



Department of City Development
730 Washington Avenue
Racine, Wisconsin 53403
Telephone: 262 636-9151; Fax: 262 636-9298

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

Please note: A Complete application must be submitted at least two weeks prior to the desired meeting date. 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 6, 2017

TO: Building Inspector

Applicant Name: (Print): Joshua Jeffers, President, J. Jeffers & Co.

Mailing Address: Street & Number 225 E. Michigan St. #200 City Milwaukee State WI Zip 53202

Telephone: 414-501-5610 Fax: _____ E-Mail joshua@jjeffers.com

Address of property to be rezoned: 1701 Packard Avenue, Racine, WI

Legal description of property to be rezoned _____

Tax Code: 276000014517000

0.923 Acres: 40,205.88 SF

Present zoning: I-2 General Industrial District, eligible for flex zoning

Proposed zoning: Flex zoning requested

Proposed use: Multi-family (LIHTC/Historic Adaptive re-use)

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], JOSHUA JEFFERS

Signature of Owner of Property: [Signature], JOHN KURTZ

***NOTE: The owner of the property (if different than the applicant) must sign this application. This application must be accompanied by a non-refundable \$250 fee (check payable to the City of Racine.)**

GOLD MEDAL FLATS

REHABILITATION OF THE HISTORICAL GOLD MEDAL FURNITURE COMPANY.

RACINE, WISCONSIN

PROJECT

SEAL

DRAWINGS CONSULTANTS

SITE LOCATION MAP

THURSDAY: GMS = TIME



MILWAUKEE | MADISON | TUCSON | CHICAGO



225 E. Michigan St., Suite 110
Milwaukee, WI 53202
T: 414-501-5610
F: 414-755-0617

GOLD MEDAL FLATS

1700 Packard Avenue
Racine, WI 53403

PROJECT NUMBER 172792.00

ENGBERG ANDERSON

320 EAST BUFFALO STREET
SUITE 500
MILWAUKEE, WISCONSIN 53202
PH 414-944-9000
FX 414-944-9100

- A000 ARCHITECTURAL SITE PLAN
- A110 FIRST FLOOR PLAN
- A120 SECOND FLOOR PLAN
- A130 THIRD FLOOR PLAN
- A140 TYPICAL UNIT PLANS

