



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 8/16/2021

To: Mayor and Plan Commission Members

From: City Development Department, Division of Planning and Redevelopment

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

Case Manager: Jeff Hintz

Location: 1710 and 1734 Washington Avenue

Applicant: CCM-Washington Racine, LLC

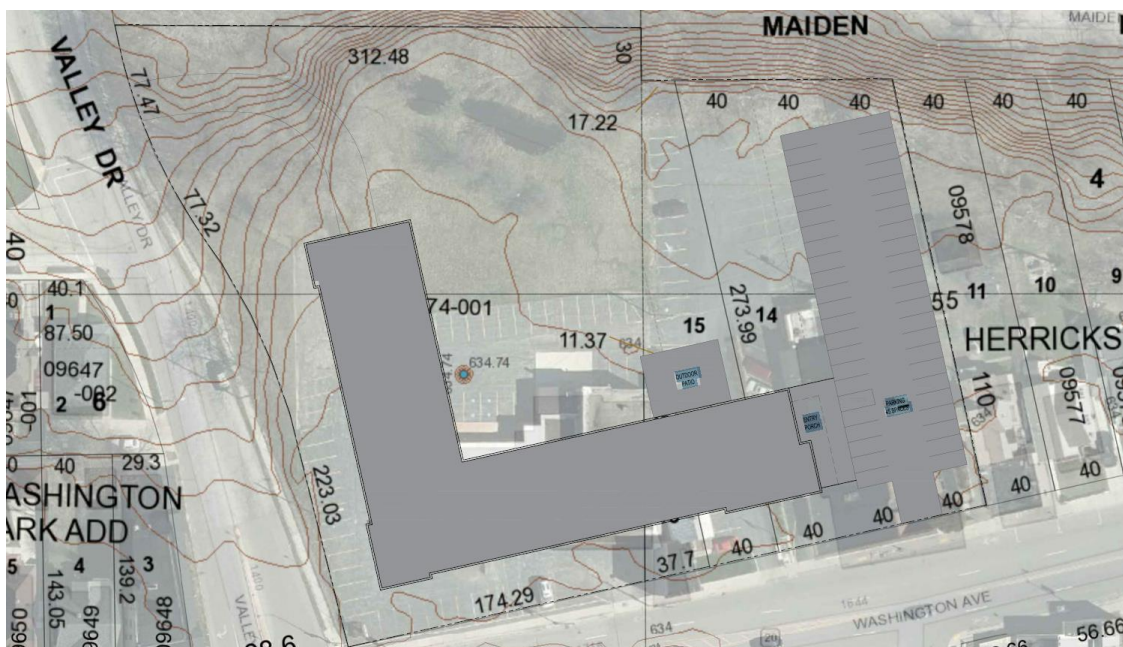
Property Owner: CCM-Washington Racine, LLC

Request: Consideration of a change of zone from a rezoning from R-3 Limited General Residence District and B-2 Community Shopping Zone District to O-I Office Institutional Zone District at 1710 and 1734 Washington Avenue as allowed by Sec. 114-77 of the Municipal Code. The proposed Zoning Ordinance is ZOrd.0001-21.

BACKGROUND AND SUMMARY: The existing building would be demolished and a new multi-unit building comprising 98 apartments with a mix of one and two bedroom units. 74 garage spaces and 44 surface spaces are indicated on the concept plan. A future Conditional Use Permit will finalize the details and specifications of the proposed building upon proper hearings and notification of surrounding property owners. The consideration is only for the rezoning of the property and the building design, massing, scale and site plan review would come at a future date.



Birdseye view of the property, indicated in red (image from City Pictometry).



Concept site plan for the property, submitted by applicant

GENERAL INFORMATION

Parcel Number: [10074001](#) and [09581000](#)

Property Size: 2.14 acres

Comprehensive Plan Map Designation: Governmental and Institutional

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.
- Protect and enhance cultural structures, activities, historic sites and districts and their infrastructure.
- Preserve and enhance the historic and cultural resources and character of the City.

Corridor or Special Design District?: Uptown Corridor

Historic?: No.

Current Zoning District: B-2 Community Shopping (1710 site) and R-3 Limited General Residence

Purpose of Zone District: The B2 community shopping district is intended to accommodate the needs of a much larger consumer population than is served by the neighborhood convenience district, thus a wider range of uses and structure sizes is permitted for both daily and occasional shopping.

The R3 limited general residence district is intended to provide areas which are to be occupied substantially by single-family and two-family dwellings and attached dwellings. It is designed to accommodate limited apartment dwellings while maintaining a low density owner-occupancy character.

