



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 4/8/2025

To: Mayor and Planning, Heritage and Design Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Jeff Hintz – (262) 636-9151 jeff.hintz@cityofracine.org

Case Manager: Steven Madsen

Location: Lincoln King Neighborhood

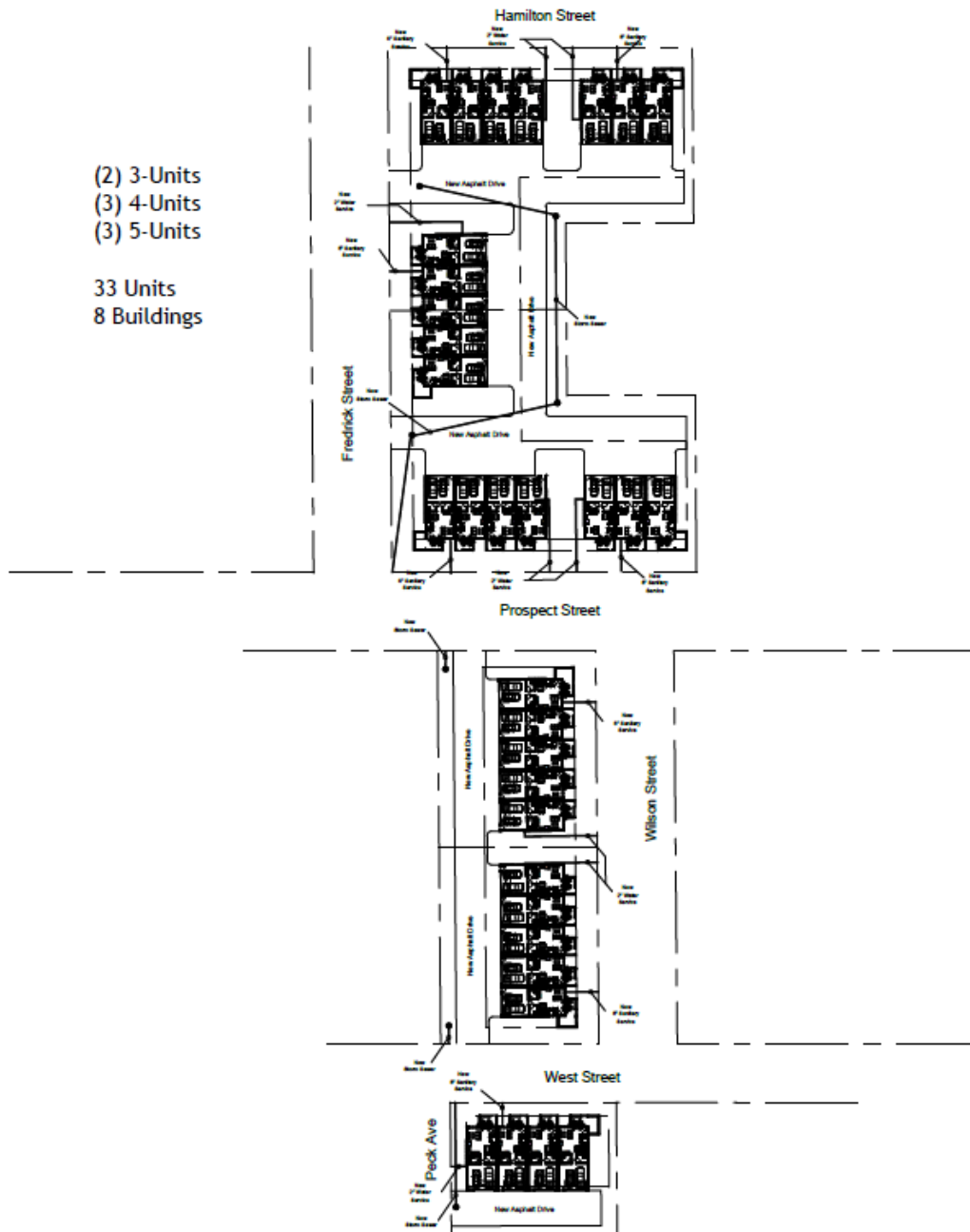
Applicant: Community Development Authority of City of Racine

