



Department of City Development
730 Washington Avenue, Room 102
Racine, Wisconsin 53403
Telephone: 262 636-9151; Fax: 262 635-5347

**CITY OF RACINE, WISCONSIN
APPLICATION FOR ZONING CHANGE**

Please note: A Complete application must be submitted. An incomplete application may result in the delay or denial of this request. Allow at least four to six weeks for processing of this application.

DATE: October 22, 2018

TO: City Development

Applicant Name: (Print): J. Jeffers & Co.

Mailing Address: Street & Number 225 E Michigan St Suite 300 City Milw State WI Zip 53202

Telephone: 414 501 5666 Email: mgoin@jjeffers.com Fax: _____

Address of property requested to be rezoned: 2100 + 2200 Northwestern Ave

Legal description of property requested to be rezoned:

See attached.

Present zoning: I-2 General Industrial District

Proposed zoning: R-5 General Residential District with a FD Flex Development Overlay

Proposed use: Residential housing units

Are you the owner of the property included in the area of the requested zoning?

Yes No () Option to Purchase () Lease ()

Signature of Applicant: _____

Signature of Property Owner (see #2 under 'Process Instructions'): _____

***NOTE:** The owner of the property (if different than the applicant) must sign this application. This application must be accompanied by a non-refundable \$830.00 fee (check payable to the City of Racine. If accompanying a conditional use, the fee is \$1,120).

EXHIBIT A

Parcel I:

That part of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of Section 8, Township 3 North, Range 23 East, bounded as follows: Commence at a City of Racine monument marking the North $\frac{1}{4}$ corner of said Section 8; run thence South $64^{\circ} 39' 08''$ West, 296.20 feet; thence South $35^{\circ} 40' 04''$ East, 513.90 feet to a $\frac{3}{4}$ inch diameter iron rod and the point of beginning of this description; thence South $39^{\circ} 12' 05''$ East, 339.69 feet to a $\frac{3}{4}$ inch diameter iron rod; thence South $01^{\circ} 26' 07''$ East, 141.71 feet to a $\frac{3}{4}$ inch diameter iron rod; thence South $88^{\circ} 33' 53''$ West, 154.73 feet to a $\frac{3}{4}$ inch diameter iron rod; thence South $50^{\circ} 51' 21''$ West, 270.30 feet to a $\frac{3}{4}$ inch diameter iron pipe stake; thence North $39^{\circ} 12' 11''$ West, 166.94 feet to a $\frac{3}{4}$ inch diameter iron rod and a point on a curve of Northeasterly convexity whose radius is 877.33 feet and whose chord bears North $10^{\circ} 44' 57''$ East, 285.26 feet; thence Northwesterly along the arc of said curve, 286.53 feet to a $\frac{3}{4}$ inch diameter iron rod; thence North $48^{\circ} 25' 56''$ East, 264.95 feet to the point of beginning. Said land being in the City of Racine, County of Racine, State of Wisconsin.

ALSO, That part of the Northeast $\frac{1}{4}$ of Section 8, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, described as follows: Commence at a City of Racine monument marking the North $\frac{1}{4}$ corner of said Section 8; run thence South $64^{\circ} 39' 08''$ West, 296.20 feet; thence South $35^{\circ} 40' 04''$ East, 513.90 feet to a 1 inch diameter Iron pipe stake and the point of beginning of this description; run thence South $48^{\circ} 25' 56''$ West, 264.95 feet to a 1 inch diameter iron pipe stake; thence North $39^{\circ} 10' 18''$ East, 45.25 feet to a 1 inch diameter iron pipe stake; thence North $50^{\circ} 19' 32''$ East, 220.41 feet to the point of beginning.