Proposed Zoning: O-I Office/Institutional

Intent of proposed Zone District: The O-I office/institutional district is designed primarily to accommodate office buildings, civic and governmental structures, and educational and institutional buildings in a mutually compatible environment. Compatible apartment structures may be allowed by conditional use permit.

Existing Land Use: Vacated religious institution (1734 property) and mixed use commercial storefront with apartments (1710 property).

Surrounding Zoning and Land Uses:

North	R-3 Limited General Residence	Athletic practice field
East	B-2 Community Shopping	Multi-unit office building
South	B-2 Community Shopping	Automobile sales business
West	R-3 Limited General Residence	Multiple unit dwelling

ANALYSIS:

Development Standards (under the flex):

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

Standard	Required	Provided
Lot Area	12,000 square feet minimum	2.14 acres
Lot Frontage	100 feet minimum	250 feet
Floor Area Ratio	2.5 maximum	1.01 estimated

Setbacks ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)):

Yard	Required	Provided
Front (Washington)	25 feet	N/A
Corner Side (west)	15 feet	N/A
Side (east)	8 feet	N/A
Rear (south)	30 feet	N/A

Building design standards (114-Secs. [735.5](#) & [736](#)): Will be reviewed when and if a conditional use permit for a multiple unit dwelling is applied for other development is applied for.

Off-street parking and loading requirements (114- [Article XI](#)): Will be reviewed when and if a conditional use permit for a multiple unit dwelling or other development is applied for.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): A landscaping plan with specifications of plantings was not submitted, but is required and will be reviewed when and if a conditional use permit for a multiple unit dwelling or other development is applied for.

Sign Regulations (114-[Article X](#)): Signage has not been included with this request. Signage would be reviewed by the Department of City Development prior to permitting and installation and during the conditional use permit for a multiple unit dwelling other development is applied for.

Outdoor lighting, signs ([114-Sec. 742](#)): A lighting plan with specifications of plantings was not submitted, but is required and will be reviewed when and if a conditional use permit for a multiple unit dwelling or other development is applied for.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): All trash is required to be screened from public view. This will be reviewed when and if a conditional use permit for a multiple unit dwelling or other development is applied for.

REQUIRED FINDINGS OF FACT:

ZONE CHANGE FINDINGS (Sec. 114-82. - Findings of fact and recommendations of plan 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 uses in this area are a mix of higher density residences and underutilized retail or mixed use buildings; the overall feel of the general area on the north side of Washington in this block is residential in nature, however it is of higher density residential in close proximity to a public high school and State highway. The proposed zoning of office and institutional makes much more sense than the current zoning which is intended for usage within areas of low density residential usage. The proposed zoning would allow for uses and a scale which is more appropriate and consistent with adopted plans when compared to the existing zoning.

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

Staff Comments: The property is located at a very visible intersection on a state highway, the general area is zoned for somewhat dense residential uses and neighborhood serving commercial uses. The surrounding zone districts are much more intensive and allow for more appropriate usage than the present zoning on this property. The property subject to this request was previously a religious institution and the zoning did work for that use, but in terms of transitioning to a new use, is extremely limiting and would not allow for the density of dwelling units, of other types of uses a corridor such as Washington Avenue through Uptown needs to have for success. O/I zoning allows for professional offices and facilities with a mix of uses allowable through conditional use permit, which would present far greater opportunity for this property, at this location given the nature and build out of the surrounding land uses.

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

Staff Comments: Given that the properties surrounding this property are a mix of uses and the entire Washington Avenue corridor through Uptown is a mixed use corridor, the current zoning on this property needs to be changed. O/I is consistent with the adopted land use plan for the City and allows for uses which would present employment opportunities to bring much needed professional office type jobs to the area. The applicant does intend to pursue a conditional use permit to establish dwellings, but the zone district would allow for a mix of uses or other uses should the anticipated proposal not come to fruition.

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: At this time, the property is vacant and was once a church. The trend of development in general shows a need for more housing in the entire nation and this holds true in our community as well. More locally focused, trends would also call for more modern office space of a higher quality (class) than what is typically found in the general area of this proposal as well. The anticipated future proposal for this is for a housing development, which would also be allowable in this zone district and also be a development which would fit current trends of development. Housing stock in any community is always in need of updating from owner occupied to rental so current desires, styles, and arrangements can be supplied to the market. That trend is expected to continue and grow well into the future and especially as more buyers look to get into the housing market and own and as owners look to transition into units with less maintenance responsibility.