Property Owners: Community Development Authority of City of Racine

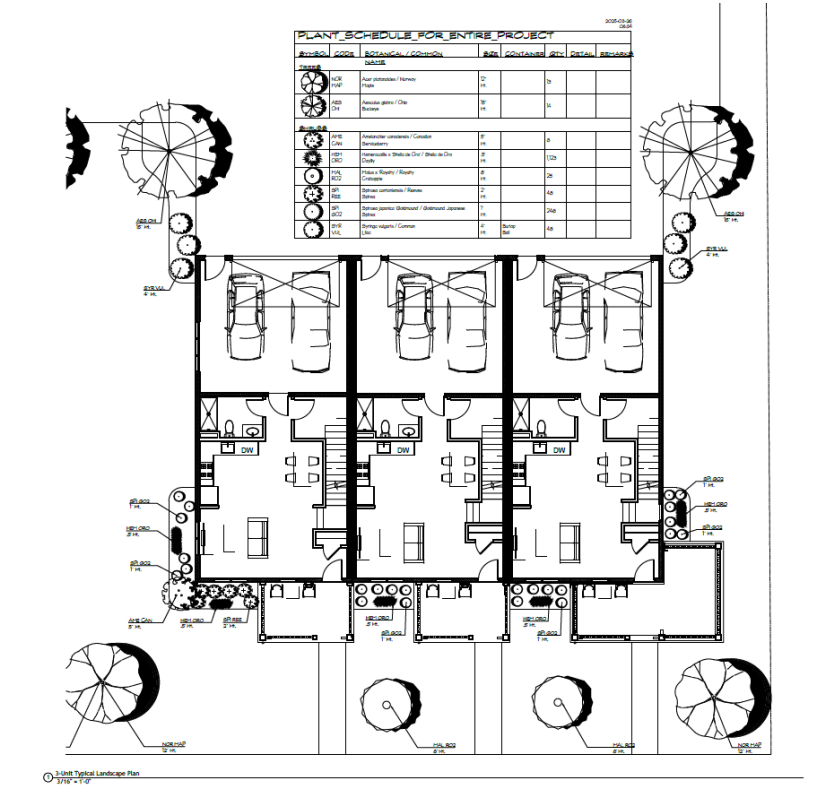
Request: Consideration of a design review for a proposed multi-unit residential structure, as required by Sec. 114-735.5(a)(4) of the Municipal Code for proposed buildings around the Lincoln King Community Center.

BACKGROUND AND SUMMARY: The applicant is proposing multiple buildings two 3-unit buildings, three 4-unit buildings and three 5-unit buildings.

Sec. 114-735.5(a)(4) of the Municipal Code requires the Planning, Heritage and Design Review Commission to review the overall design for compliance with the spirit and intent of the standards for single-family and two-family residential structures.



Proposed Site plan



General Site plan for 3-unit building



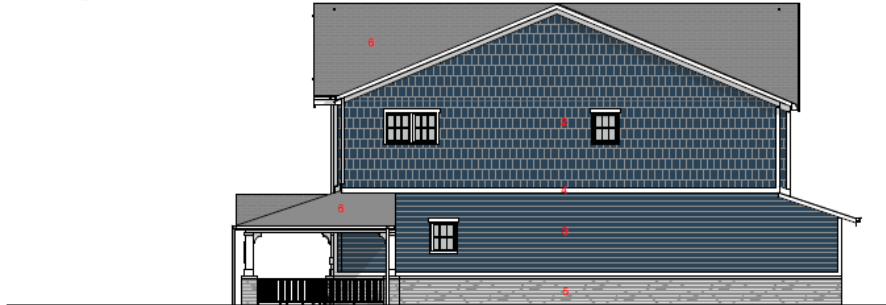
1
 50304 THREE UNIT FRONT ELEVATION
 SCALE: 3/32" = 1'-0"