ALSO, Those parts of the Northeast $\frac{1}{4}$ of Section 8, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, bounded as follows: Commence at a City of Racine monument marking the North $\frac{1}{4}$ corner of said Section 8; thence South $02^{\circ} 03' 13''$ East on the North-South $\frac{1}{4}$ line of said Section, 1008.20 feet to a point in the Northerly line of Albert Street; thence North $50^{\circ} 51' 21''$ East on said Northerly line 83.14 feet to an angle point in said Northerly line; thence North $88^{\circ} 33' 53''$ East on said Northerly line, 156.77 feet to a 1 inch diameter iron pipe stake marking the point of beginning of this description; run thence North $88^{\circ} 33' 53''$ West, 2.04 feet to a 1 inch diameter iron rod; thence North $01^{\circ} 26' 07''$ West, 147.71 feet to a 1 inch diameter iron rod; thence North $39^{\circ} 12' 05''$ West, 2.89 feet to a point; thence North $88^{\circ} 33' 53''$ East, 20.19 feet to a point; thence South $02^{\circ} 03' 13''$ East, 150.00 feet to a point; thence South $88^{\circ} 33' 53''$ West, 18.00 feet to the point of beginning.

ALSO, Those parts of the North $\frac{1}{2}$ of Section 8, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, bounded as follows: Commence at a Racine County monument marking the North $\frac{1}{4}$ corner of said Section 8; run thence South $02^{\circ} 03' 13''$ East, 1008.20 feet on the North-South $\frac{1}{4}$ line of said Section to the North line of Albert Street; thence North $50^{\circ} 51' 21''$ East, 76.79 feet on said Northerly line to an angle point in said Northerly line; thence North $88^{\circ} 33' 53''$ East on said Northerly line 154.73 feet; thence North $01^{\circ} 26' 07''$ West, 147.71 feet; thence North $39^{\circ} 12' 05''$ West, 328.29 feet to a $\frac{3}{4}$ inch diameter iron pipe stake marking the point of beginning of this description; run thence North $39^{\circ} 12' 05''$ West, 11.40 feet to a $\frac{3}{4}$ inch diameter iron pipe stake; thence North $50^{\circ} 47' 35''$ East, 18.13 feet to a $\frac{3}{4}$ inch diameter iron pipe stake; thence South $41^{\circ} 56' 33''$ East, 11.22 feet to a $\frac{3}{4}$ inch diameter iron pipe stake; thence South $50^{\circ} 12' 27''$ West, 18.66 feet to the point of beginning.

EXCEPTING THEREFROM those lands conveyed in Warranty Deed recorded October, 8, 2014 as Document No. 2391568.

Tax Key Number: 8424-001

Property Address: 2100 Northwestern Avenue

Parcel II:



EXHIBIT A

That part of the North ½ of Section 8, Township 3 North, Range 23 East, bounded as follows: Begin at a point on the Easterly line of Northwestern Avenue located North 39° 12' 11" West, 166.94 feet from the Northerly line of Albert Street, said point being a point on a curve of Easterly convexity whose chord bears North 10° 44' 57" East, 285.26 feet and whose radius is 877.33 feet; thence Northerly, 286.53 feet along the arc of said curve; thence North 39° 10' 18" East, 45.25 feet; thence North 50° 19' 32" East, 220.41 feet; thence North 50° 47' 35" East, 18.13 feet; thence North 41° 56' 33" West, 299.09 feet; thence South 06° 44' 57" West, 44.18 feet; thence South 49° 29' 35" West, 109.92 feet; thence North 29° 15' 38" West, 6.00 feet; thence South 50° 48' 49" West, 346.47 feet to the Easterly line of Northwestern Avenue; thence South 39° 12' 11" East, 466.01 feet to the point of beginning. Said land being in the City of Racine, County of Racine, State of Wisconsin.

EXCEPTING THEREFROM those lands conveyed in Warranty Deed recorded October, 8, 2014 as Document No. 2391568.

