



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: Steven Madsen – (262) 636-9151 steven.madsen@cityofracine.org

Case Manager: Steven Madsen

Location: 1029 Grove Ave

Applicant: Chance Celeste

Property Owners: Chance Celeste

Request: Consideration of this amendment which would change the zone from B1 Neighborhood Convenience District to an R2 Single-Family Residence District at 1029 Grove Ave.

BACKGROUND AND SUMMARY: The request would be to allow a potential buyer to be able to build a residence on this lot. The property is currently vacant and is zoned for neighborhood convenience.



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

GENERAL INFORMATION

Parcel Number: 10294000

Property Size: 4791.6 square feet

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.

Corridor or Special Design District?: N/A

Historic?: No

Current Zoning District: B1 Neighborhood Convenience District

Purpose of Zone District: The B1 neighborhood convenience district is intended to provide convenience shopping to close proximity for persons residing in nearby residential areas by allowing only such uses as are necessary to satisfy basic shopping needs which occur daily or frequently, and selected additional uses which normally attract little vehicular traffic and are otherwise compatible with residential areas.

Proposed Zone District: R2 Single-family Residence District

Intent of proposed 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.

Existing Land Use: Vacant

Surrounding Zoning and Land Uses:

North	R-2 Single Family Residence	Dwellings
East	B-1 Neighborhood Convenience	Real Estate Business
South	B-1 Neighborhood Convenience	Dwellings
West	R-2 Single Family Residence	Dwellings

ANALYSIS:

Development Standards:

Density ([114-294](#): Article V, Div. 2. Subdivision III)

Standard	Required	Provided
Lot Area	6,000 Sq ft	4,791 Sq ft
Lot Frontage	50 feet	40 Sq ft
Floor Area Ratio	Na	Na

Building design standards (114-Secs. [735.5](#) & [736](#)): The existing lot has no buildings so this does not apply.

Off-street parking and loading requirements (114- [Article XI](#)): The existing lot has no buildings so this does not apply.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): If zoned R2 there would be no landscaping, screening, or yard requirements.

Sign Regulations (114-[Article X](#)): The proposed use will be a house and we are not predicting there would be any signage.

Outdoor lighting, signs ([114-Sec. 742](#)): If zoned R2 there would be no lighting regulations.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): If zoned R2 they would not be allowed to have any outdoor storage and will be served by municipal trash pick-up.

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: The existing use is an extension of the Neighborhood Convenience district to the west of the property. This lot is located between two residential units. With its current use as a parking lot, a higher and better use would be for it to be used as a residential property under R2. This use would match the intensity of the neighborhood. Rezoning this lot would make the zoning of the block more cohesive. This would make it similar to the uses of property in the general area which are dwellings.

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

Staff Comments: The zoning classifications in the general area are generally R2 Single Family Residence District with a neighboring B1 Neighborhood Convenience District along commercial corridor of West Blvd. This parcel is located between lots that are zoned R2. Rezoning this lot would make the zoning of the block more cohesive. An R2 district would allow for the development of a single-family residence.

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

Staff Comments: The existing lot is not suitable for permitted use under the existing zoning classification. This lot would create more value to the neighborhood under the proposed zoning classification. Rezoning would make the zoning of the block more cohesive.

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: New development permitted under the zoning classification, B1 has taken place in along the commercial corridors of West Blvd. and Washington Ave not within the residential neighborhood where it is situated. With adequate opportunities for other buildings in this area to fulfill this use there exists little or no demand for this lot to be developed. Since this lot is located between two residential buildings this lot would best fit neighborhood character by being zoned as a R2 Single Family Residence District.

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

Staff Comments: The Comprehensive Plan has goals for strengthening neighborhoods. This change would facilitate the potential to get this property back into use which could strengthen the neighborhood with a compatible 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 this amendment be adopted, which would rezone 1029 Grove Ave from B1 Neighborhood Convenience District to R2 Single-Family Residence District.