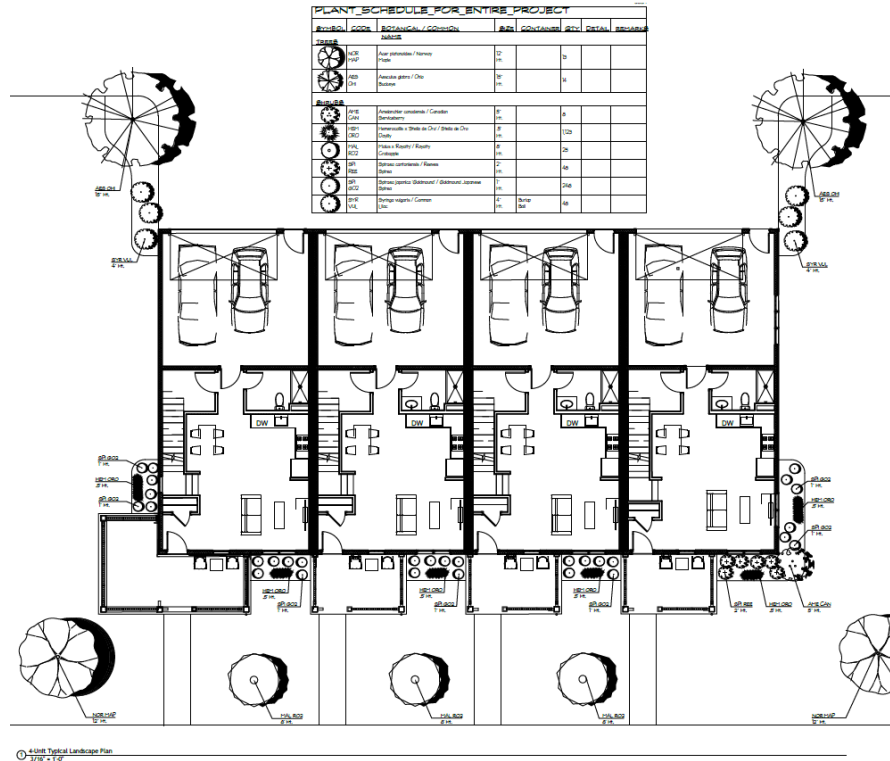
2
 50304 THREE UNIT LEFT ELEVATION
 SCALE: 3/32" = 1'-0"



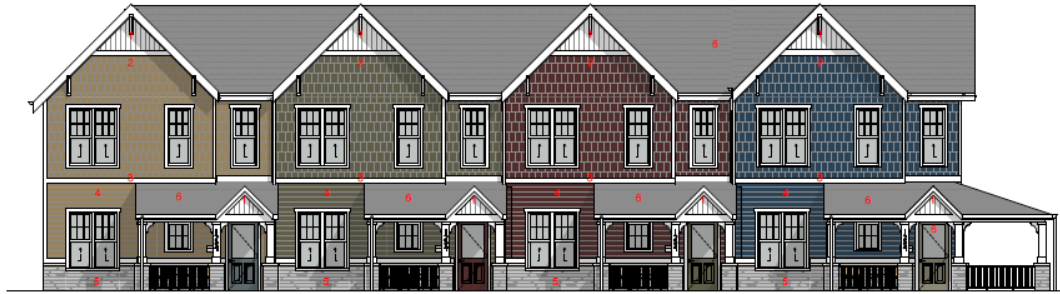
1 THREE UNIT REAR ELEVATION
 SCALE: 3/32" = 1'-0"



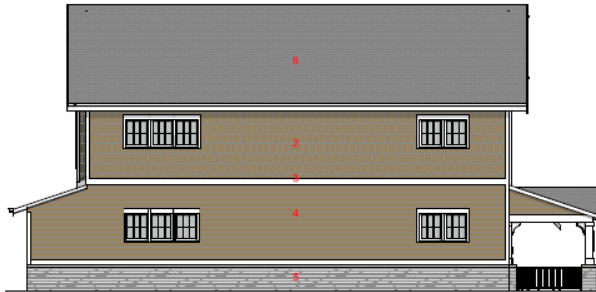
2 THREE UNIT RIGHT ELEVATION
 SCALE: 3/32" = 1'-0"



General site plan for 4-unit building



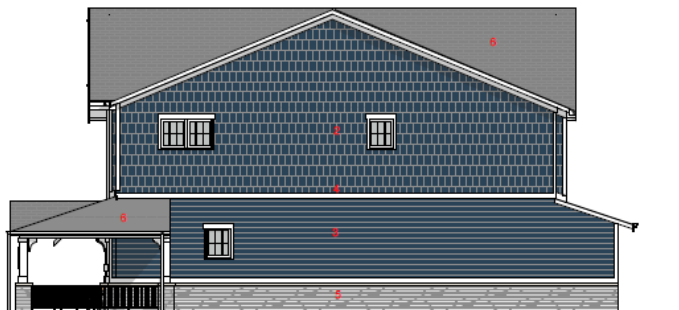
1
SD204 FOUR UNIT FRONT ELEVATION
SCALE: 3/32" = 1'-0"



