



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 11/13/2019

To: Mayor and Plan Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Matt Sadowski – (262) 636-9152 matthew.sadowski@cityofracine.org

Case Manager: Jeff Hintz

Location: 1520 and 1536 Clark Street

Applicant: Cardinal Capital Management

Property Owner: City of Racine Redevelopment Authority

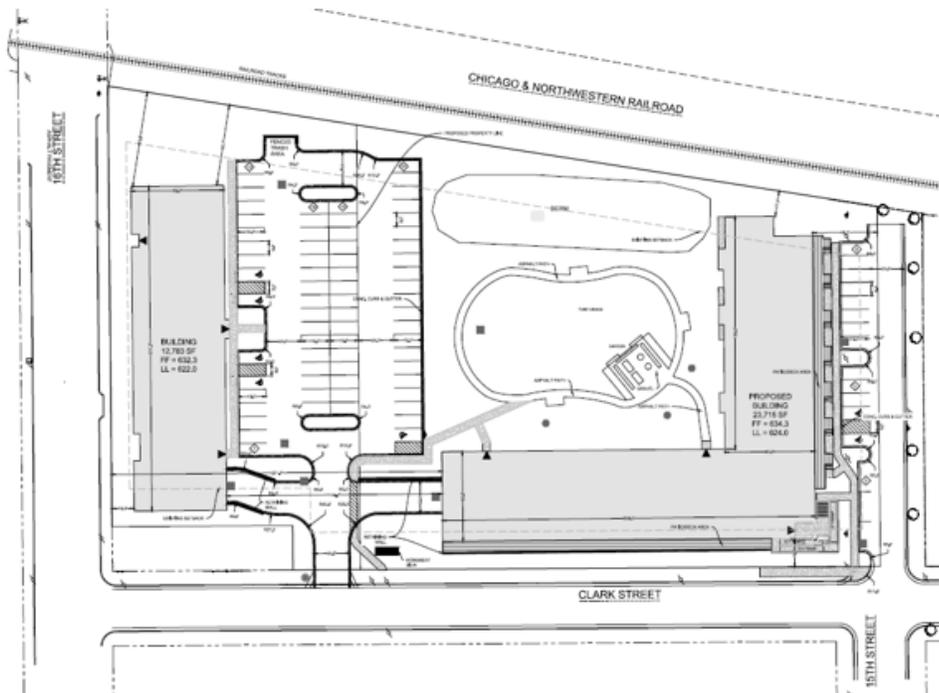
Request: Consideration of a design review for a proposed multi-unit residential structure, as required by Sec. 114-735.5(a)(4) of the Municipal Code for proposed buildings at 1520 and 1536 Clark Street.

BACKGROUND AND SUMMARY: The applicant was previously approved for a Certified Survey Map which would create two lots from these properties with a parcel fronting Clark Street (to be addressed at 1516 Clark) and another parcel fronting 13th Street (to be addressed as 1316 16th Street). The building at 1316 16th Street will be four stories and contain 54 units, while the building at 1516 Clark Street will be four stories with 87 units.

Sec. 114-735.5(a)(4) of the Municipal Code requires the Plan Commission to review the overall design for compliance with the spirit and intent of the standards for single-family and two-family residential structures and general aesthetics to that of the requirements for commercial buildings.



Birdseye view of the property, indicated in red (image from City Pictometry)



Proposed Site Plan, (north is to the right) submitted by applicant.



North building rendering, looking southwest from the intersection of Clark and 15th



South building rendering, looking northeast from 16th near rail crossing

Full renderings and elevations from the buildings can be viewed in the attachments section of the report in the link at the end of the report.

GENERAL INFORMATION

Parcel Number: [09059000](#) and [09076000](#)

Property Size: 3.25 acres

Comprehensive Plan Map Designation: MIXED USE - COMMERCIAL AND RESIDENTIAL (Residential Emphasis).

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

- The plan should encourage mixed-use developments.
- 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.

Current Zoning District: R-5 General Residence

Purpose of Zone District: The R5 general residence district is primarily intended to provide medium to high density residential areas adjacent to major shopping areas and convenient to places of employment. This district requires utilities of high capacity and community facilities sufficient to service the population, and a street system capable of accommodating relatively heavy traffic.

ANALYSIS:

The proposed buildings use a mix of materials and colors to avoid a mundane and monotone appearance. The variety of materials and earth tones colors displaced in the facades comply with the requirements of Sec. 114-735.5 and meet the spirit and intent of the design guidelines for that of one and two unit dwellings. The garages are hidden from view on these buildings and the street face will not be dominated by vehicle doors, but by a building with porch like features and stairs. This will allow for the feel of a residential block face and not that of a walled off institutional use or campus.

