



## **CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT**

**Meeting Date:** 6/3/2024

**To:** Mayor and Planning, Heritage and Design Commission Members

**From:** City Development Department, Division of Planning and Redevelopment

**Division Manager:** Steven Madsen – (262) 636-9151 [steven.madsen@cityofracine.org](mailto:steven.madsen@cityofracine.org)

**Case Manager:** Steven Madsen

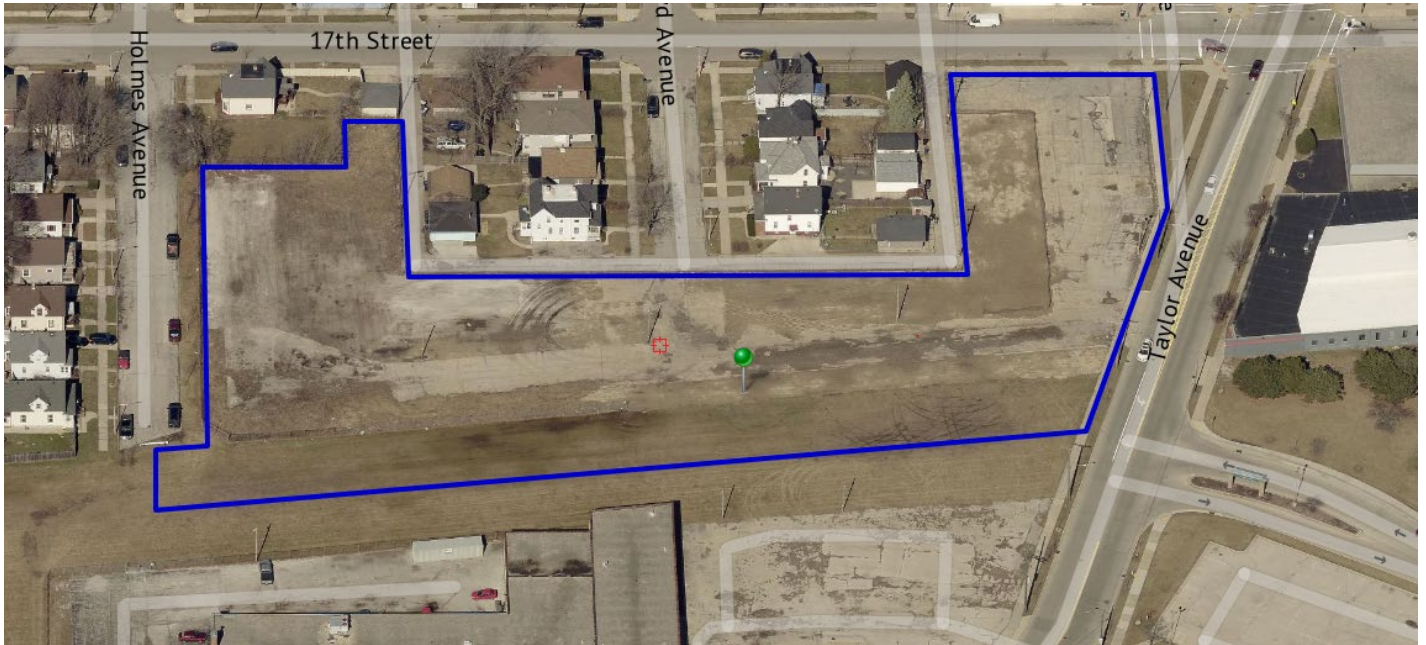
**Location:** 1720 Taylor Avenue

**Applicant:** Racine County represented by Scott Ramlow

**Property Owners:** Racine County

**Request:** Consideration of ZOrd.0003-24, which would change the zone from I-1 Restricted Industrial District to I-1/FD Restricted Industrial District with a Flex Development Overlay at 1720 Taylor Avenue.

**BACKGROUND AND SUMMARY:** The most recent use of the property was a lumber yard. The lumber yard had not been in operation for quite some time. Racine County is proposing that a flex development overlay be used to allow for institutional uses on site. Their current plan is for a Behavioral Health Center.



Birdseye view of the property, outlined in blue (image from City Pictometry).



