

Department of City Development

Matthew G. Sadowski, MUP, AICP
Planning Manager



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ADMINISTRATIVE REVIEW
MEMO

Date: May 6, 2021

To: James Sayegh, Principal + CDO
Elmdale Partners
5301 Dempster, Suite 300
Skokie, IL 60077

From: Matthew G. Sadowski, Planning Manager *MGS*

Subject: **Access Corridor Review**
2234 Northwestern Avenue; StorSafe at Belle City Square

I have reviewed the materials submitted to the Department of City Development, Division of Planning and Redevelopment, on April 22, 2021 for the above described self-storage facility (subject plan). The application is **DENIED** based on its inconsistency with the following:

1. The Horlick Redevelopment Area as established by the Redevelopment Authority of the City of Racine (RDA) in 2003.
2. The Malted Milk Company Redevelopment Area Study: 2005 prepared for the RDA in 2005.
3. The document titled A Comprehensive Plan for the City of Racine:2035, adopted in 2009, that identifies the subject property as reserved for mixed use development having a residential and commercial emphasis. Storage and warehousing are considered industrial uses under the City's zoning ordinance: Chapter 114, Sec. 587.
4. The document titled Project Plan, Tax Increment District No. 25, Horlick Campus Redevelopment.
5. The subject plan is inconsistent with the on-going redevelopment efforts of adjacent properties within the redevelopment area.

If you disagree with this denial, you may file an appeal with the director of city development within 15 days of the issuance of this decision (114-639. (h)). The planning, heritage and design commission shall consider the appeal and make a recommendation to the common council within 30 days after an appeal is filed.

If you have any questions regarding this matter, please feel free to contact me by telephone at (262)636-9152, or by email at matthew.sadowski@cityofracine.org.

CC: Cory Mason, Mayor
Marcus West, Alderman
Billy J. Bowers, Director of City Development
Matt Rejc, Assistant Director of City Development
Jeff Hintz, Associate Planner
Michelle Cook, Associate Planner a

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