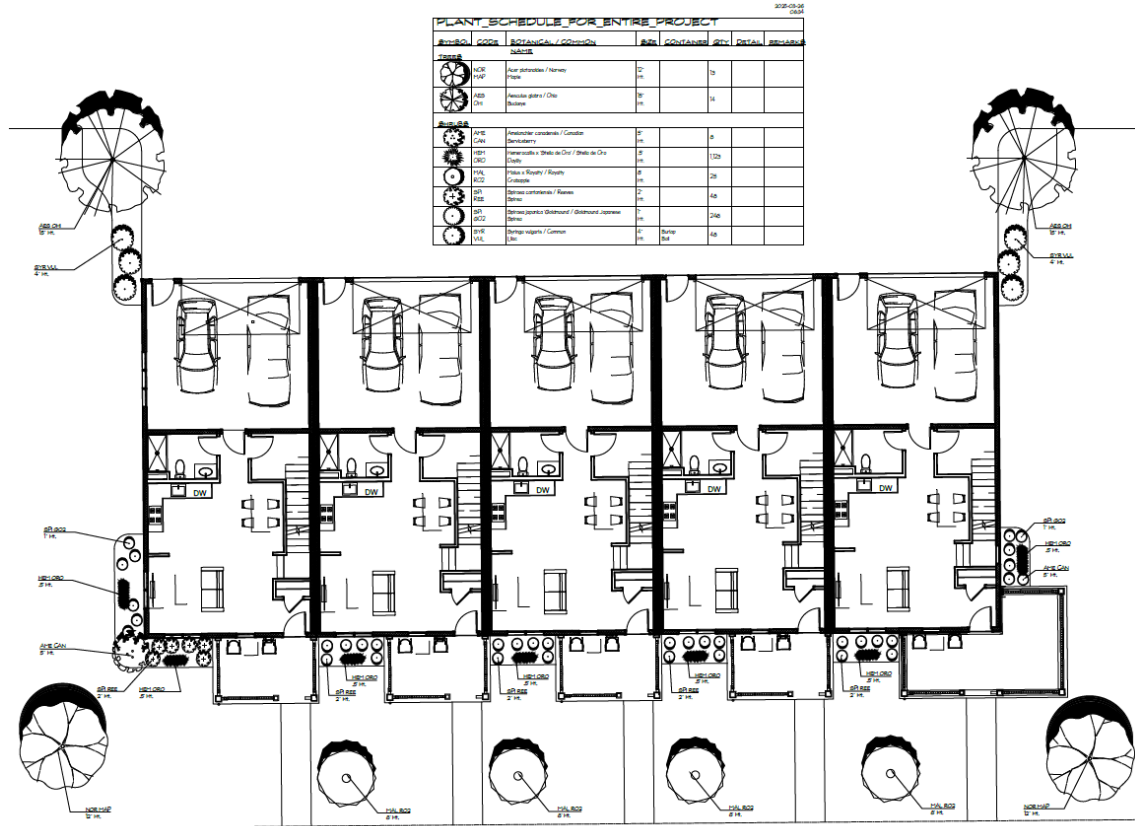
2
SD204 FOUR UNIT LEFT ELEVATION
SCALE: 3/32" = 1'-0"



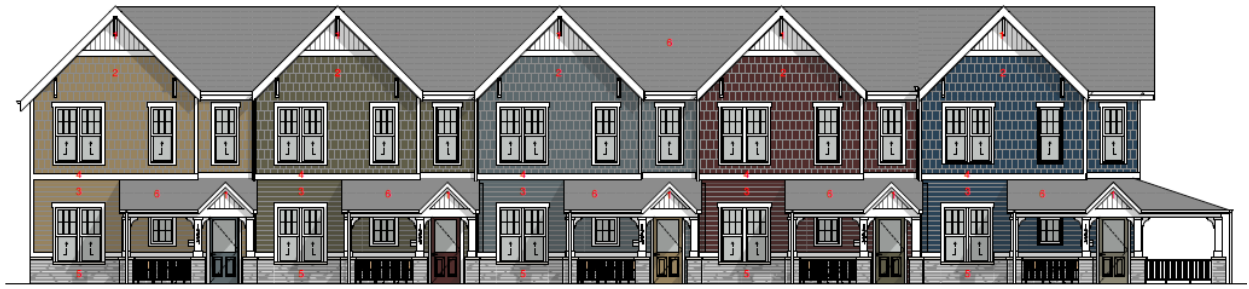
2
SD205 FOUR UNIT REAR ELEVATION
SCALE: 3/32" = 1'-0"