Each building meets the intent and spirit of the requirements for one and two family dwellings and the requirements of non-residential properties as well. Commercial properties require a façade which has a combination of durable materials, applied in a well-proportioned and aesthetically pleasing manner. The overall architectural design, mix of colors and combination of materials pay homage to the buildings which they will replace on the site while ushering in a new era of prestige in the neighborhood.

POSSIBLE ACTIONS FOR THE PLANNING COMMISSION

1. Approve the request as submitted; or
2. Approve the request with conditions deemed necessary to mitigate any adverse impacts that could arise from the project; or
3. Deny the request; or
4. Defer the request to obtain more specific information about the request.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM CARDINAL CAPITAL MANAGEMENT, FOR DESIGN REVIEW AT 1520 AND 1536 CLARK STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

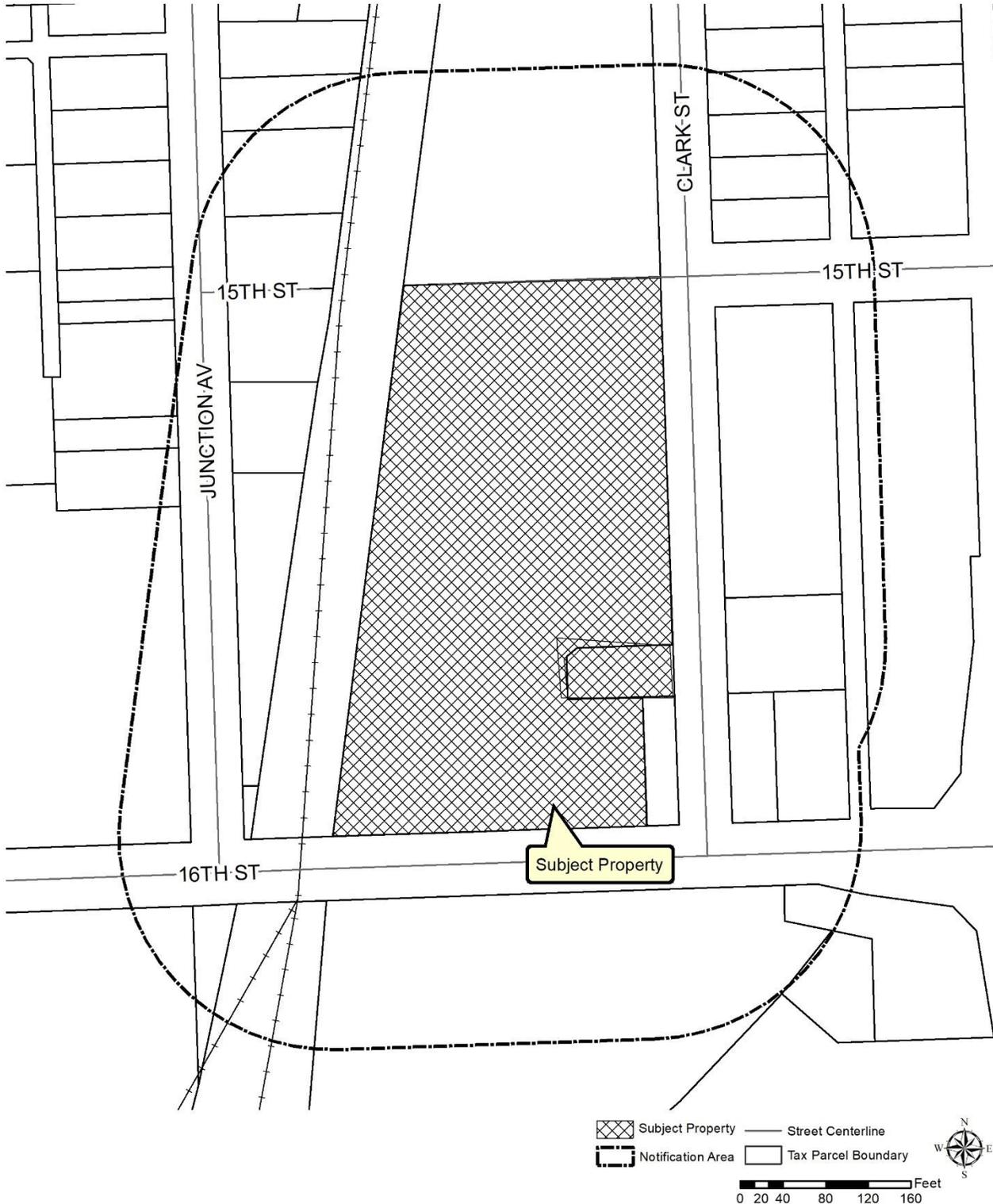
- a) That the plans presented to the Plan Commission on November 13, 2019 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That all comments on the plans from the Joint Plan Review Team review letter be addressed.
- d) That the MOA for the demolition of the building(s) be formally reviewed and approved.
- e) 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 Plan Commission.