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

Staff Comments: The Comprehensive Plan calls for this area to be government or institutional on the land use element within the document. This proposal to rezone fits this completely. The proposed zoning district is the best choice for the property and would allow, among other things, governmental and institutional office, but also allows for other uses on the property via conditional use (such as multi-unit dwellings which are being contemplated by the applicant). State statutes mandate municipalities zone in accordance with an adopted comprehensive plan and as such, this request for a rezoning does fit with the objectives, goals and land use plan map for the City of Racine.

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.
5. Defer with a continuance of the public hearing to a date certain.

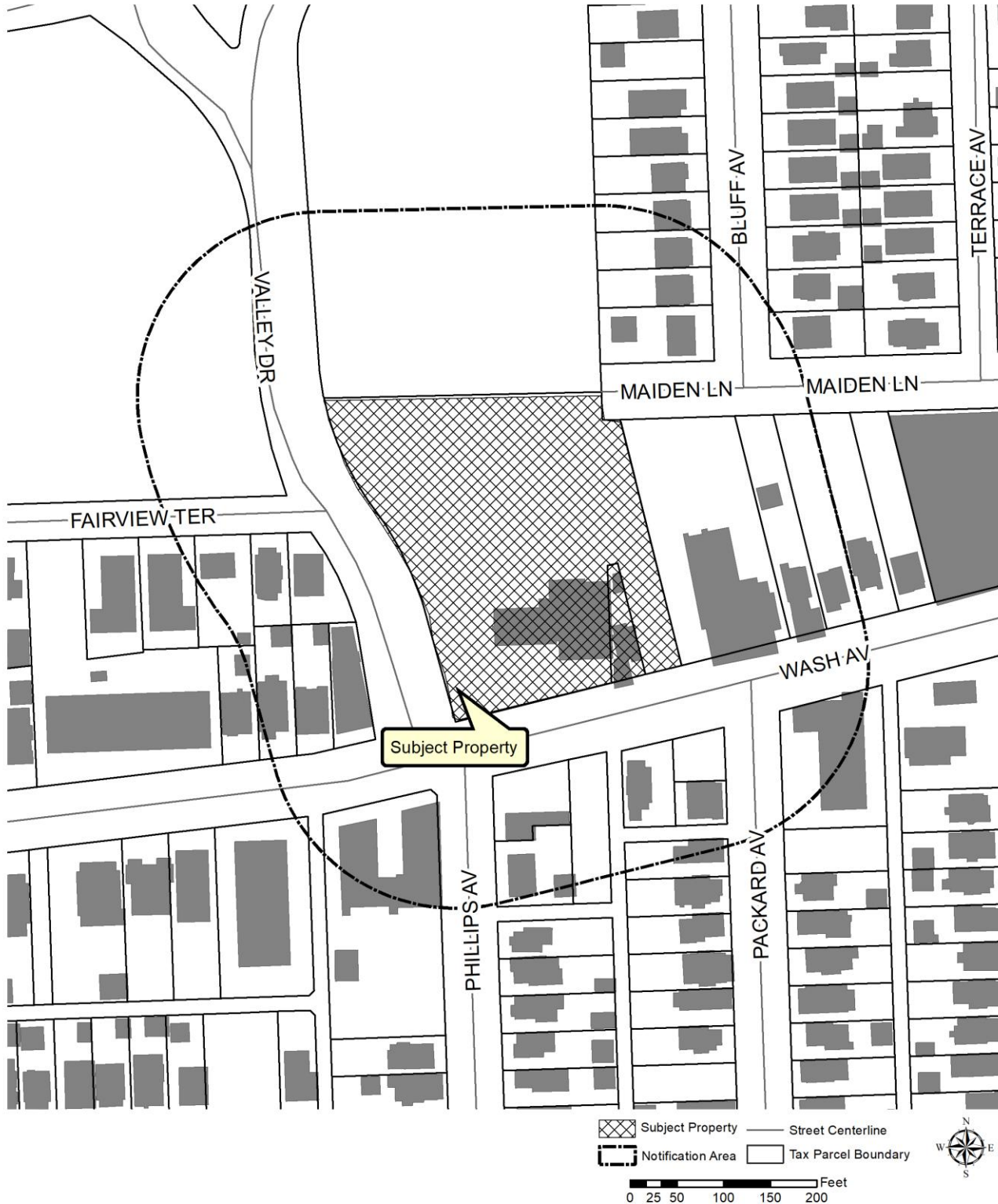
STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM CCM-WASHINGTON RACINE, LLC, SEEKING A REZONING FROM R-3 LIMITED GENERAL RESIDENCE DISTRICT AND B-2 COMMUNITY SHOPPING ZONE DISTRICT TO O-I OFFICE INSTITUTIONAL ZONE DISTRICT AT 1710 AND 1734 WASHINGTON AVENUE BE APPROVED AND THE ORDINANCE, ZORD. 0001-21 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).