Potential Site plan for Behavioral Health Center

## GENERAL INFORMATION

**Parcel Number:** 16841000

**Property Size:** Approximately 121,500 square feet (2.789 acres)

**Comprehensive Plan Map Designation:** Industrial

**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?:** Taylor Avenue Overlay District

**Historic?:** No

**Current Zoning District:** I-1 Restricted Industrial District

**Purpose of Zone District:** The I-1 restricted industrial district is intended to provide an environment suitable for industrial activities that do not create appreciable nuisances or hazards, or that require a pleasant, hazard-free and nuisance-free environment.

**Proposed Zone District:** I-1/FD Restricted Industrial District with a Flex Development Overlay

**Intent of proposed Zone District:** The I-1 restricted industrial district is intended to provide an environment suitable for industrial activities that do not create appreciable nuisances or hazards, or that require a pleasant, hazard-free and nuisance-free environment.

Flex Development Purpose and Intent:

(a)Over time, the use for which a property was developed may become obsolete due to economic, demographic, or technological change. The property, including structures, site improvements, and infrastructure, may have redevelopment potential for alternative use or uses. Flexible zoning regulations can facilitate the redevelopment of such properties, thereby minimizing vacancy and abandonment of property, promoting environmentally sound reuse of structures and infrastructure, and protecting surrounding property from adverse effects of new uses of the property that could occur if unregulated.

(b)The flexible development overlay district is intended to permit redevelopment of property in circumstances in which a property, including its structures, site improvements and infrastructure, is suitable for reuse but the reuse is not consistent with the underlying zoning district, rezoning to another

classification would permit other uses potentially detrimental to surrounding properties, and any potentially adverse effects of the intended reuse can be mitigated by conditions on the reuse.

**Existing Land Use:** Vacant

**Surrounding Zoning and Land Uses:**

<b>North</b>	R-3 Limited General Residence	Dwellings
<b>East</b>	I-2 General Industrial	Industrial
<b>South</b>	I-1 Restricted Industrial	Master Appliance Corporation
<b>West</b>	R-3 Limited General Residence	Dwellings

**ANALYSIS:**

Development Standards (under the flex):

**Density** ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)):

<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Area	N/A	121,500
Lot Frontage	30 feet	320 feet
Floor Area Ratio	1.5	N/A*

\*Proposed Layout with application is approximately .41

**Building design standards** (114-Secs. [735.5](#) & [736](#)): There are currently no renderings to review. The building would be required to have cementitious siding from grade to 8 feet above grade. The building would receive design review from staff as a part of the Taylor Avenue Overlay District.

**Off-street parking and loading requirements** (114- [Article XI](#)): The current proposed use and site plan would require 75 parking spaces and the proposed site plan provides 77 parking spaces.

**Landscaping, screening and yard requirements** ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): N/A

**Sign Regulations** (114-[Article X](#)): Two signs of no more than 60 square feet would be allowed if the proposed use supplement is passed.

**Outdoor lighting, signs** ([114-Sec. 742](#)): All lighting would have to be oriented in a way to not shine on to other properties. Lights specifically for parking would be required to measure less than 1 foot candle at all of the property lines.

**Rubbish and trash storage** ([114-Article V](#) & [114-740](#)): The property will be responsible for providing trash pick up all trash storage would need to be from public view.

## **REQUIRED FINDINGS OF FACT:**

ZONE CHANGE FINDINGS (Sec. 114-82. - Findings of fact and recommendations of Planning, Heritage, and Design Commission.)

The plan 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) The Existing uses of property within the general area of the property in question.**

Staff Comments: There are still some industrial uses in the general area, but most including those directly adjacent are residential. The property is across the street from a Racine County office building and is in close proximity to the HALO homeless shelter.

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

Staff Comments: The zoning classifications generally fit the same as the uses. They are mostly residential though some industrial zoning still exists except for one large parcel zoned Office Institutional which is also owned by Racine County.

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

Staff Comments: The lot in question no longer generally suits industrial uses. The property is oddly shaped and is faced with residential uses on five different sides. Eight residential homes generally sit between two parcel lines of the parcel. Most industrial uses would need more space for a large rectangular building that would generally not fit on this lot and would likely be detrimental to the homes that surround it.

**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.**

Staff Comments: The area is mostly fully developed and most investment is improvement to existing buildings. The parcel has been unused for a long time and was foreclosed for being tax delinquent. With the County Building and homeless shelter nearby it would be expected that residential or institutional development would be most likely to continue in this area.

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

Staff Comments: The Comprehensive Plan calls for the redevelopment of areas of the city. Due to the unique nature of the shape and location of the lot, the Flex Development Overlay is a way to ensure the property will come back into use.

