



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 12/1/2025

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

Case Manager: Michelle Cook

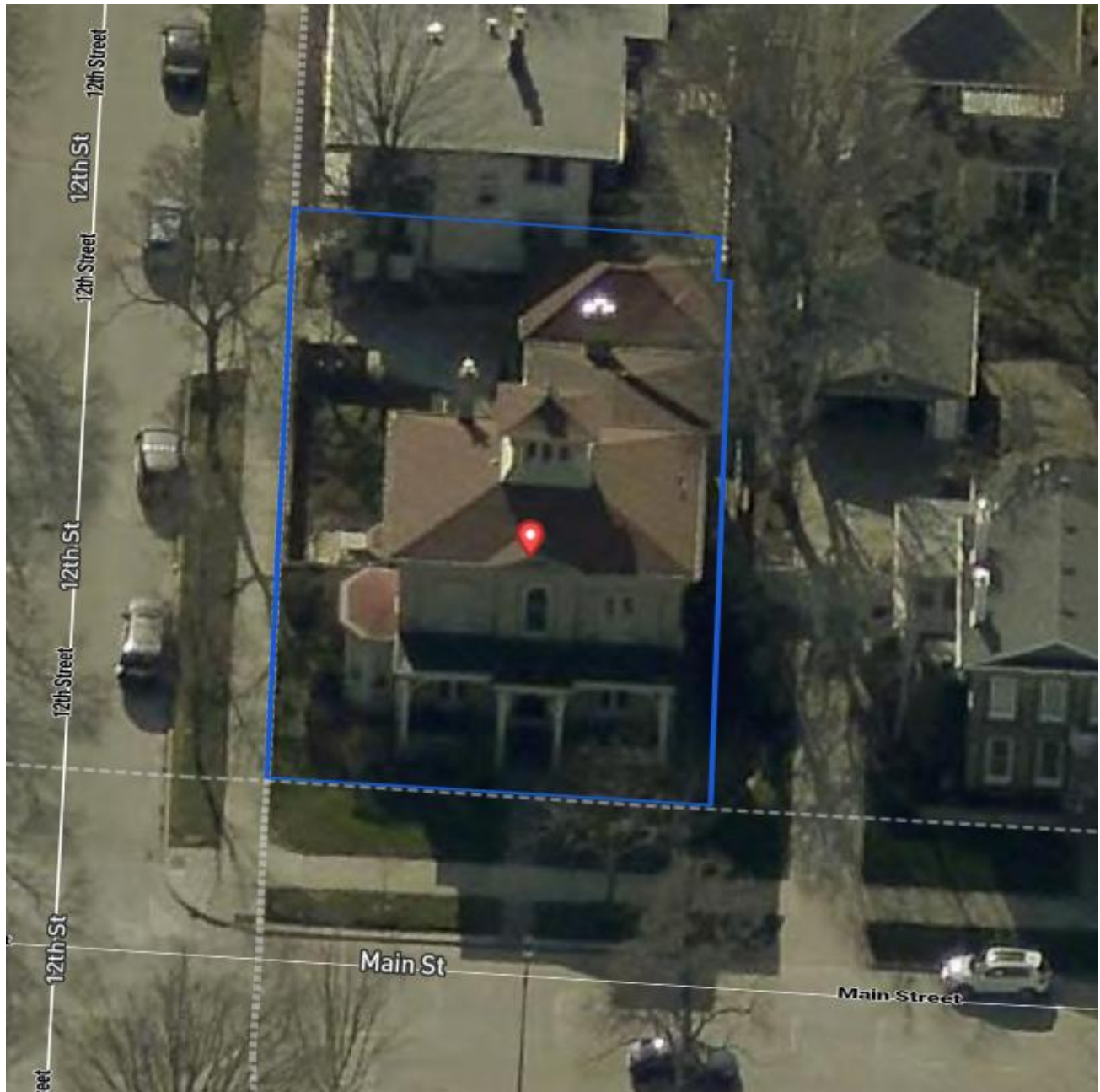
Location: 1144 Main Street

Applicant: Scott Leonard and Kevin Shirley

Property Owners: Scott Leonard and Kevin Shirley

Request: Consideration of a request by Scott Leonard and Kevin Shirley for a rezoning of the property at 1144 Main Street from R2 Single-Family Residence District to R2 Single-Family Residence District with a H-Historic Properties District Overlay as allowed by Sec. 58-77 of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant proposes a rezoning of the property at 1144 Main Street from R2 Single-Family Residence District to R2 Single-Family Residence District with a H-Historic Properties District Overlay. The rezoning would allow for the City of Racine to review changes to the property under the Historic Preservation Ordinance.



Birdseye view of the property, indicated in blue (image from Pictometry). North is to the right.

GENERAL INFORMATION

Parcel Number: 00622000

Property Size: 7,841 square ft.

Comprehensive Plan Map Designation: Medium Intensity

Consistency with Adopted Plans:

The Racine Comprehensive Plan states that:

- Single and two-unit residential dwellings and parks and open space are allowable in Medium Intensity neighborhoods such that they do not disrupt traditional neighborhood development.
- The Medium Intensity Future Land Use Category should provide a diverse mix of housing options and neighborhood-oriented commercial uses high levels of walkability, public transit access, and make full use of utility infrastructure.
- The preservation of historic structures, sites, and districts which have been listed on the National and/or State Registers of Historic Places, designated locally, or which have not been designated but contribute to the heritage and economy of the City, should be encouraged.

Corridor or Special Design District: Southside Historic District

Historic: [Contributing property](#) to the Southside Historic District

Current Zoning District: R2 Single-Family Residence District

