



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 6/15/2026

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

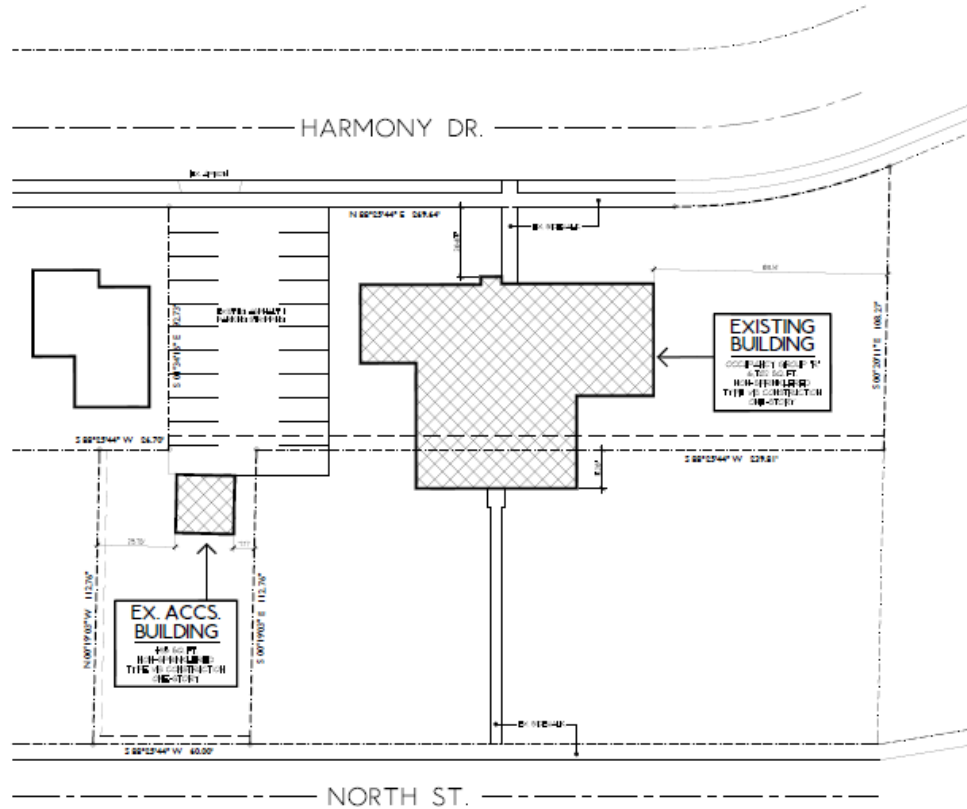
Location: 1101 Harmony Drive

Applicant: 1013 Harmony, LLC

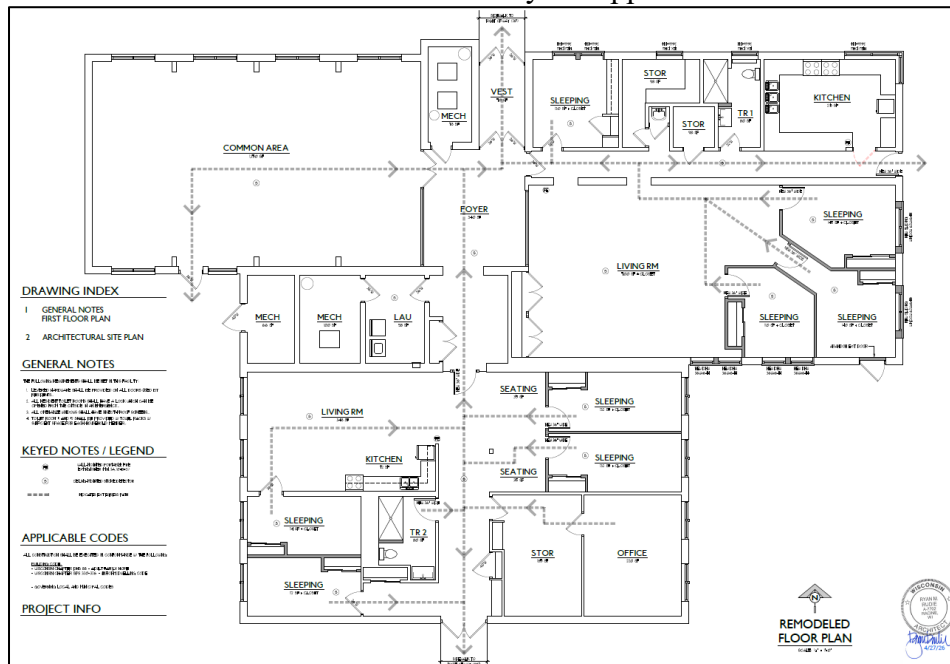
Property Owner: 1013 Harmony, LLC

Request: Consideration of a request from 1013 Harmony, LLC represented by Jason Frank of Rudie/Frank Architecture for a change of zone for 1101 Harmony Drive located in a R-2 Single Family Residence Zone District, as allowed in Section 114-645 of the Municipal Code. The proposal is to rezone the property R-2 Single Family Residence Zone District with a Flex Development Overlay.

