



Application for Zoning Change

Applicant Name: Lemonade Stand Projects (Jaimianne & Anthony Jacobin)

Address: 4409 Garrett Park Rd City: Silver Spring

State: MD Zip: 20906

Telephone: 845-915-0250 Cell Phone: 845-915-0250

Email: jaimianne.a@gmail.com

Agent Name: _____

Address: _____ City: _____

State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Property Address (Es): 702 Racine Street, Racine WI 53403

Current Zoning: I-2 Industrial

Proposed Zoning: Flex

Current/Most Recent Property Use: Vacant/Storage

Proposed Use: Live/Work and Storage





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;

The building has been vacant and/or used for storage.

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

The building is currently zoned I-2 Industrial use. It is situated .3 miles from walkable downtown Racine businesses and is located across the street from the Riverbend Condominiums, zoned B-5/FD.

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

The current building, zoned I-2 Industrial, is in sound condition as reported in a recent inspection completed by a independent third party inspector. However, because of the location, lack of use and need for living units in Racine, it is in the public interest that 702 Racine St be considered for flex development and undergo renovation to live/work in an effort to bring vitality to the downtown and utilize an otherwise vacant building while preserving the industrial heritage of the city.

- 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

In 2006, Riverbend Condominiums, located directly across the street, were the city's first industrial building converted to condominiums in Racine. Additionally, other buildings in Racine City have additionally been transformed into living spaces including, but not limited to, Gold Medal Lofts, Mitchell Wagon Factory Lofts and Belle City Square.

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

As is outlined in the City's comprehensive planing goals, rezoning this property as flex, would further encourage efficient land-use by developing lands with existing infrastructure and public services. In 2017, the Rootworks Wide Plan was created to encourage mix-use public use along Root River corridor. The building sits on a corner lot in view of Root river and the 6th Street Bridge, and is acknowledged as bordering the Machinery Row District West as potential longterm redevelopment. Rezoning this as flex would be a small step in the longterm redevelopment plans for the Root River corridor. Additionally, it would preserve a historic building that was once part of the Eisendrath Tanning Company.

- (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	☐	☐
2. Legal Description of property proposed to be rezoned	☐	☐
3. Rationale or statement as to why rezoning is proposed	☐	☐
4. Zoning Analysis Table	☐	☐
a. Land area (in acres and square feet)		
b. Building area (in square feet)		
c. Setbacks (required yards in feet)		
d. Floor Area Ratio (building area divided by lot area)		
e. Lot Coverage (building footprint divided by lot area)		
f. Height of all buildings and structures		
g. Percentage of greenspace (landscaped areas divided by lot area)		
h. Parking spaces		
5. Review Fee	☐	☐

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: Jan 2, 2024

Applicant Signature (acknowledgement):  Date: Jan 2, 2024



702 RACINE

- LIVE / WORK / STORAGE -



702 RACINE consists of two building adjoined by a central elevator. The North side (pictured right) will become 5 live/work units, the left side will be cold storage.

LIVE/WORK

Each unit will have dedicated office space for meeting with clients and/or working from home. The office space is located near the entrances to create a public office, with private living quarters. These units could be ideal for CPAs, attorneys, artists, designers, independent contractors, and small business owners.

STORAGE

Additionally, 4 to 6 large-format cold storage spaces serviced by a freight elevator and loading dock will be available to businesses and include mailing addresses. These storage units could be ideal for event rental, home staging, retail storage, construction, and seasonal businesses. Live/Work tenants could receive a discount for storage space.

All tenants may have access to a shared meeting space, opportunity for signage, inclusion on a central website and Google business listing. Collaborative marketing efforts for tenants through an annual event and/or shared cost paid advertising is also being considered.

702 RACINE

- LIVE / WORK / STORAGE -

LIVE/WORK FLOORPLANS

Each unit will be designed to pay homage to the history of the industrial nature of the building.

The five total units are as follows:

Unit #1 North: 1 bedroom, 1 bath / First office.

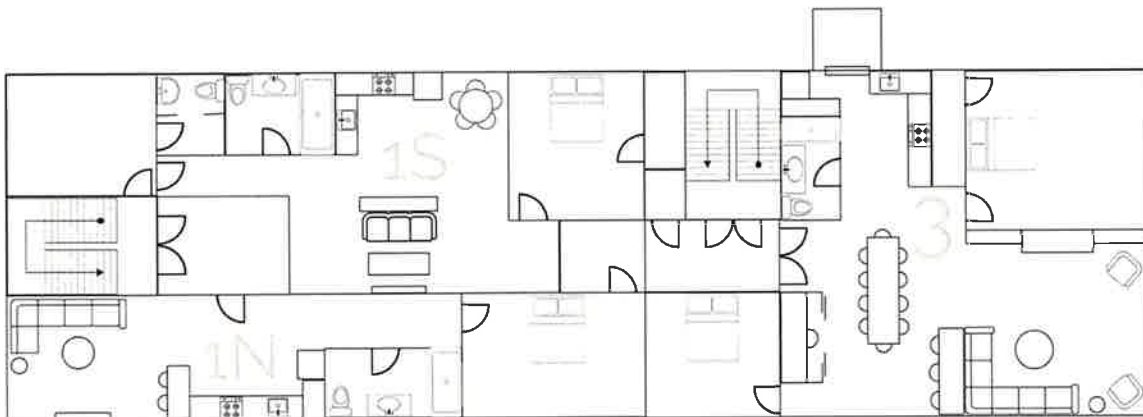
Unit #1 South: 1 bedroom, 1.5 bath / Office has a half bath.