ISSUED FOR:
ZONING 10-09-2017

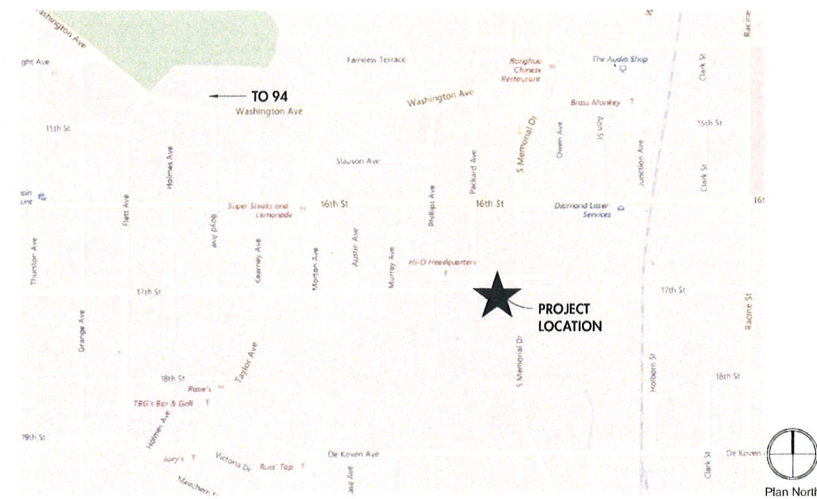
REVISION FOR:
NO. DESCRIPTION DATE

**% REVIEW SET - NOT FOR
CONSTRUCTION**

DRAWN BY JMR

CHECKED BY

TITLE SHEET



LOCATION MAP

G101

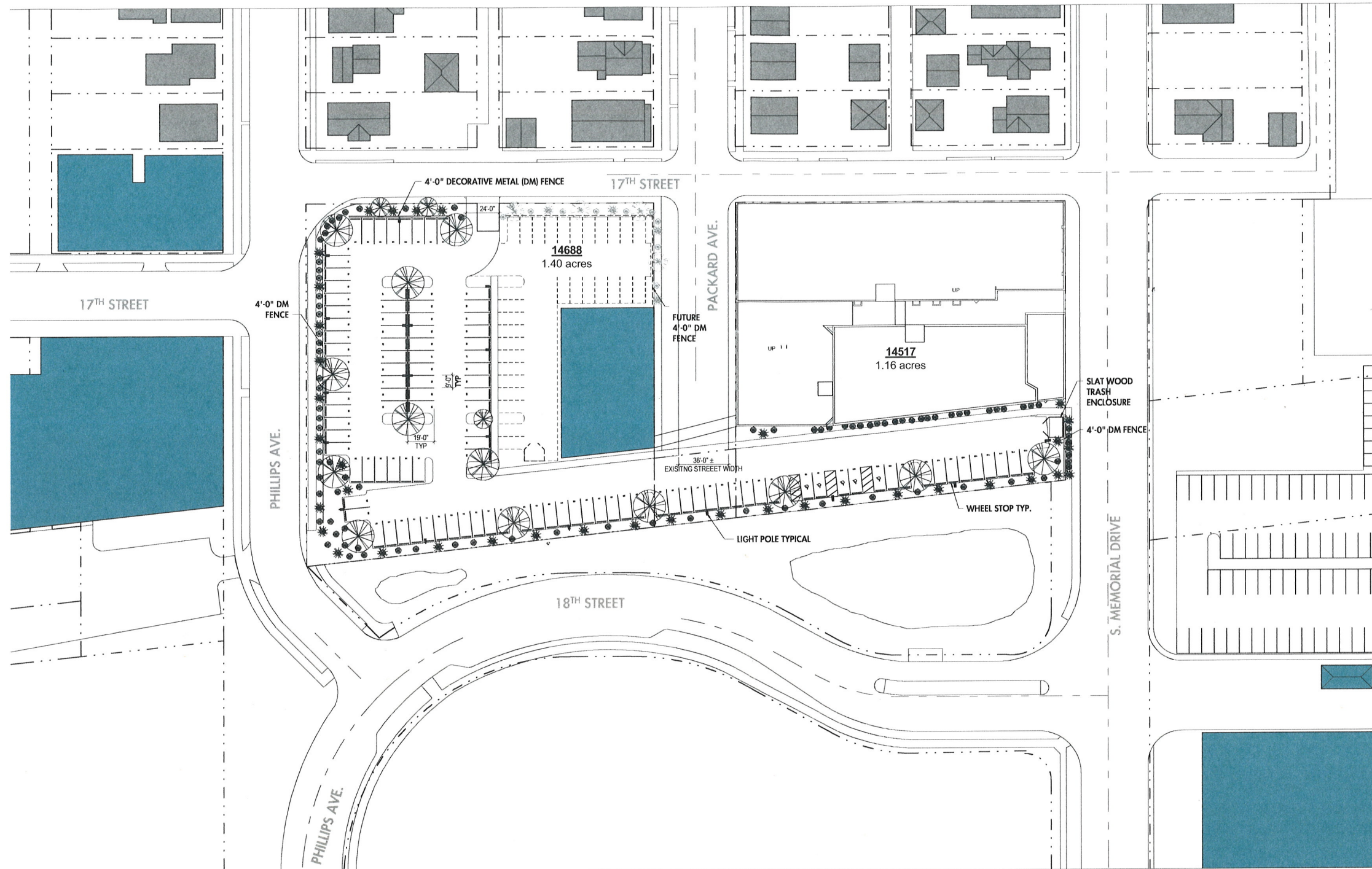
GOLD MEDAL FLATS

1700 Packard Avenue
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ARCHITECTURAL SITE PLAN (FOR REFERENCE)

① ONLY
SCALE: 1" = 30'-0"



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GENERAL SITE NOTES

1. REQUIRED PARKING CALC: PROPOSED UNITS X 1.5 = TOTAL REQUIRED (ARTICLE XI, DIVISION 2, SUBDIVISION III, SEC. 114-116B, OFF-STREET PARKING TABLE (PARKING CLASSES))
2. PARKING CALCULATIONS PROPOSED PHASE AND FUTURE PHASE
 - a. FUTURE PHASE PARKING FOR 1701 PACKARD AVENUE FOR 75 UNIT @ 1:1.5 = 112
 - b. 1700 PACKARD AVENUE FOR 20 UNITS @ 1:1.5 = 30 STALLS
 - c. TOTAL COUNT = 142 STALLS

ZONING

Key Name	Allowable Lot size	Lot Size	Allowable Uses	Current Use Class	Proposed Use
14517	5.00 acres	1.14 acres	Industrial	I-2	Multifamily
14688	5.00 acres	1.40 acres	Industrial	I-2	Multifamily