Purpose of Zone District: The R2 Single-Family Residence District is primarily designed to accommodate existing single-family neighborhoods which are characterized by smaller lots than are required in the R1 district.

Proposed Zone District: R2 Single-family Residence District with a Historic H-Historic Properties District Overlay

Intent of proposed Zone District: The H historic properties district is an overlay district intended to be applied by the common council to those specific properties, structures, defined areas or locations where, upon the owner's written petition or written consent, it has been recommended by the planning, heritage, and design commission under the authority of [chapter 58](#), that historical, architectural, archeological and cultural resources exist that are important to preserve as a landmark or landmark site to aid in the documentation, study and understanding of the collective history of the city, county, state, region or nation.

Existing Land Use: Single-family Residential

Surrounding Zoning and Land Uses:

North	R-2 Single Family Residence	Dwellings
East	R-2 Single Family Residence	Dwellings
South	R-2 Single Family Residence	Dwellings
West	R-4 General Residence	Dwellings

ANALYSIS:

Development Standards:

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

Standard	Required	Provided
Lot Area	6,000 sq. ft.	7,841 sq. ft.
Lot Frontage	60 feet	60 feet
Floor Area Ratio	N/A	N/A

Building design standards (114-Secs. [735.5](#) & [736](#)): The request does not include any new buildings or modifications to the exterior of the existing building.

Off-street parking and loading requirements (114- [Article XI](#)): The site meets the parking minimum requirements.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): There are no landscaping, screening, and yard requirements for the R2 Single-Family Residence District.

Sign Regulations (114-[Article X](#)): Signage is not a part of this request.

Outdoor lighting, signs ([114-Sec. 742](#)): There would be no lighting requirements for this district.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The property would be serviced as a residential property by city waste collection. Keeping the bins stored on-site and away from the front of the building meets the intent of the ordinance.