Unit #2: 3 bedroom, 2 bath / Only unit with two full baths.

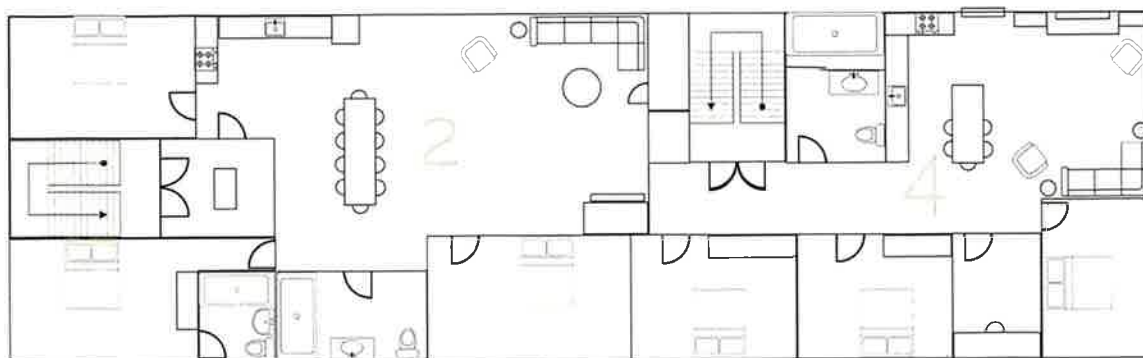
Unit #3: 2 bedroom, 1 bath / Freight elevator access.

Unit #4: 3 bedroom, 1 bath / Storage access.

FLOOR #1



FLOOR #2



APPLICATION FOR ZONING CHANGE LIVE/WORK LOFTS AT THE TANNERY

LEGAL DESCRIPTION OF THE PROPERTY

702 Racine Street, Racine WI 53403

Parcel ID: 276000003578003 / Tax Key No. 03578003

Property Description: Part of Block 51, Section 16, Township 3 North, Range 23 East, as returned by the Appraisers of School and University Lands to the Office of the Secretary of State of the State of Wisconsin and that part of Burbeck's Addition, being a Subdivision of Block 51, Section 16, as returned by the Appraisers of School and University Lands to the Office of the Secretary of the State of the State of Wisconsin, bounded as follows: Commence at a point which is located South 88°46'30" West 206.00 feet from the Southeast corner of said Block 51, said point being on the North line of 8th Street; Run thence North 116.00 feet; Thence N 88°46'30" East 3.50 feet to the West face of a frame garage; Then North 1°09'27" West 3.30 feet on said West-face; Thence North 88°50'33" East 25.50 feet on the North face of said garage; Thence South 1°09'27" East 3.00 feet; Thence North 88°46'30" East 27.00 feet; Thence North 66.00 feet; Thence South 88°46'30" West 50.00 feet to a point which is 200 feet West of the East line of said block 51; Thence North 2°02'28" East 113.36 feet to the Southeast corner of a building; Thence North 0°01'34" East 13.00 feet on the common wall line to the Northwest corner of Hess Brothers Building and the point of beginning of the this description; Run thence South 89°58'26" East 1.70 feet; Thence North 0°00'00" East 7.72 feet; Thence North 45°38'02" East 36.29 feet; Thence North 38°30'00" East 20.49 feet; Thence South 90°00'00" East 3.38 feet; Thence North 45°38'02" East 58.56 feet; Thence South 90°00'00" East 110.00 feet to the West line of Racine Street; Thence north 00°00'00" East 89.35 feet on said West line to the South line of 6th Street; Thence South 88°25'30" West 171.31 feet along said South line; Thence South 00°04'30" West 57.31 feet; Thence South 27°29'30" West 51.61 feet; Thence North 89°26'33" West 0.47 feet; Thence South 00°10'34" West 71.63 feet to the point of beginning. Said land being in the city of Racine, Racine County, Wisconsin.

STATEMENT OF RATIONALE

Jaimianne and Anthony Jacobin (Lemonade Stand Projects) recently purchased 702 Racine Street with the intent to convert the historic Racine property. The goal is to renovate the building into five live/work, with one unit being owner occupied. Additional space for affordable small business storage will be retained. The current building, zoned I-2 Industrial, has been an underutilized property for over a decade. Rezoning this as flex would better utilize this highly visible property that sits on a corner lot in view of Root River and 6th Street. It is our hope that renovation of this building will also encourage future development along the Root River corridor, bring vitality to the downtown and preserving the industrial heritage of the city.

ZONING ANALYSIS TABLE

Land Area	18,992 SF
Building Area	28,560 SF
Setbacks	0ft front 0ft north side 3ft south side 3ft back
Floor Area Ratio	1.5
Lot Coverage	.5
Height of all buildings and Structures	35'
Percentage of Greenspace	N/A
Parking Spaces	11