

Frequently Asked Questions Access Corridor Overlay Districts

1. Why did I receive this notice/is my property in a proposed access corridor overlay district?

You have received this notice because your property or a portion of your property falls within the boundaries of a proposed access corridor overlay district.

2. What is an access corridor overlay district (sometimes called overlay district for short) and is this rezoning my property?

An access corridor district does not rezone your property; whatever the property is zoned now, remains unchanged. An access corridor district is applied to protect in historical areas, neighborhoods areas and traffic corridors or encourage types of development which best fit into the character of area either by how they're designed or the type of use or activity proposed.

3. Do these access corridor and overlay districts already exist in other places of the City?

Yes, the city has other access corridor districts dating back to 1990. Some examples are Douglas Ave., Uptown Area, West Racine, Downtown, and Regency Mall.

4. Why is this happening right now and where did this idea come from?

An access corridor overlay zone is used as a tool to help increase the quality of development. This current proposal is intended as a temporary measure until the zoning code can be updated. The bulk of the current zoning ordinance was written and adopted in 1973, and while it was updated and modernized in a few places over time, an overhaul is needed. The overlay will help to ensure quality and consistency in development until an updated zoning ordinance can be adopted. This update is anticipated to begin in 2022. It is anticipated the base zoning under an updated code would replace the need for these overlay districts.

5. What are the boundaries of the overlay district based on and where are the others located?

Following this FAQ document, there is a map showing where the proposed overlays are located throughout the City.

6. Will this increase my taxes or my assessment?

No, the access corridor overlay zone does not have any bearing on the taxation or assessment process and is not a factor in either calculation.



7. Does this stop me from selling or renting my property?

No, you are still able to sell or rent your residential property regardless of if this is approved. More careful review will be applied to commercial properties to ensure compliance with existing plans, types of uses, compatibility with adjacent uses, pre occupancy reviews, project design, site layout, parking, landscaping, lighting, signage.

8. Is this shutting my business down or will I have to move?

No, an access corridor overlay zone does not require you to change anything about your property or how you currently use it.

9. What types of projects are reviewed, who reviews them, and what are the criteria?

Projects involving residential properties with over two living units, office and institutional uses, business uses, recreational uses, and industrial uses. The Department of City Development conducts the project reviews. The criteria used are compliance with existing plans, types of uses, compatibility with adjacent uses, pre occupancy reviews, project design, site layout, parking, landscaping, lighting, signage; all of which are based on [adopted plans](#) and the [zoning ordinance](#) which are accessible by clicking the blue links.

10. Am I grandfathered?

Yes, your property is considered grandfathered if it is legally occurring prior to possible approval of the proposed access corridor overlay districts. Anything currently which is currently legally taking place, or which currently and legally exists on the property, is allowed to continue.

11. How can I see the full set of proposed rules?

The proposed ordinance follows this FAQ section and the maps of the proposed access overlay districts.

12. Who is my Alderman on the Common Council?

Your Alderman and their contact information can be found on the [City's website](#).

13. How can I support/oppose this proposal?

Comments may be submitted to the Department of City Development by fax at (262) 635-5347, via email at citydevelopment@cityofracine.org or mailing to Department of City Development, 730 Washington Avenue, Racine, WI 53403. Written comments regarding the proposal may be submitted until 4:00 p.m. on Tuesday, January 26, 2021. Any comments will be entered into the permanent record.





Those wishing to speak to the Commission during the hearing may do so by signing up in advance by emailing citydevelopment@cityofracine.org or calling (262)636-9151 before 4:00 PM on Tuesday, January 26, 2021; comments are limited to three minutes, but be aware that the Commission hearing is not a question and answer format.