Tax Key Number: 8422-002

Property Address: 2200 Northwestern Avenue

Parcel III:

That part of the North ½ of Section 8, Township 3 North, Range 23 East, described as follows: Commence at a Racine County monument marking the North ¼ corner of said Section 8; run thence South 02° 03' 13" East, 1008.20 feet on the North-South ¼ line of said Section to the North line of Albert Street; thence North 50° 51' 21" East, 76.79 feet on said Northerly line to an angle point in said Northerly line; thence North 88° 33' 53" East on said Northerly line, 154.73 feet; thence North 01° 26' 07" West, 147.71 feet; thence North 39° 12' 05" West, 2.89 feet to a ¾ inch diameter iron pipe stake; thence North 88° 33' 53" East, 2.19 feet to an 11/16 inch diameter iron rod and the point of beginning of this description; run thence North 39 deg. 30' 15" West, 326.74 feet to a ¾ inch diameter iron pipe stake; thence North 50° 12' 27" East, 18.66 feet to a ¾ inch diameter iron pipe stake; thence North 41° 56' 33" West, 11.22 feet to a ¾ inch diameter iron pipe stake; thence North 50° 47' 55" East, 88.75 feet to a ¾ inch diameter iron pipe stake; thence South 39° 58' 57" East, 241.08 feet to a square iron pipe; thence South 03° 06' 21" East, 43.23 feet to an 11/16 inch diameter iron rod; thence South 03° 19' 20" East, 100.00 feet to an 11/16 inch diameter iron rod; thence South 88° 33' 53" West, 30.81 feet to the point of beginning. Said land being in the City of Racine, County of Racine, State of Wisconsin.

ALSO, That part of the North ½ of Section 8, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, bounded as follows: Commence at a Racine County monument marking the North ¼ corner of said Section 8; run thence South 02° 03' 13" East, 1008.20 feet on the North-South ¼ line of said Section to the North line of Albert Street; thence North 50° 51' 21" East, 76.79 feet on said Northerly line to an angle point in said Northerly line; thence North 88° 33' 53" East on said Northerly line, 154.73 feet; thence North 01° 26' 07" West, 147.71 feet; thence North 39° 12' 05" West, 2.89 feet to a ¾ inch diameter iron pipe stake marking the point of beginning of this description; run thence North 39° 12' 05" West, 325.40 feet to a ¾ inch diameter iron rod; thence South 39° 30' 15" East, 326.74 feet to an 11/16 inch diameter iron rod; thence South 88° 33' 53" West, 2.19 feet to the point of beginning.

EXCEPTING THEREFROM those lands conveyed by Warranty Deed recorded October, 8, 2014 as Document No. 2391568.

Tax Key Number: 8424-002

Property Address: 2102 Northwestern Avenue

For informational purposes only

Property Address: 2100 Northwestern Avenue (Parcel I); 2200 Northwestern Avenue (Parcel II);, 2102



HORLICK DEVELOPMENT ZONING SUBMISISON

PROJECT NAME:
Horlick Development
2100 and 2200
Northwestern Adaptive
Re-Use / Renovation