Exceptions to the ordinance: N/A

Additional Planning and Zoning Comments: 1144 Main Street, historically known as the Daniel Olin House, was built in 1868. The cream brick home features a unique roof feature, a belvedere, which is Italian for “beautiful view”. This building also features unique ornamental brackets under the eaves. The Italianate style house was designed by architect Lucas Bradley. Bradley was Racine’s first

architect who lived in Racine for 45 years. In addition to Bradley's architecture, this house is historically significant because it was home to numerous notable residents. In 1871 this house became the home of Reverend Edward Porter, the rector of St. Luke's Episcopal Church and one of the founders of St. Luke's hospital. Daniel and Mariette Olin lived here in 1878. Daniel Olin had risen through the ranks in the railroad business, and he ran the first passenger train from Milwaukee to the Mississippi River in 1852. He came to Racine as the general superintendent of the Western Union Railroad, which became a part of the Chicago, Milwaukee, St. Paul. Daniel Olin was the mayor of Racine from 1886-1888. He died in 1893, and his wife lived in the house until she died in 1909.

1144 Main Street was hosted as a stop on Preservation Racine's 2025 'Tour of Historic Places', by Scott Leonard and Kevin Shirley.

REQUIRED FINDINGS OF FACT:

CRITERIA FOR DESIGNATION OF THE H – HISTORIC PROPERTIES DISTRICT (Sec. 114-617. - Findings of fact and recommendations of Planning, Heritage, and Design Commission.)

In rendering a decision to designate the H historic properties district for a specific property, structure, area or location, the planning, heritage, and design commission and common council shall consider the following:

- 1) Whether all affected property owners have submitted a written petition or written consent for the rezoning of the subject property**

Staff Comments: The City received an application from the owners of the property, Scott Leonard and Kevin Shirley, to rezone from R2 Single Family Residence District to R2 Single Family Residence District with a H-Historic Properties District Overlay.

- 2) The findings of the landmarks preservation commission (planning, heritage and design commission) resulted in a recommendation that the H historic properties district should be designated, thus recognizing a landmark or landmark site or contributing property.**

Staff Comments: This property is a contributing property to the Southside Historic District and was originally designated as a local landmark, fulfilling the criteria required under Sec. 58-62 of the Municipal Code, in 1976. Adding the H-Historic Properties District Overlay to the property will maintain the character of the property, ensuring that any alterations, new constructions, etc. are done in a way that maintains its historic status.

- 3) The suitability for preservation or restoration.**

Staff Comments: This property is already located within the Southside Historic District as contributing property and has been previously locally designated. The history and architectural style of the property make it more than suitable to be rezoned to include the H-Historic District Properties Overlay.

4) The cost of maintenance and repair.

Staff Comments: Being rezoned to R2 with a H-Historic Properties District Overlay should not make the cost of maintenance and repair prohibitive.

5) Alternative uses.

Staff Comments: Changing the zoning of the property to add the H-Historic Properties District Overlay will not change the allowable uses for the property. The property will continue to be used as a single-unit dwelling.

6) General Community Planning.

Staff Comments: The City's Comprehensive Plans has a goal of protecting and enhancing cultural structures, activities, historic sites, and districts and their infrastructure. In addition, the City adopted its Racine Heritage Preservation Plan which outlines several goals and recommendations in preserving Racine's history and heritage. The first goal of this plan is to identify, document, and preserve heritage resources significant to Racine's heritage by promoting the designation of significant architectural and historical resources as landmarks and historic districts. Recommending adoption of this request would accomplish the above-mentioned goals of the City's adopted plans.

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 BASED ON THE FINDINGS OF FACT, THE REQUEST FROM SCOTT LEONARD AND KEVIN SHIRLEY SEEKING A REZONING FROM R2 SINGLE-FAMILY RESIDENCE DISTRICT TO R2 SINGLE-FAMILY RESIDENCE DISTRICT WITH A H-HISTORIC PROPERTIES DISTRICT OVERLAY AT 1144 MAIN STREET BE APPROVED AND THAT ZORD. 0004-25 BE ADOPTED.

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).