14. How can I ask another question?

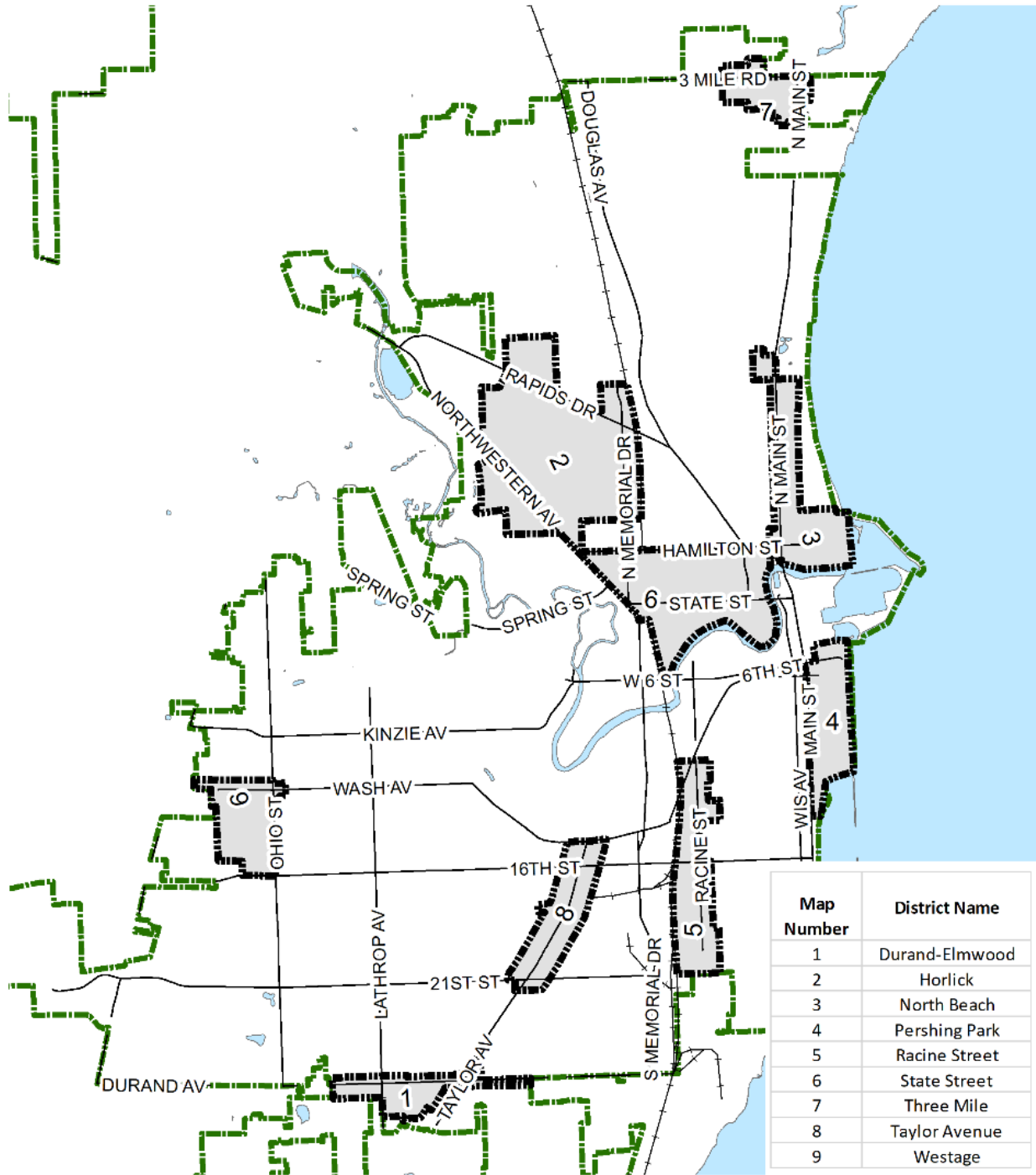
Emailing citydevelopment@cityofracine.org with your question, contact information, which access corridor overlay you are proposed to be part of (the map on the backside of your notice has the title of the overlay at the top) and what address your property is; all of this information is important so staff can research your question and provide you with an answer. A staff member will respond to your inquiry as soon as possible.



See next page for map of proposed overlay districts.





Proposed Access Corridor Overlay Districts



 Proposed District Boundary  City Boundary

0 625 1,250 2,500 3,750 5,000 Feet

