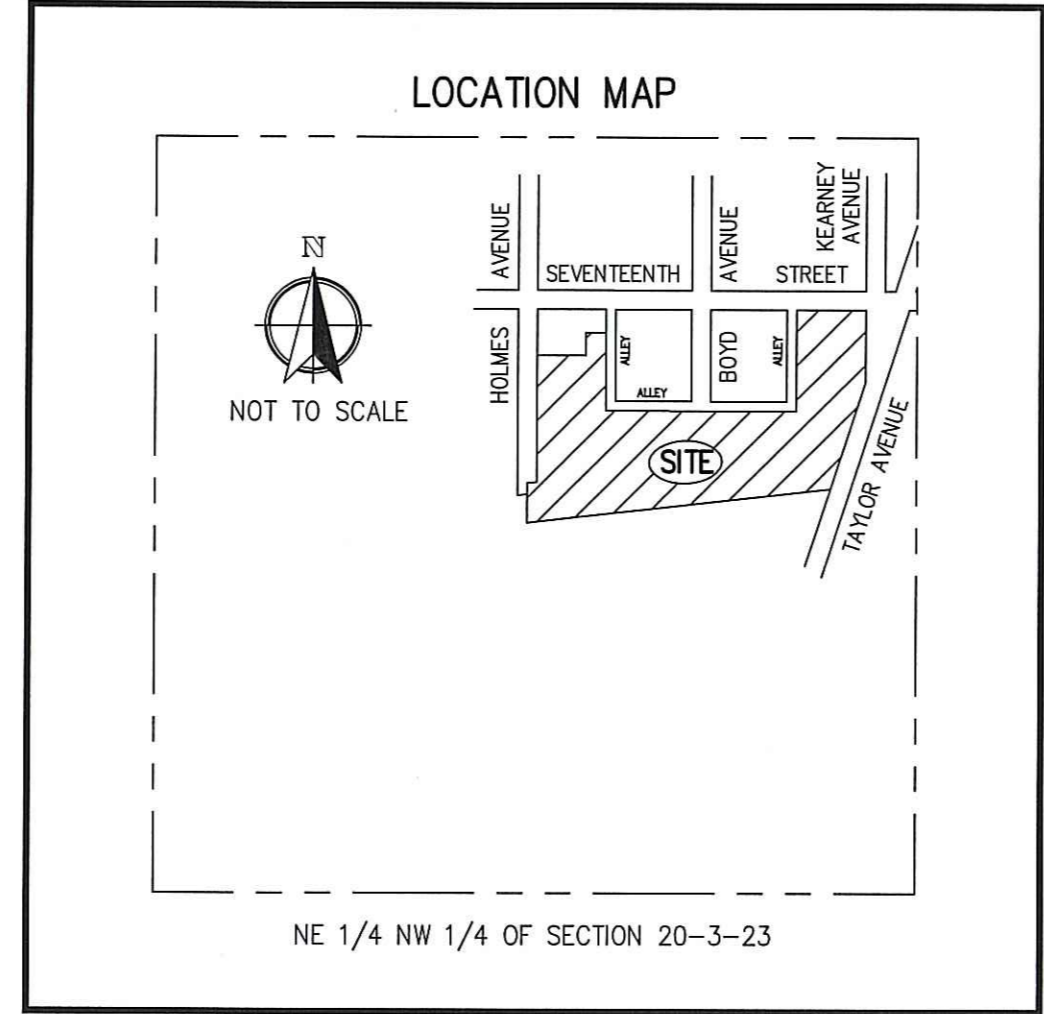
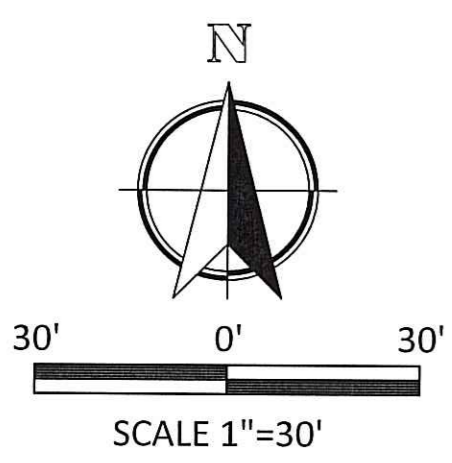


R/S

# RACINE COUNTY BEHAVIORAL HEALTH SERVICES

B08 SITE PLAN

05/14/24  
SCALE: 1/16" = 1'-0"



LEGAL DESCRIPTION

Lots 5 thru 13 including that portion of the vacated alley lying between Lots 6 thru 9 and the South 24 feet of Lots 5 and 10, all in Block 52, also Lots 1 thru 9 including that portion of the vacated alley lying between Lots 6 thru 8 and the South 24 feet of Lots 5 and 9, all in Block 53, in Racine Land and Improvement Co's Sub. No. 2, being a part of the Northwest 1/4 of Section 20, Town 3 North, Range 23 East, in the City of Racine County of Racine State of Wisconsin.

SURVEYOR'S CERTIFICATION

CERTIFICATE TO: Robert E. Flood, Jr. and Knight Barry Title, Inc. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum standard detail requirements for ALTA/NSPS Land Title Surveys...