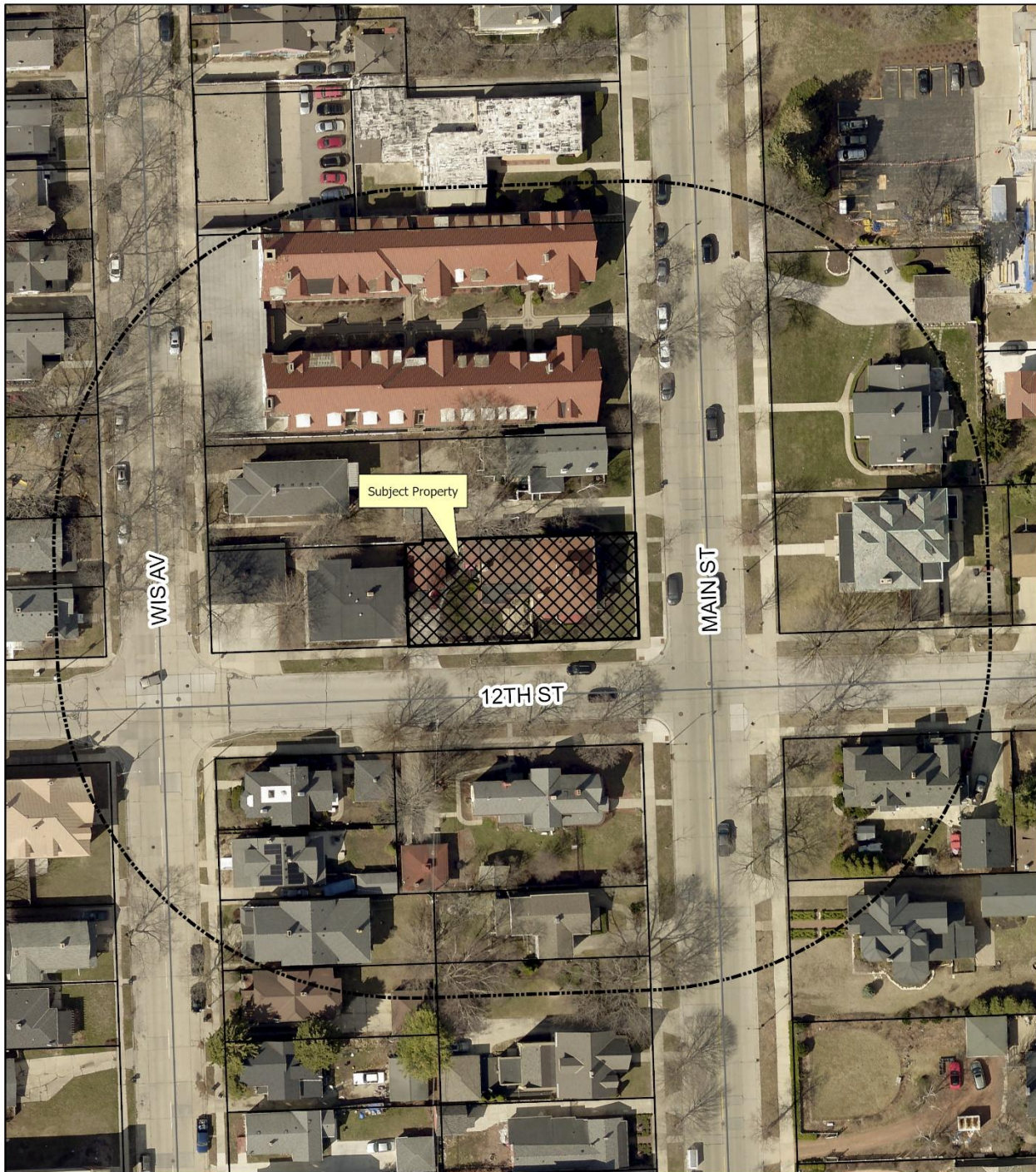


Zone Change - 1144 Main St



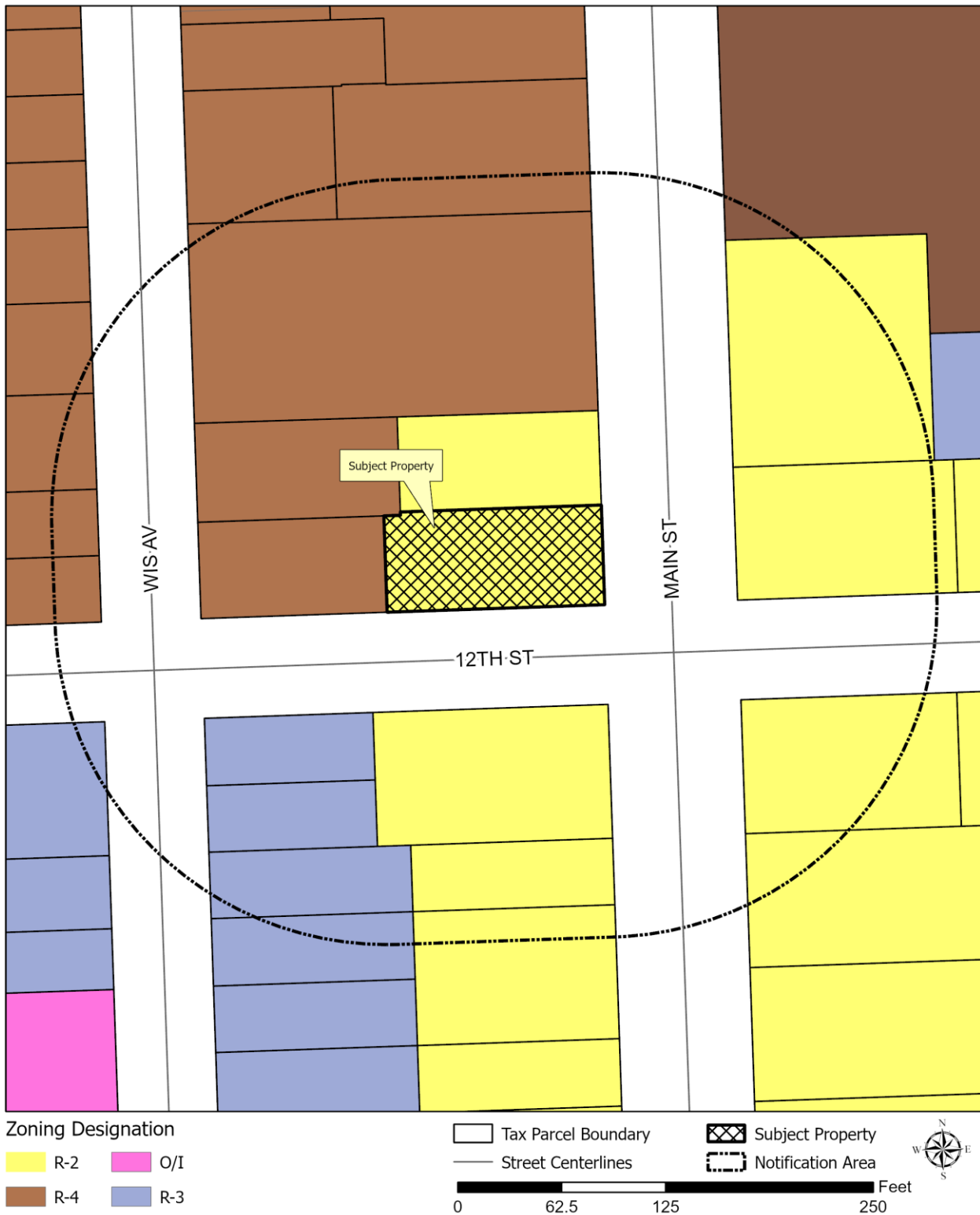


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