## **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.

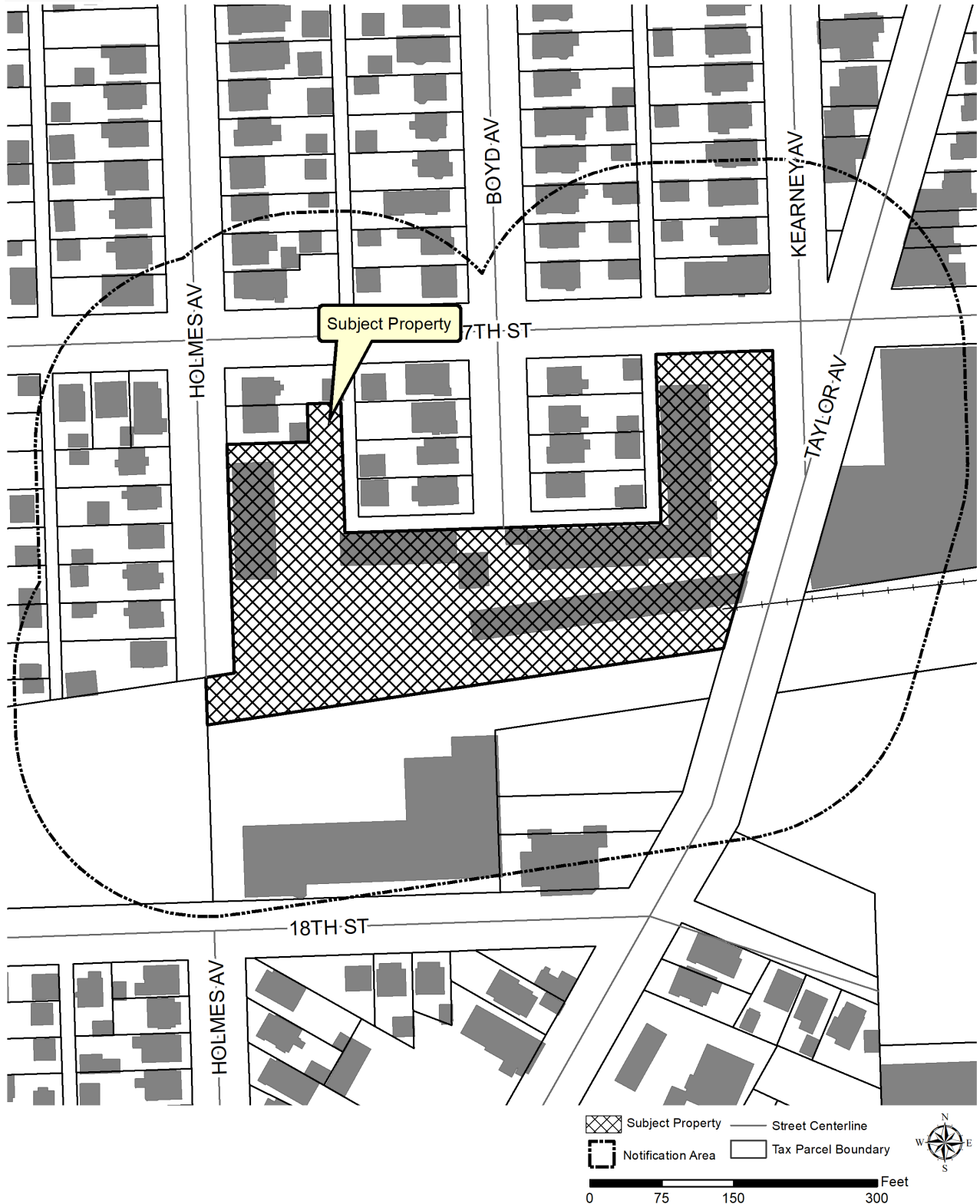
**STAFF RECOMMENDATION:** That ZOrd.0003-24 be adopted, which would rezone 1720 Taylor Avenue from I-1 Restricted Industrial District to I-1/FD Restricted Industrial District with Flex Development Overlay.

## **ATTACHMENTS:**

- 1) Property owner notification map indicating the subject property;
- 2) Aerial Photo indicating the subject property;
- 3) Zoning Map indicating the subject property;
- 4) Land Use Map from Comprehensive Plan, indicating the subject property;
- 5) Site photos of the property and general area; and
- 6) Submittal documents (view in legistar).