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 ([click to view](#)).

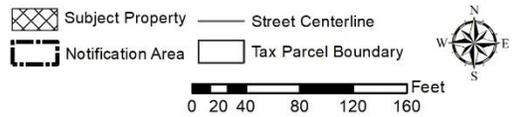


Conditional Use Request - 1520 and 1536 Clark Street



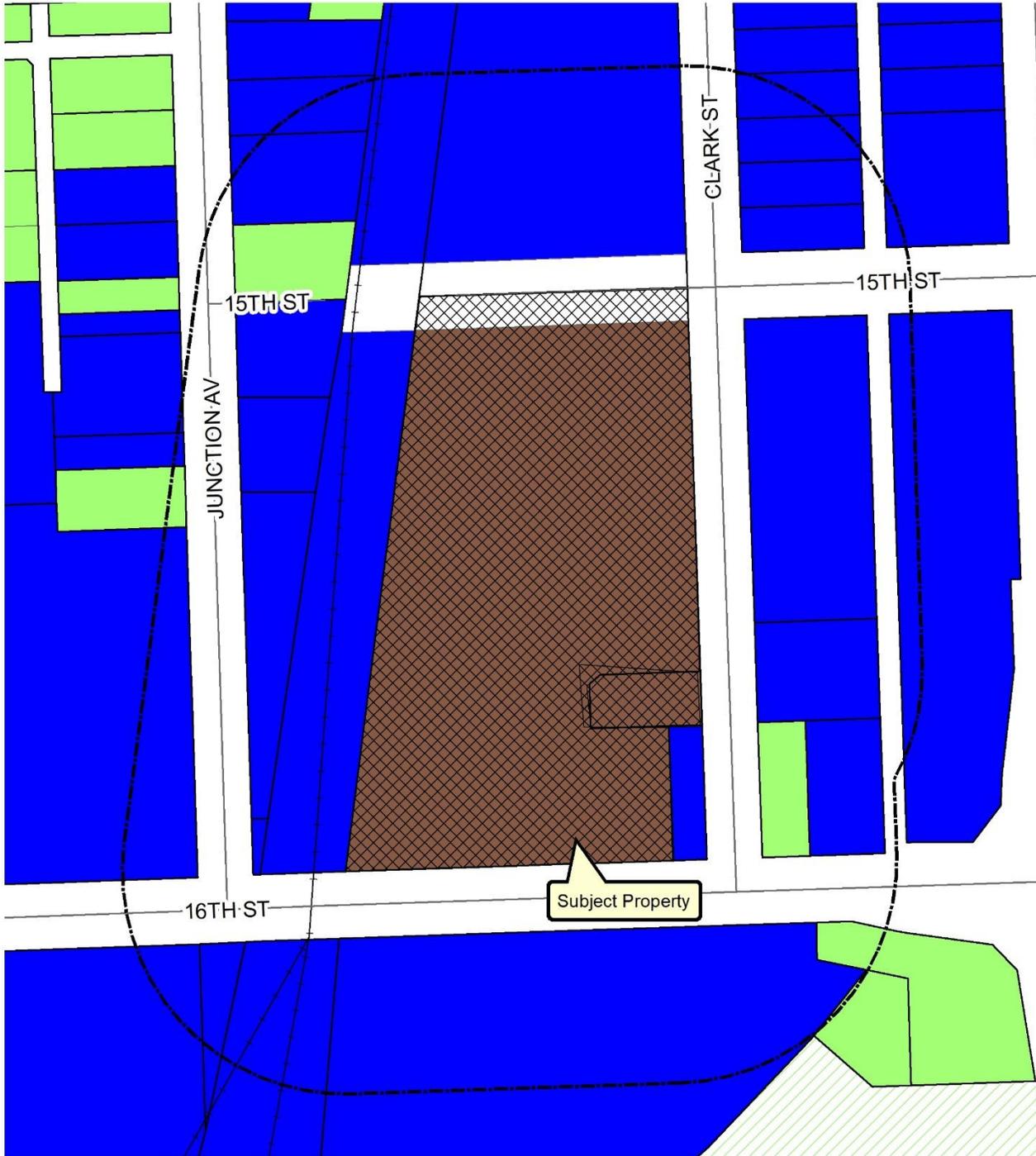


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Zoning Designation
R-5 B-2 I-2

Subject Property — Street Centerline
Notification Area Tax Parcel Boundary

0 20 40 80 120 160 Feet



Conditional Use Request - 1520 and 1536 Clark Street



Site Photos



Looking north along Clark Street, subject property to the left



Looking west across the northern end of the property



Looking west along 16th Street, subject property to the right



Looking at west side of property, adjacent to railroad right-of-way



Looking east from subject property along 16th Street



Looking north from northern end of property