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 - 1029 Grove Avenue





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Land Use Designation

- Commercial
- Governmental and Institutional
- High Density Residential

- Tax Parcel Boundary
- Street Centerlines

- Subject Property
- Notification Area

0 50 100 200 Feet



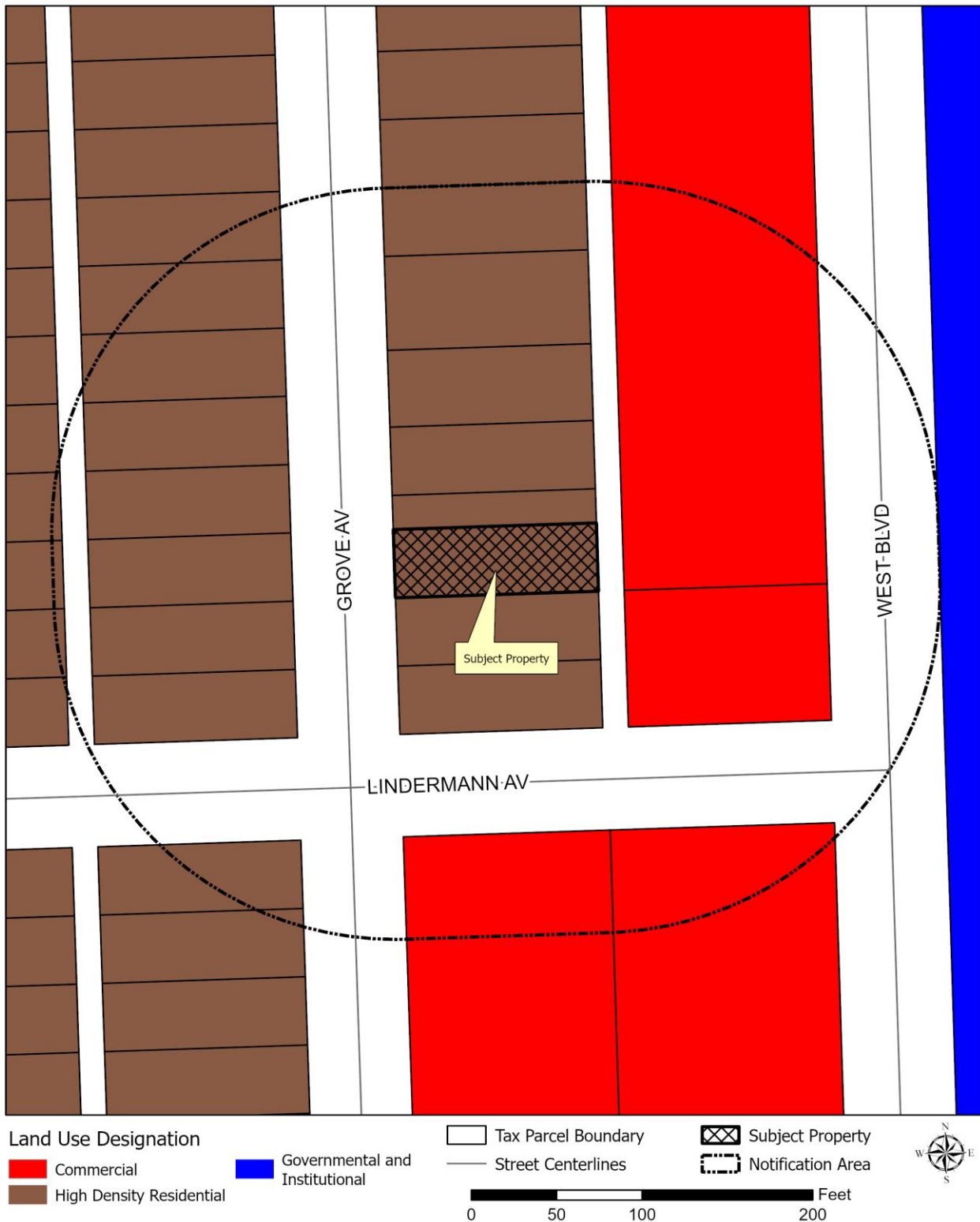


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Site Photos



Looking East at the Property



Looking South at Grove Ave



Looking North at Grove Ave



Looking South at West Blvd