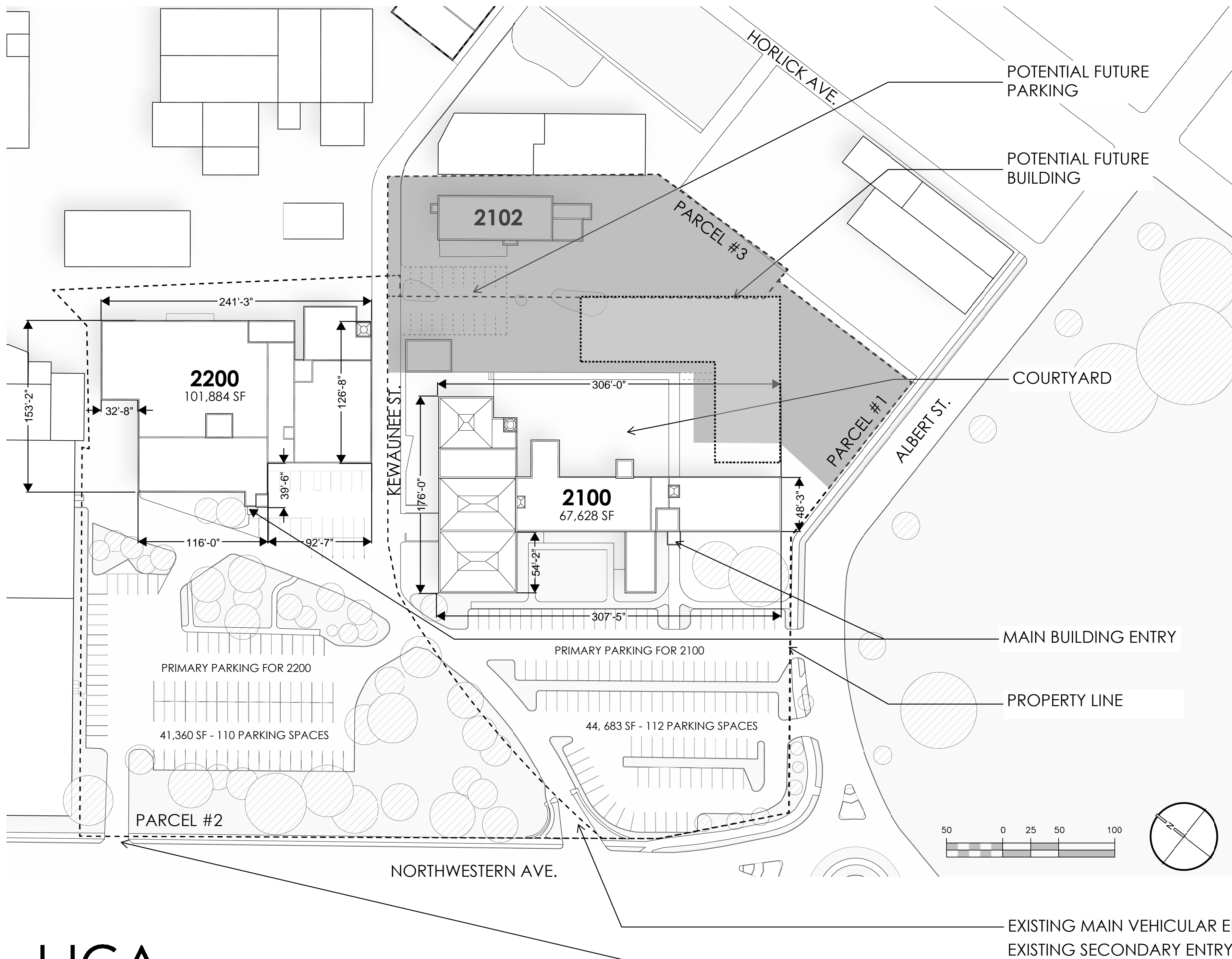
PROJECT ADDRESS:
2100 Northwestern Avenue
Racine, WI 53404

2200 Northwestern Avenue
Racine, WI 53404

OWNER:
J. Jeffers & Co.
225 East Milwaukee St
Suite 300
Milwaukee, WI 53202

ARCHITECT:
HGA
333 East Erie St
Milwaukee, WI 53202





PROJECT NAME:
 Horlick Development
 2100 and 2200
 Northwestern Adaptive
 Re-Use / Renovation

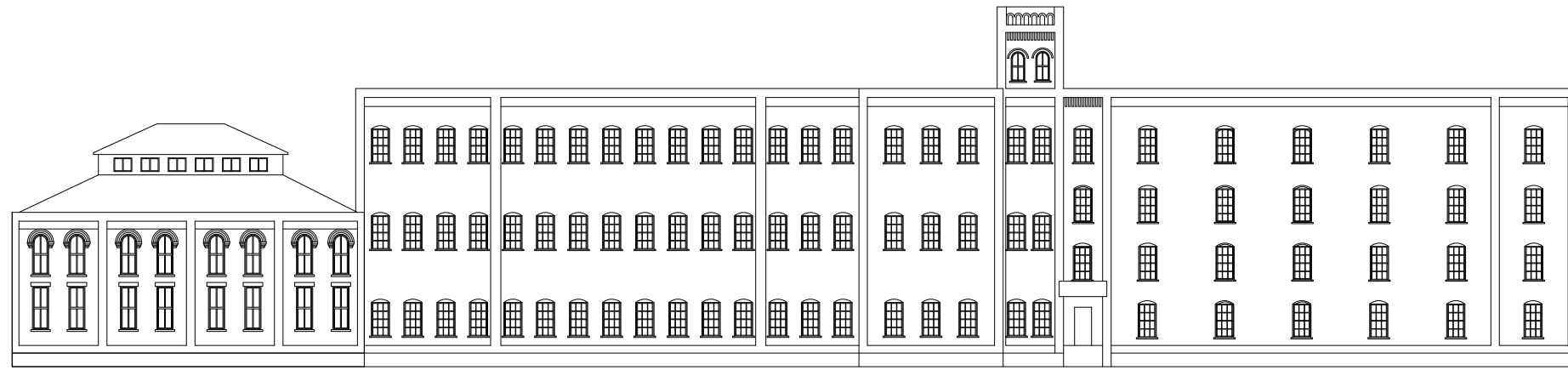
PROJECT ADDRESS:
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 Racine, WI 53404