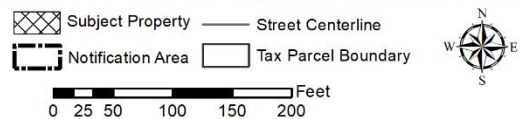


Zone Change Request - 1710 & 1734 Washington Avenue





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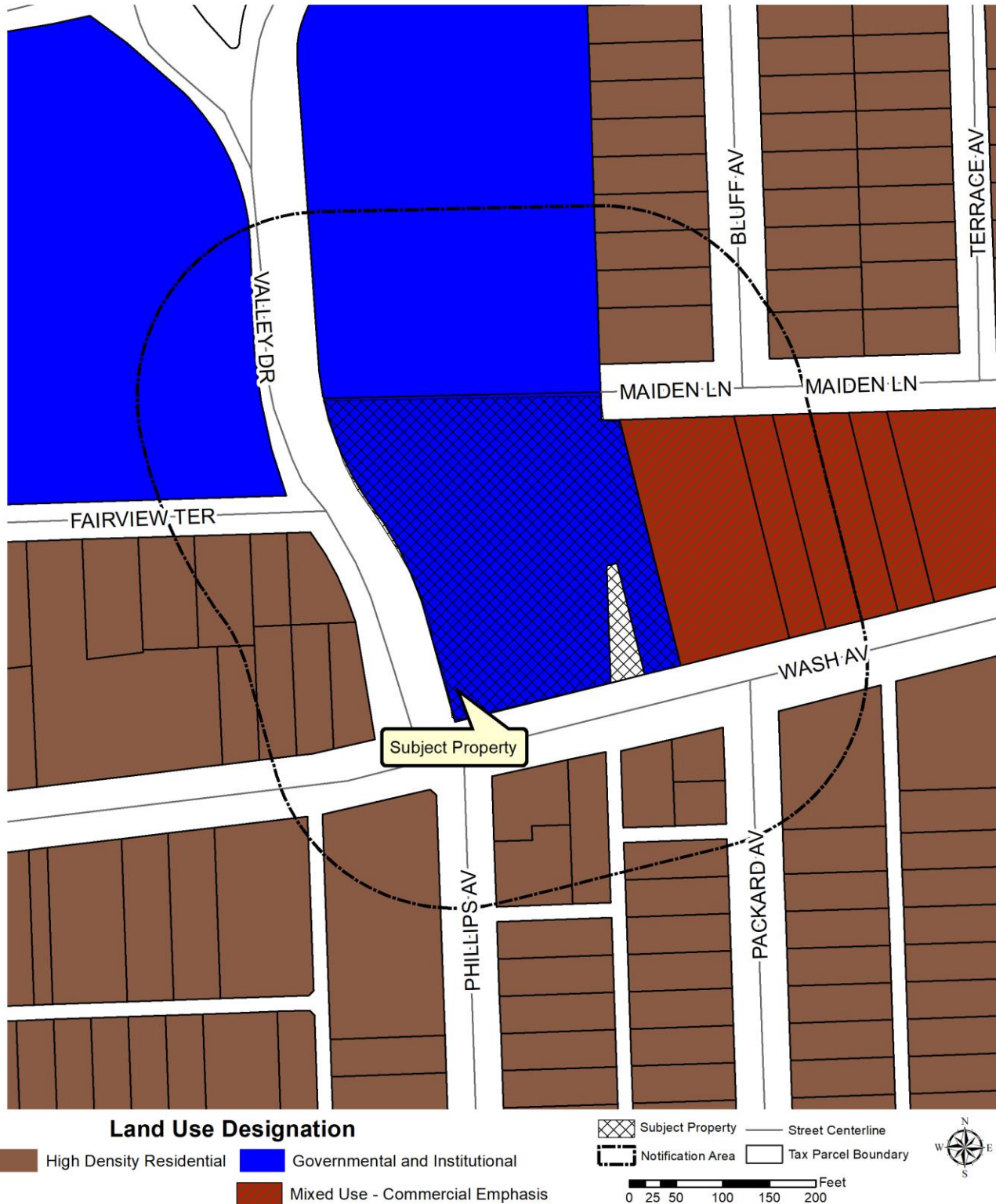


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Site Photos



Looking north at property from Washington Avenue



Looking south from subject property



Looking west from subject property



Looking north along Valley Drive (subject property on right)



Looking east at subject property



Looking east along Washington Avenue