14517 PARKING STALL COUNT

ACCESSIBLE PARKING SPACE	5
STANDARD PARKING SPACE	107
Grand total	112

14688 PARKING STALL COUNT

STANDARD PARKING SPACE	30
Grand total	30

**ARCHITECTURAL
SITE PLAN**

A000

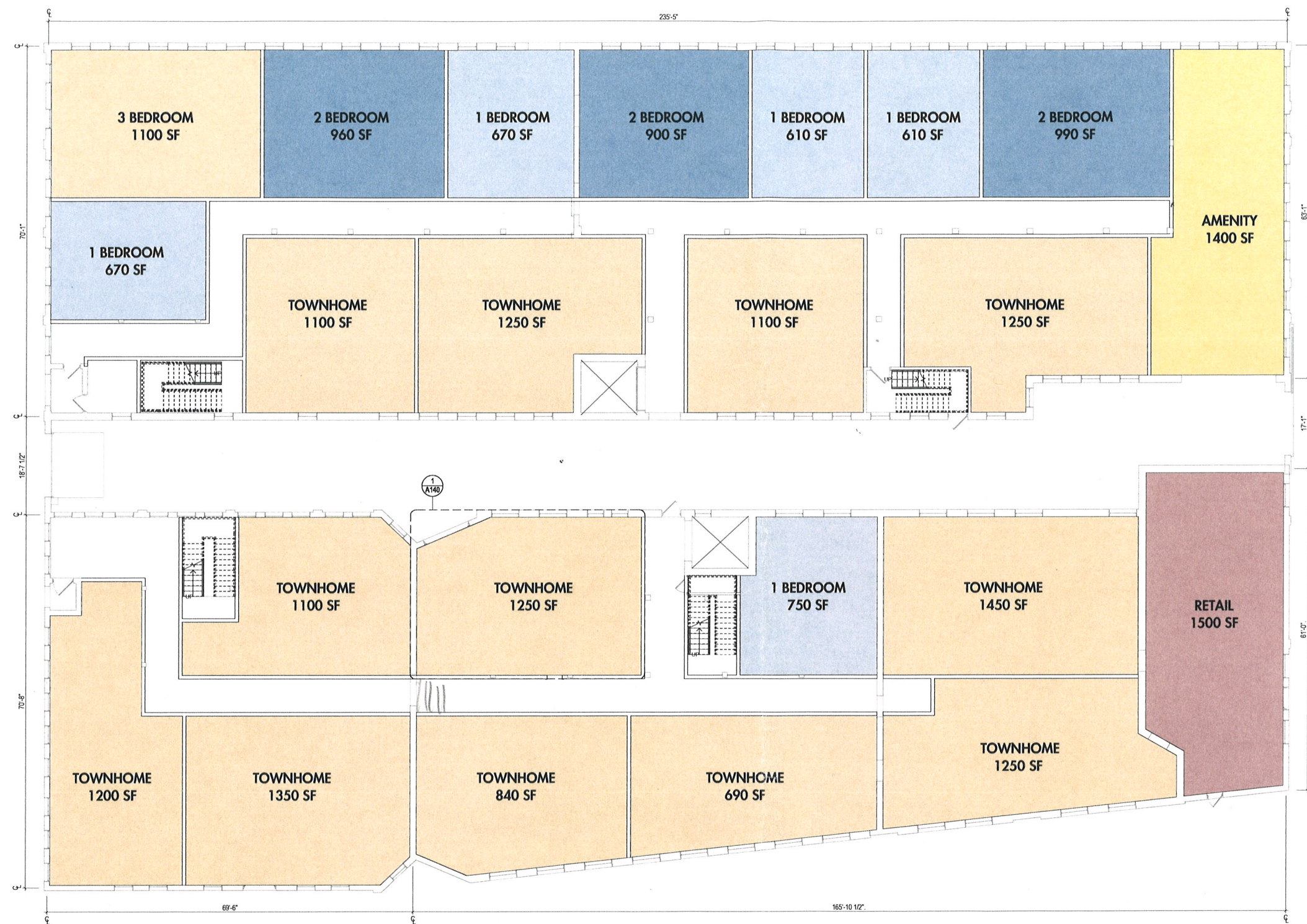
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1 LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"