2200 Northwestern Avenue
 Racine, WI 53404

OWNER:
 J. Jeffers & Co.
 225 East Milwaukee St
 Suite 300
 Milwaukee, WI 53202

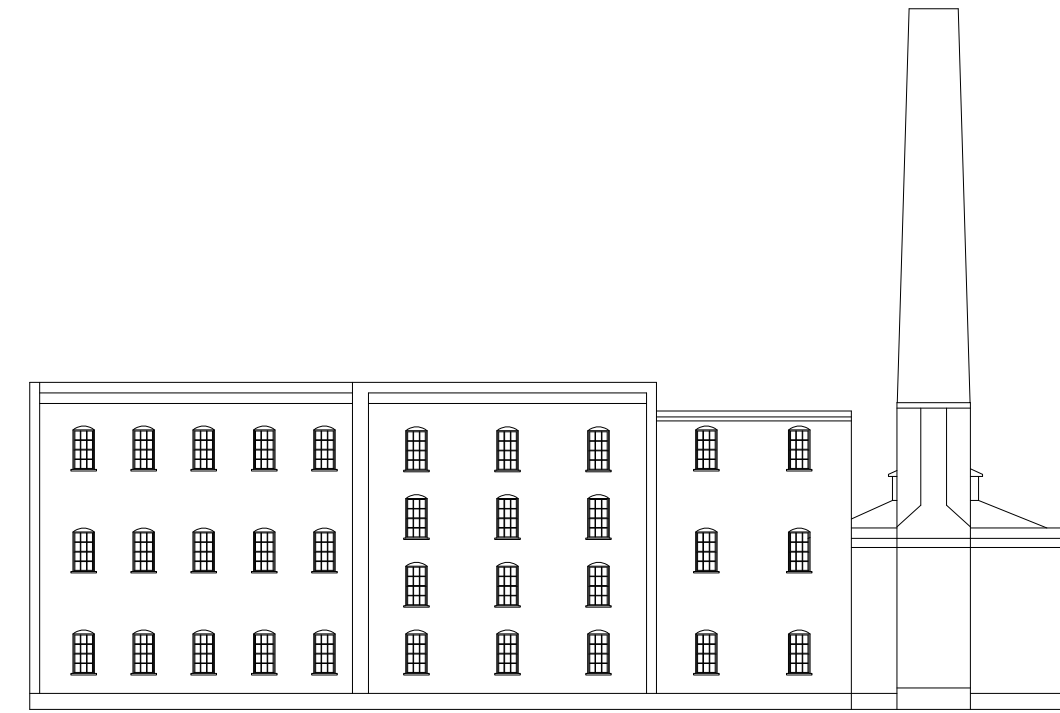
ARCHITECT:
 HGA
 333 East Erie St
 Milwaukee, WI 53202

■ FUTURE WORK



2100 SOUTHWEST ELEVATION

SCALE: 1'-0" = 1/32"



2100 SOUTHEAST ELEVATION

SCALE: 1'-0" = 1/32"

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Suite 300
Milwaukee, WI 53202