1
SD205 FOUR UNIT RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



General site plan for 5-unit building



1 FRONT ELEVATION SIX UNIT
SCALE: 3/32" = 1'-0"



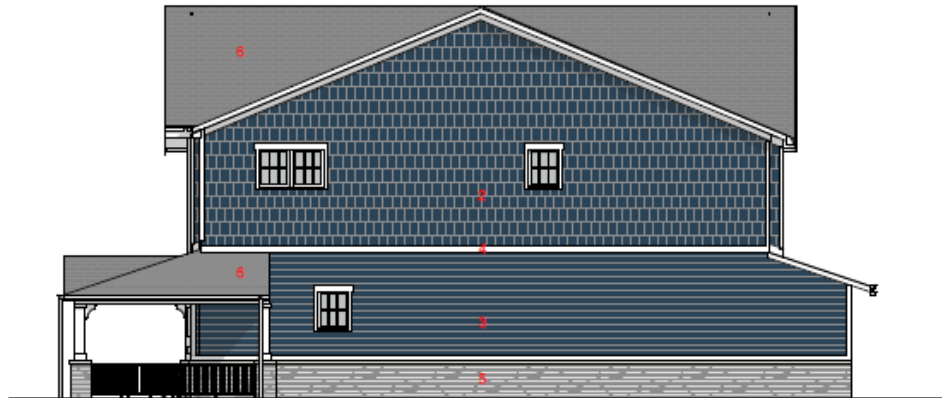
2 REAR ELEVATION SIX UNIT
SCALE: 3/32" = 1'-0"



1
SD105

FIVE UNIT LEFT ELEVATION

SCALE: 3/32" = 1'-0"



2
SD105

FIVE UNIT RIGHT ELEVATION

SCALE: 3/32" = 1'-0"

Looking West at the right side of the building

GENERAL INFORMATION

Parcel Number: Properties will need to be subdivided to complete plan and will be issued new parcel numbers.

Property Size: Property sizes will vary as new parcels are created.

Comprehensive Plan Map Designation: High Density Residential

Consistency with Adopted Plans:

The [Racine Comprehensive Plan](#) states that:

- The plan should encourage the redevelopment of older areas and commercial areas.
- Maintain and develop a land use pattern that strengthens the character and livability of the City's downtown core, commercial and industrial areas, and neighborhoods.
- New development should be designed so it is compatible with established development.

Corridor or Special Design District?: N/A

Historic?: No

Current Zoning District: R-3 Limited General Residence District

Purpose of Zone District: The R3 limited general residence district is intended to provide areas which are to be occupied substantially by single-family and two-family dwellings and attached dwellings. It is designed to accommodate limited apartment dwellings while maintaining a low-density owner-occupancy character.

Existing Land Use: Dwellings

ANALYSIS:

The proposed buildings will be complimentary to the neighboring residential. Though they will be attached units the design elements included will distinguish each individual unit and give each unit some individual character. The attached garages will all be rear loaded off of private drives and with this meet the intent of the design guidelines for single and two family units that the attached garage does not take up more than 50% of the front façade or stick out more than 4' feet from the living space of the front façade.

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: BASED ON THE REVIEW OF THE SUBMITTED PLANS, THAT THE DESIGN SUBMITTED BY THE COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF RACINE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning, Heritage, and Design Commission on April 8, 2025 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That no minor changes be made from the conditions of this permit without approval of the Department of City Development, and no major changes be made from the conditions of this permit without the approval of the Planning, Heritage, and Design Commission.

ATTACHMENTS:

- 1) Aerial Photo indicating the subject property;
- 2) Site photos of the property and general area; and
- 3) Submittal documents (view in legistar).

Lots for Lincoln Kign Development