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FIRST FLOOR PLAN

A110

GOLD MEDAL FLATS

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**SECOND FLOOR
PLAN**

GOLD MEDAL FLATS

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1 LEVEL 3 PLAN
SCALE: 1/8" = 1'-0"



Plan North

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THIRD FLOOR PLAN

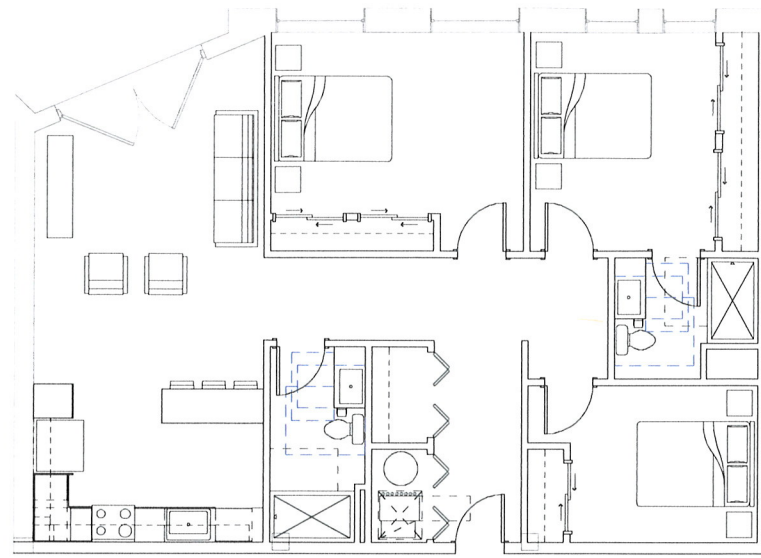
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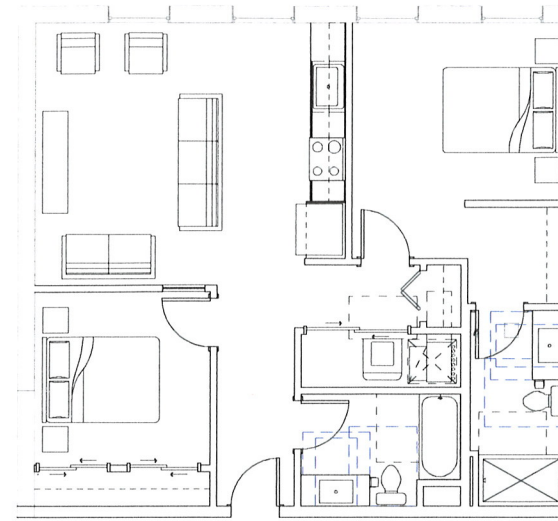
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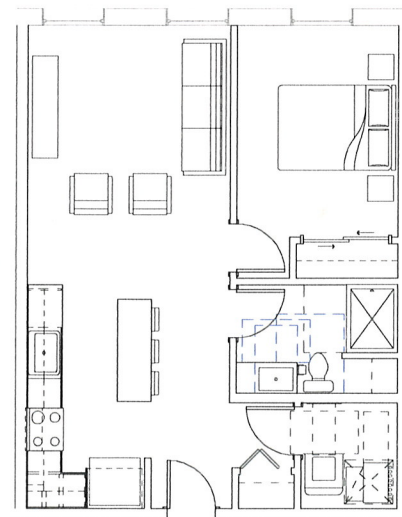
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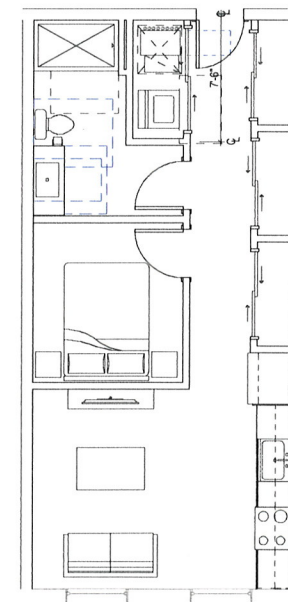
① TYPICAL TOWNHOME FLOOR PLAN
SCALE: 1/4" = 1'-0"



② TYPICAL 2-BEDROOM FLOOR PLAN
SCALE: 1/4" = 1'-0"



③ TYPICAL 1-BEDROOM FLOOR PLAN
SCALE: 1/4" = 1'-0"



④ TYPICAL STUDIO FLOOR PLAN
SCALE: 1/4" = 1'-0"

DRAWN BY Author
CHECKED BY Checker

TYPICAL UNIT
PLANS