



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 3/20/2023

To: Mayor and Planning, Heritage and Design Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Jeff Hintz – (262) 636-9151 jeff.hintz@cityofracine.org

Case Manager: Steven Madsen

Location: 1450 Summit Avenue

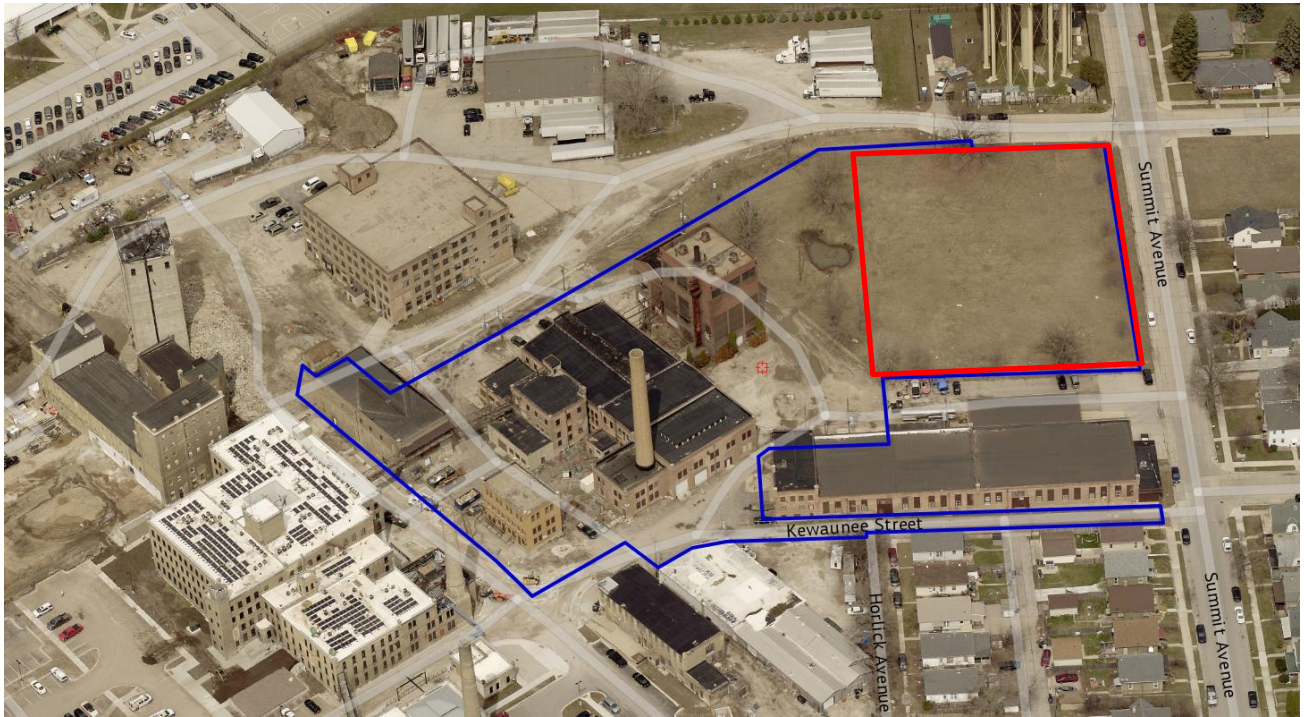
Applicant: Chris Doerner

Property Owners: 1450 Summit Avenue, LLC

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 1450 Summit.

BACKGROUND AND SUMMARY: The applicant has been approved to have a CSM and rezoning that will set up the remaining properties for phase four of the development at the old Horlick site. This review is for the design of the new construction building that are a part of this phase. The building will be 5 stories and have 100 market rate apartments that will be a mix of studio, 1, 2, and 3-bedroom units. It will have an outdoor terrace as well as a club room. The building will also have covered parking within the structure.

Sec. 114-735.5(a)(4) of the Municipal Code requires the Planning, Heritage and Design Review 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 outlined in blue, general building location outlined in red (image from City Pictometry).



Looking North East at the Southwest façade of the Proposed Building



Looking Northwest at the Southeast façade of the proposed building



Looking North at the Northwest corner of the proposed building



Looking Northwest at the Southeast façade of the building

GENERAL INFORMATION

Parcel Number: 08423000

Property Size: Approximately 188,000 square feet (4.31 acres)

Comprehensive Plan Map Designation: Mixed Use – Commercial Emphasis

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?: Horlick Corridor

Historic?: Yes

Current Zoning District: R-5/FD General Residence District with a Flex Development

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.

Existing Land Use: Mixed industrial uses

Surrounding Zoning and Land Uses:

North	I-2 General Industrial	Trucking Company
East	R-3 Limited General Residence	Single Unit Dwellings
South	R-5/FD General Residence/Flex Development	Multi-Unit Housing
West	R-5/FD General Residence/Flex Development	Multi-Unit Housing

ANALYSIS:

The proposed building uses a mix of materials and colors to avoid a mundane and monotone appearance. The variety of materials and 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. Most of the parking is hidden from view as it occurs within the first floor as covered by the building structure. The entire campus will have some surface parking areas for the overflow of residents and any guests. Generally, the development has the overall feeling of a residential block structure with the parking lots feeling more like on-street parking as compared to larger parking lots with rows of parking with drive aisles.

The building meets the intent and spirit of the requirements for one and two-unit dwellings and the requirements of non-residential properties as well. Commercial properties require a façade that 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 will complement the historic buildings that are being maintained and restored. This proposed new construction is expected to add character to the built environment and the general aesthetics of the campus.

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: BASED ON THE REVIEW OF THE SUBMITTED PLANS, THAT THE DESIGN SUBMITTED BY CHRIS DOERNER BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

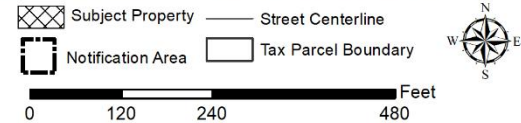
- a) That the plans presented to the Planning, Heritage, and Design Commission on March 20, 2023 be approved subject to the conditions contained herein.
- b) That all codes and ordinances are complied with and required permits acquired.
- c) That final design and specifications of the trash enclosure areas shall be reviewed and approved by the Department of City Development prior to installation.
- d) That final selection of site lighting (private street lights) styles and locations shall be reviewed and approved by the Department of City Development prior to installation.
- e) That final location of street pavers on the site shall be reviewed and approved by the Department of City Development prior to installation.
- f) That the final parking arrangement of surface parking locations adjacent to the proposed coffee shop shall be reviewed and approved by the Department of City Development.
- g) 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 Planning, Heritage, and Design Commission.

ATTACHMENTS:

- 1) Aerial Photo indicating the subject property;
- 2) Site photos of the property and general area; and
- 3) Submittal documents (view in legistar).



Design Review - The Summit (1450 Summit Ave)



Site Photos



Looking east from the site on St. Patrick Street



Looking westerly at proposed north building facade



Looking northwest across the overall campus



Looking southerly across the subject property



Looking northwest across the subject property from
Summit Avenue



Looking southwesterly at 1540 Summit Avenue