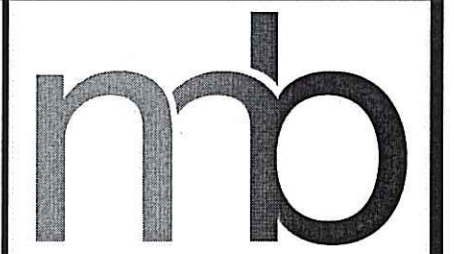
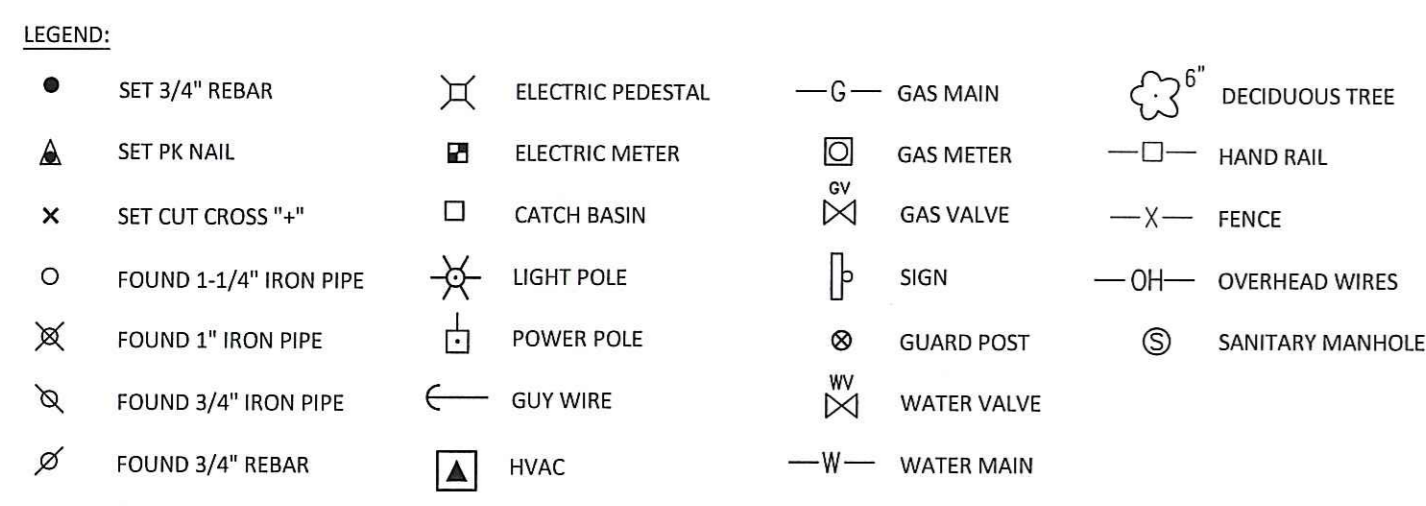
EXCEPTIONS

From Knight Barry Title, Inc., Commitment for Title Insurance, File #: 1139992, Commitment Date: June 23, 2020 at 8:00 am. Schedule B, Part 2, EXCEPTIONS Item 201 Easements, if any, of the public or any utility, municipality or person...

TABLE A NOTES

- #2 1720 Taylor Avenue, Racine, Wisconsin 53403
#3 This property is located within an area having a Zone designation "X" by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map, Community Panel No. 55101C0233D, which bears an effective date of May 02, 2012, and is not in a Special Flood Hazard Area.
#4 Gross land area is 122,961 square feet or 2.823 acres.
#6(a) The client did not provide a zoning report or letter.
#6(b) The client did not provide a zoning report or letter.
#9 There were no clearly identifiable parking spaces observed in the process of conducting the field work.
#11 Diggers Hotline ticket numbers: 20202904557 and 20202904564.
#16 There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field work.
#17 Mr. John C. Rooney, P.E., Commissioner of Public Works, City of Racine, is not aware of any proposed changes in street right of way lines, as per email dated July 13, 2020.
#19 There were no plottable offsite easements or servitudes provided.

NOTES: BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1983 / 2011. FIELD WORK: 07-29,30-2020 & 08-05-2020 BY: JWP



Nielsen Madsen + Barber CIVIL ENGINEERS AND LAND SURVEYORS 1458 Horizon Blvd. Suite 200, Racine, WI. 53406 Tele: (262)634-5588 Website: www.nmbcc.net

PART OF BLOCKS 52 & 53 & PART OF VACATED PUBLIC STREETS & ALLEYS IN RACINE LAND & IMPROVEMENT CO'S SUB. NO. 2, PART OF THE NW 1/4 OF SEC. 20-3-23, & PT. OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC R.R. R.O.W. FOR ALTA / NSPS LAND TITLE SURVEY RACINE COUNTY PLANNING AND DEVELOPMENT CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN

Table with columns: NO., REVISION, BY, DATE

PROJ. MGR: MRM DRAFTED: FTH/SCB DATE: 08-10-2020 CHECKED: MRM DATE: 08-10-2020