ARCHITECT:
HGA
333 East Erie St
Milwaukee, WI 53202



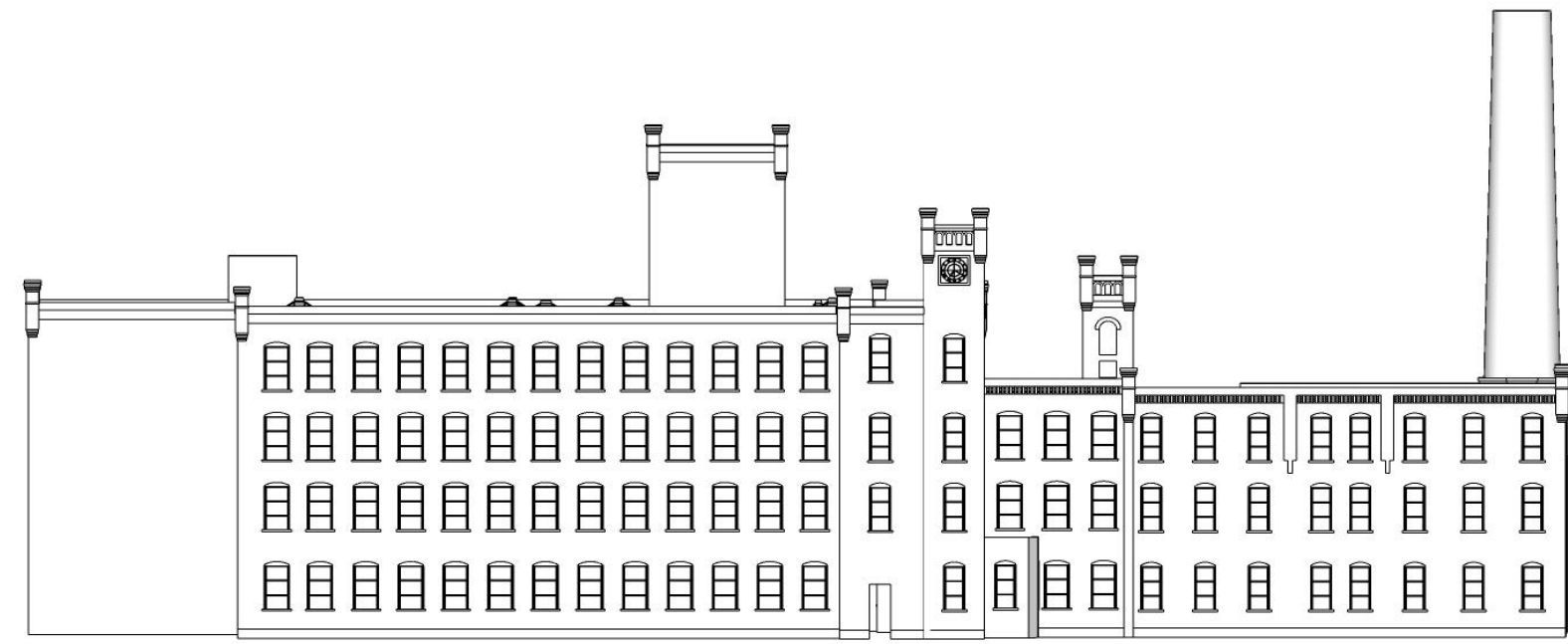
2100 NORTHEAST ELEVATION

SCALE: 1'-0" = 1/32"