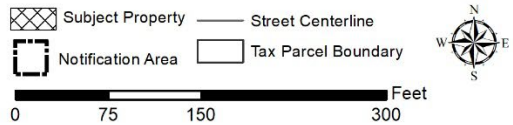
# Zone Change Request - 1720 Taylor Avenue







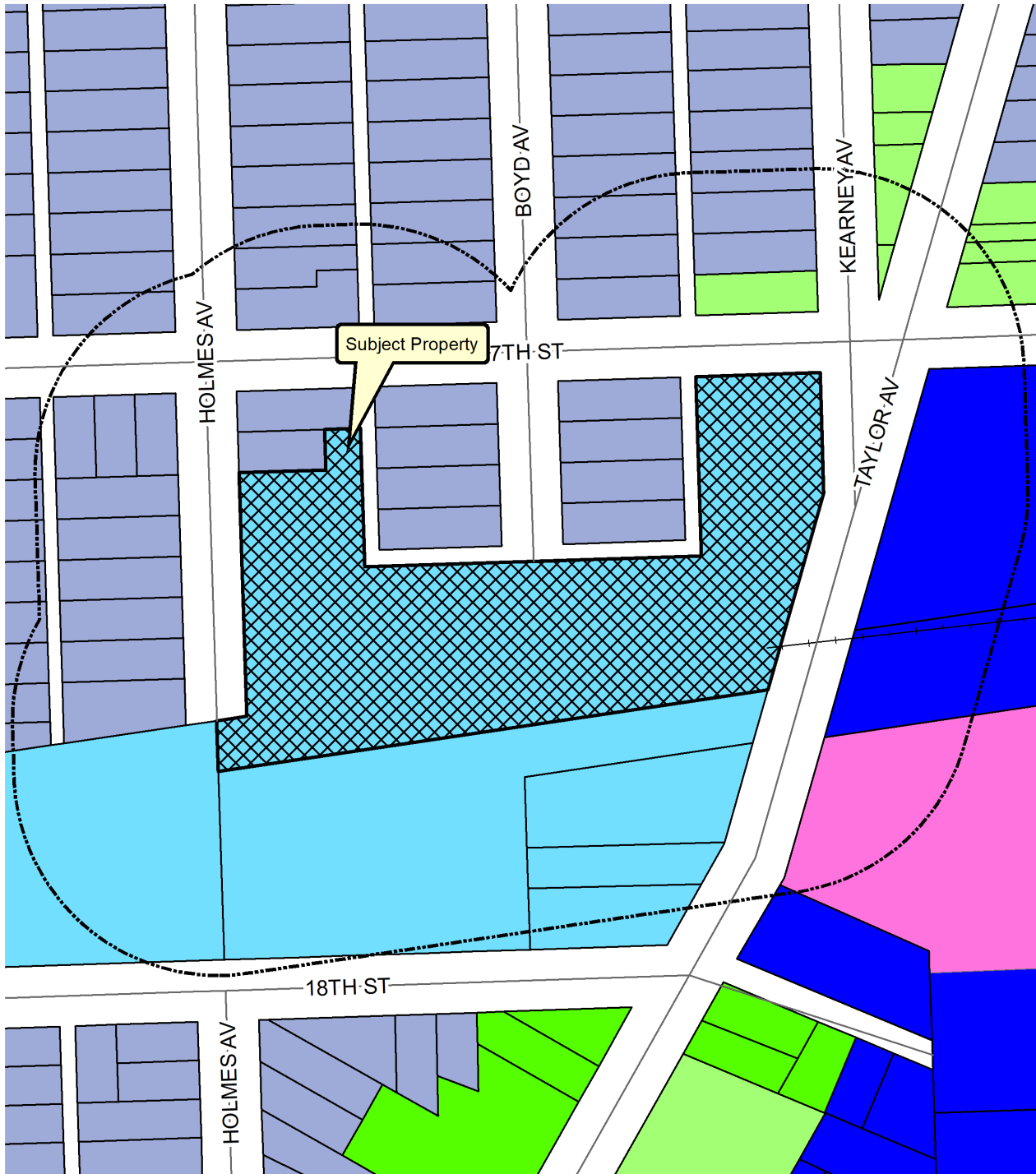
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**Zoning Designation**