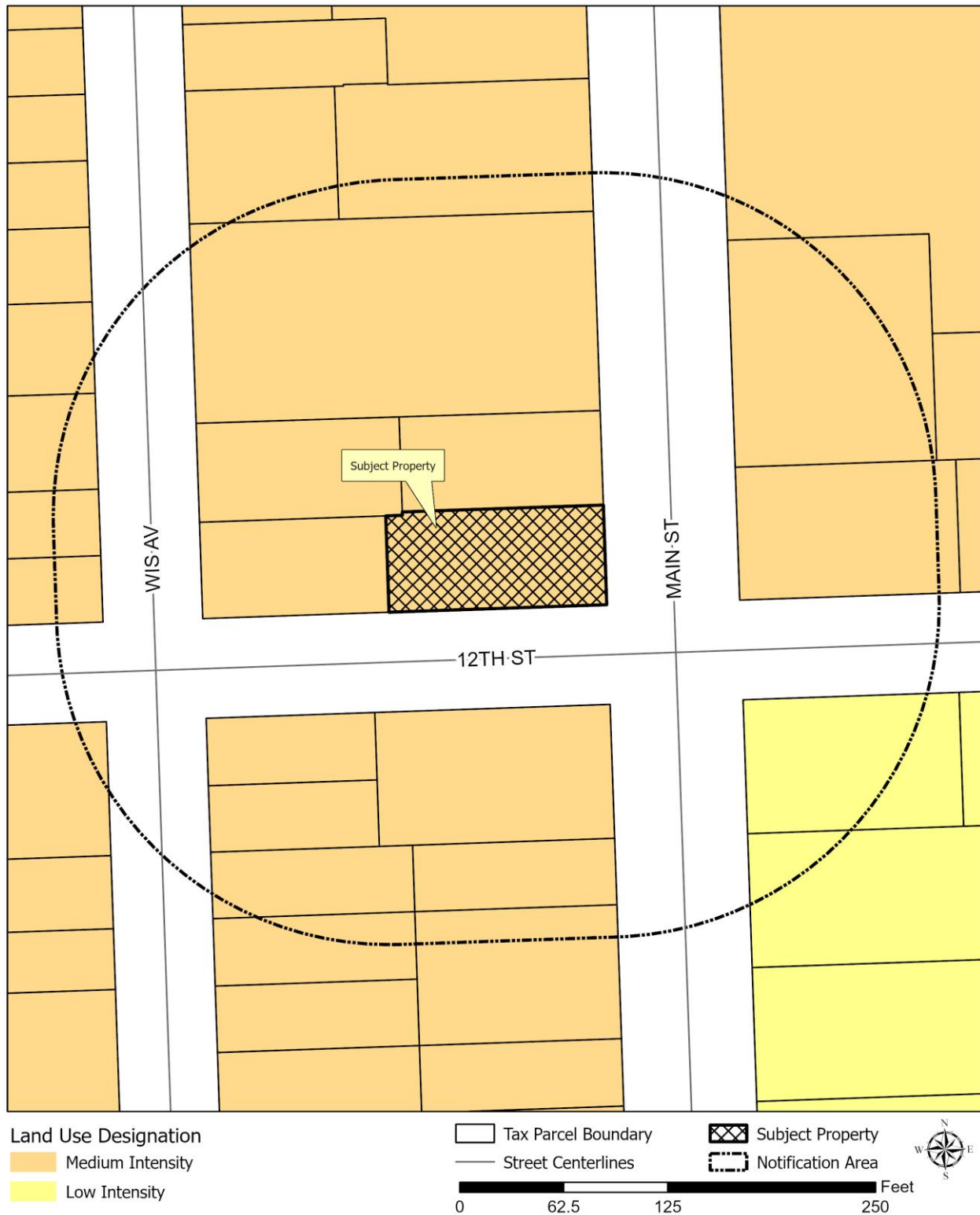


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Site Photos



Looking west at subject property



Looking northwest at subject



Looking west down 12th Street



Looking east down 12th Street



Looking east from Subject Property