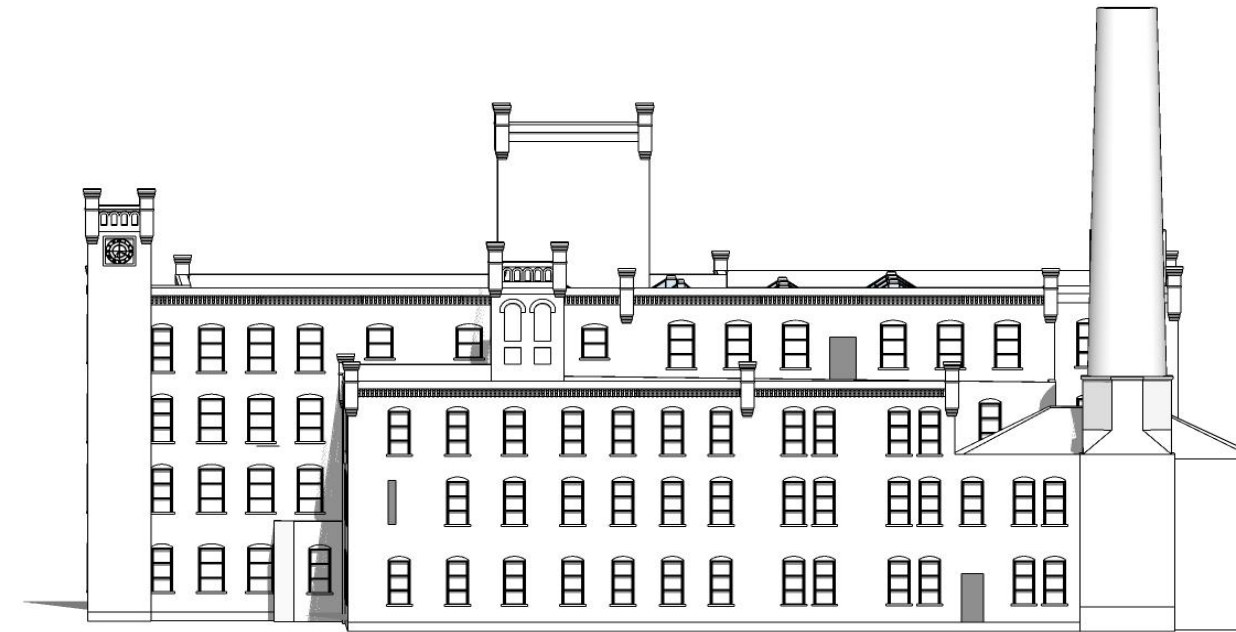
2100 NORTHWEST ELEVATION

SCALE: 1'-0" = 1/32"