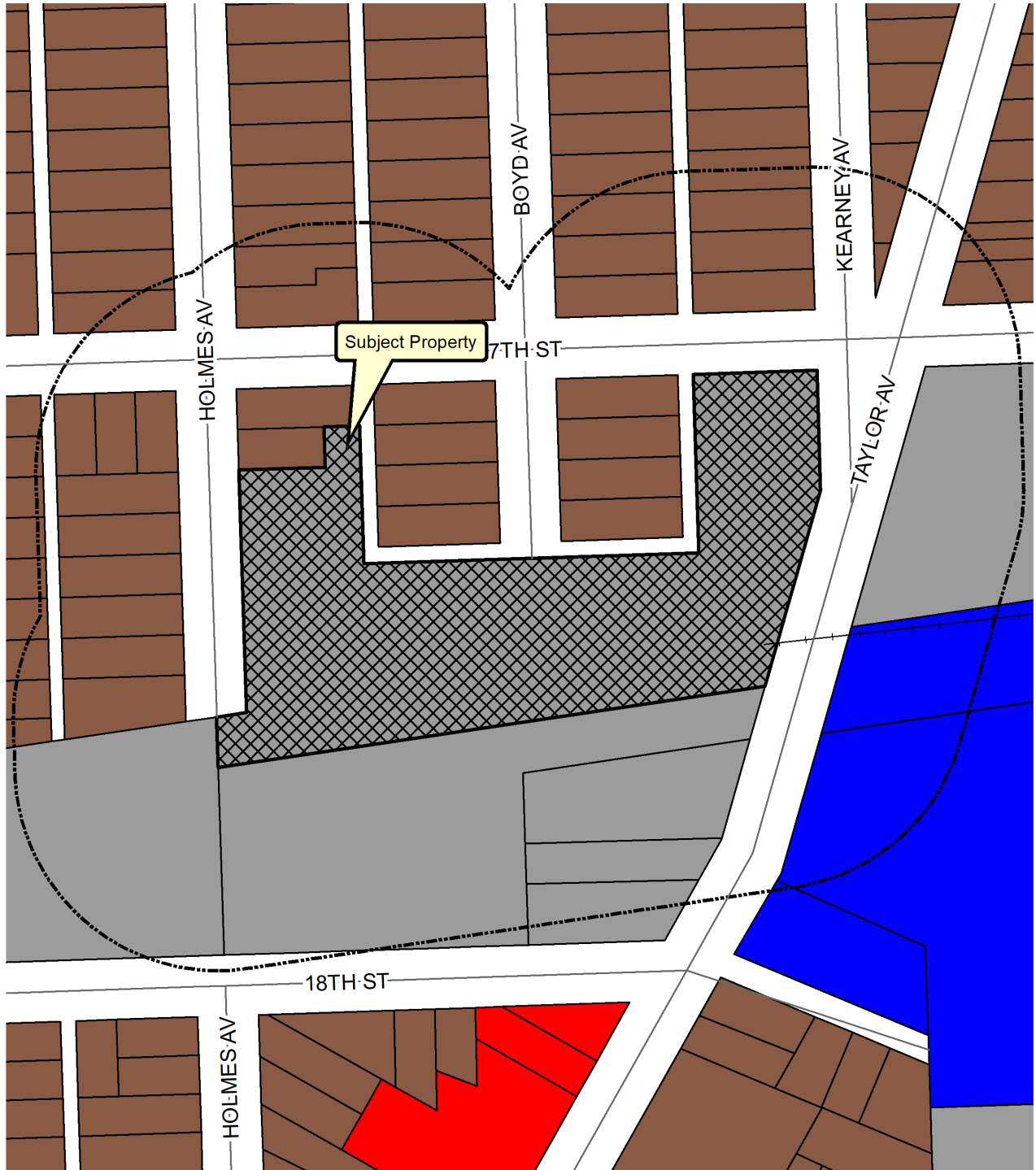
- I-1
- O/I
- B-1
- I-2
- R-3
- B-2

- Subject Property
- Notification Area
- Tax Parcel Boundary
- Street Centerline

0 75 150 300 Feet



# Zone Change Request - 1720 Taylor Avenue



### Land Use Designation

- Industrial
- High Density Residential
- Commercial
- Governmental and Institutional

Subject Property      Street Centerline  
Notification Area      Tax Parcel Boundary

0 75 150 300 Feet

### Site Photos



Looking Southwest from Taylor at site



Looking West across site



Looking North West from railroad ROW



Looking North at Boyd Ave



Looking East at site from Holmes Ave