2200 SOUTHWEST ELEVATION

SCALE: NOT TO A SCALE



2200 SOUTHEAST ELEVATION

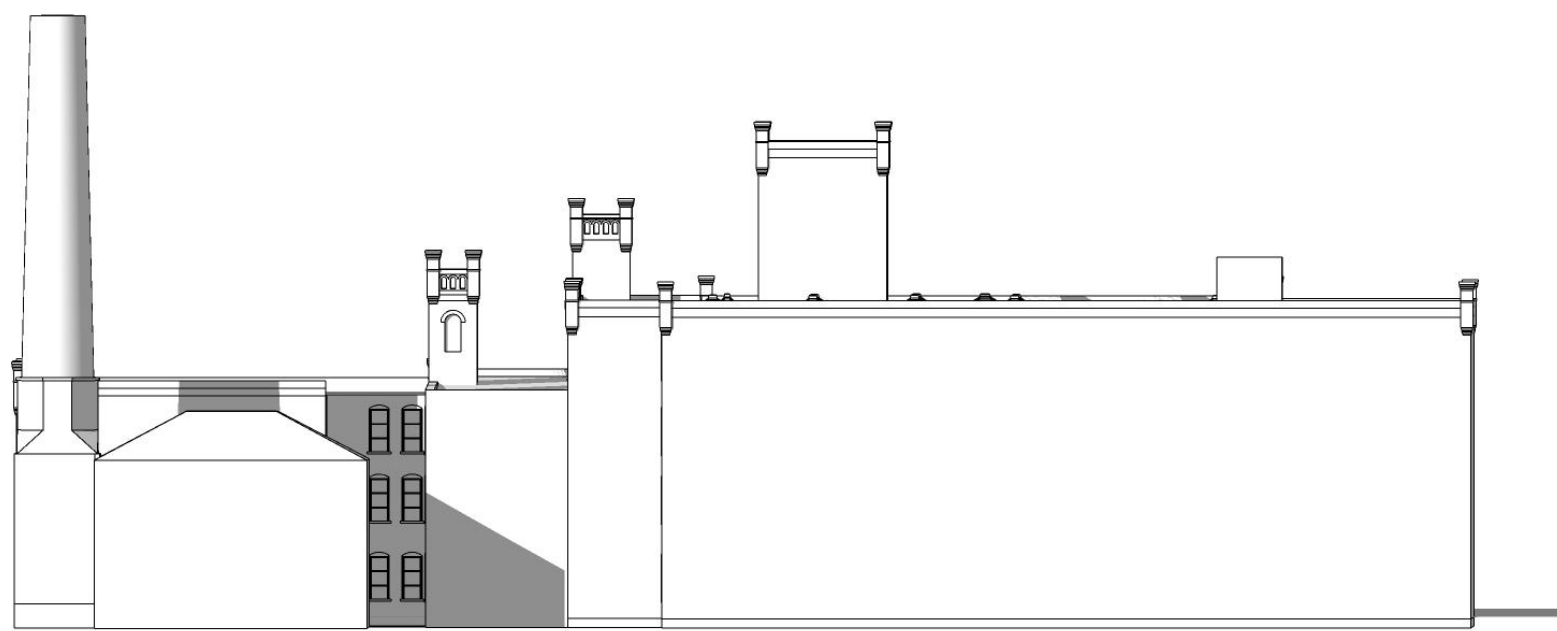
SCALE: NOT TO A SCALE

PROJECT NAME:
Horlick Development
2100 Northwestern
Adaptive Re-Use /
Renovation

PROJECT ADDRESS:
2100 Northwestern Avenue
Racine, WI 53404

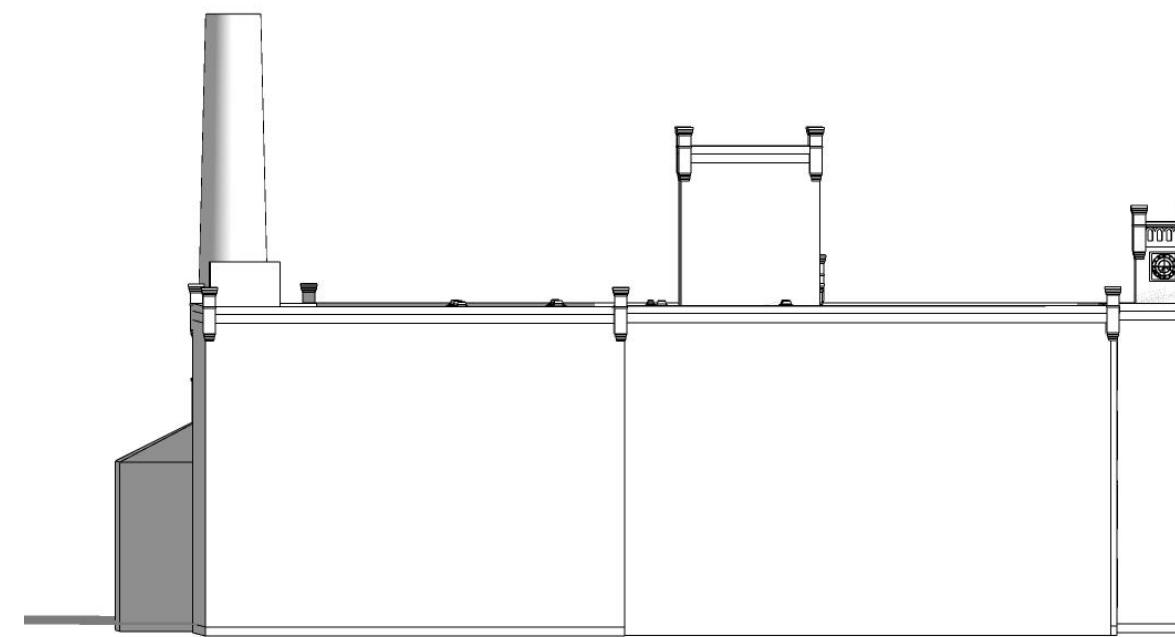
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225 East Milwaukee St
Suite 300
Milwaukee, WI 53202

ARCHITECT:
HGA
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Milwaukee, WI 53202



2200 NORTHEAST ELEVATION

SCALE: NOT TO A SCALE



2200 NORTHWEST ELEVATION

SCALE: NOT TO A SCALE