BACKGROUND AND SUMMARY: The applicant requests a zone change to 1101 Harmony Drive. The property is currently zoned R-2 Single Family Residence Zone District and is proposed to be zoned R-2 Single Family Residence Zone District with a Flex Development Overlay. The overlay is proposed to allow the adaptive reuse of the existing building to be used as a duplex. This use requires minimal changes to the exterior of the building.



Site Plan Submitted by the applicant.



Floor plan, submitted by the applicant.

GENERAL INFORMATION

Parcel Number: 18836005

Property Size: 32,599 square feet

Comprehensive Plan Map Designation: Medium Intensity

Consistency with Adopted Plans:

The Racine Comprehensive Plan states that:

- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.

Corridor or Special Design District?: N/A

Historic?: N/A

Current Zoning District: R-2 Single Family Residence

Purpose of 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.

Proposed Zoning: R-2 Single Family Residence with a Flex Development Overlay.

Intent of proposed Zone District: The flexible development overlay district is intended to permit redevelopment of property in circumstances in which a property, including its structures, site improvements and infrastructure, is suitable for reuse but the reuse is not consistent with the underlying zoning district, rezoning to another classification would permit other uses potentially detrimental to surrounding properties, and any potentially adverse effects of the intended reuse can be mitigated by conditions on the reuse.

Existing Land Use: Vacant

Surrounding Zoning and Land Uses:

North	R-2 Single Family Residence	Single Family Residential
East	R-2 Single Family Residence	Parking Lot
South	R-2 Single Family Residence	Single Family Residential
West	R-2 Single Family Residence	Single Family Residential

ANALYSIS:

Development Standards (under the flex):

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

Standard	Required	Provided
Lot Area	No minimum	32,599 square feet
Lot Frontage	30 feet	270 feet
Floor Area Ratio	0 maximum	.2

Setbacks ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)): Nonresidential uses are not required to provided yards, except as required in 114-470.

Yard	Required	Provided
Front (North)	25 feet	26.65 feet
Side (East)	6 feet	89.14 feet
Side (West)	6 feet	72.94 feet
Rear (South)	40 feet	-15.36 feet*

*The property is legally non-conforming.

Building design standards (114-Secs. [735.5](#) & [736](#)): No new buildings have been brought forward at this time any future building would need to meet the design standards for commercial buildings.

Off-street parking and loading requirements (114- [Article XI](#)): The provided parking meets the requirements of the zoning ordinance.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): The existing improvements on the property comply with the requirements of the municipal code.

Sign Regulations (114-[Article X](#)): Any future signage will requires permits, but would not require design review.

Outdoor lighting, signs ([114-Sec. 742](#)): All existing and new lighting will be required to be shielded or angled in a way that it does not glare on to surrounding residential properties.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): All existing trash storage facilities comply with local ordinance.

Engineering, Utilities and Access:

Access ([114-1151](#)): There are no proposed changes to the ingress and egress of the site and it should be adequate.

Surface drainage ([114-739](#) & Consult Engineering Dept.): The reuse of this existing building is not expected to alter drainage for the area or lot.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): All utilities are available for this site and the applicant proposal is not expected to impact the ability to service this area.

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: This is a residential neighborhood with a nearby school. Having a residential home such as an adult family home is compatible with these surrounding uses. The residential nature of the adult family home and the surrounding residences will be cohesive together. Do to the size of the building and the lot the overall density will be similar as the surrounding neighborhood.

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

Staff Comments: This area is within the zoning classification of R2 Single Family Residence District. Since this rezoning adds the flex overlay the proposed zoning is still compatible. The R2 District is designed for single-family neighborhoods so the proposed duplex would be dependent on the Flex Development Overlay to be permitted within this zoning district. This property being used as a duplex is not anticipated to affect the nature of the neighborhood.

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

Staff Comments: This property is being proposed as an adaptive reuse project. Rezoning this property will help to facilitate its redevelopment. The use of an adult family home will add to the residential feel of the neighborhood. This property is perfectly positioned for this adaptive reuse with the aid of the rezoning.

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: This neighborhood has been established for many years and does not have many vacant lots. There have not been substantial changes to this area other than the departure of the religious institution that was previously on this lot. This lot being put into reuse is the most notable recent development.

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

Staff Comments: The comprehensive plan calls for this block to be medium intensity. Medium intensity areas are described as having “more multi-unit residential development than low intensity areas and generally allow for smaller lot sizes and a greater variety of housing types.” This rezoning will allow for a greater variety of housing types by permitting this building to have two units.

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 THE REQUEST FROM 1013 HARMONY LLC REPRESENTED BY JASON FRANK OF RUDIE/FRANK ARCHITECTURE SEEKING A REZONING FROM R2 SINGLE-FAMILY RESIDENCE DISTRICT TO R2 SINGLE-FAMILY RESIDENCE DISTRICT WITH A FLEX DEVELOPMENT OVERLAY AT 1101 HARMONY DR BE APPROVED AND THAT THE DRAFT ORDINANCE ZORD. 0002-26 AND USE SUPPLEMENT BE FINALIZED AND RECOMMENDED FOR ADOPTION.

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 - 1101 Harmony Dr



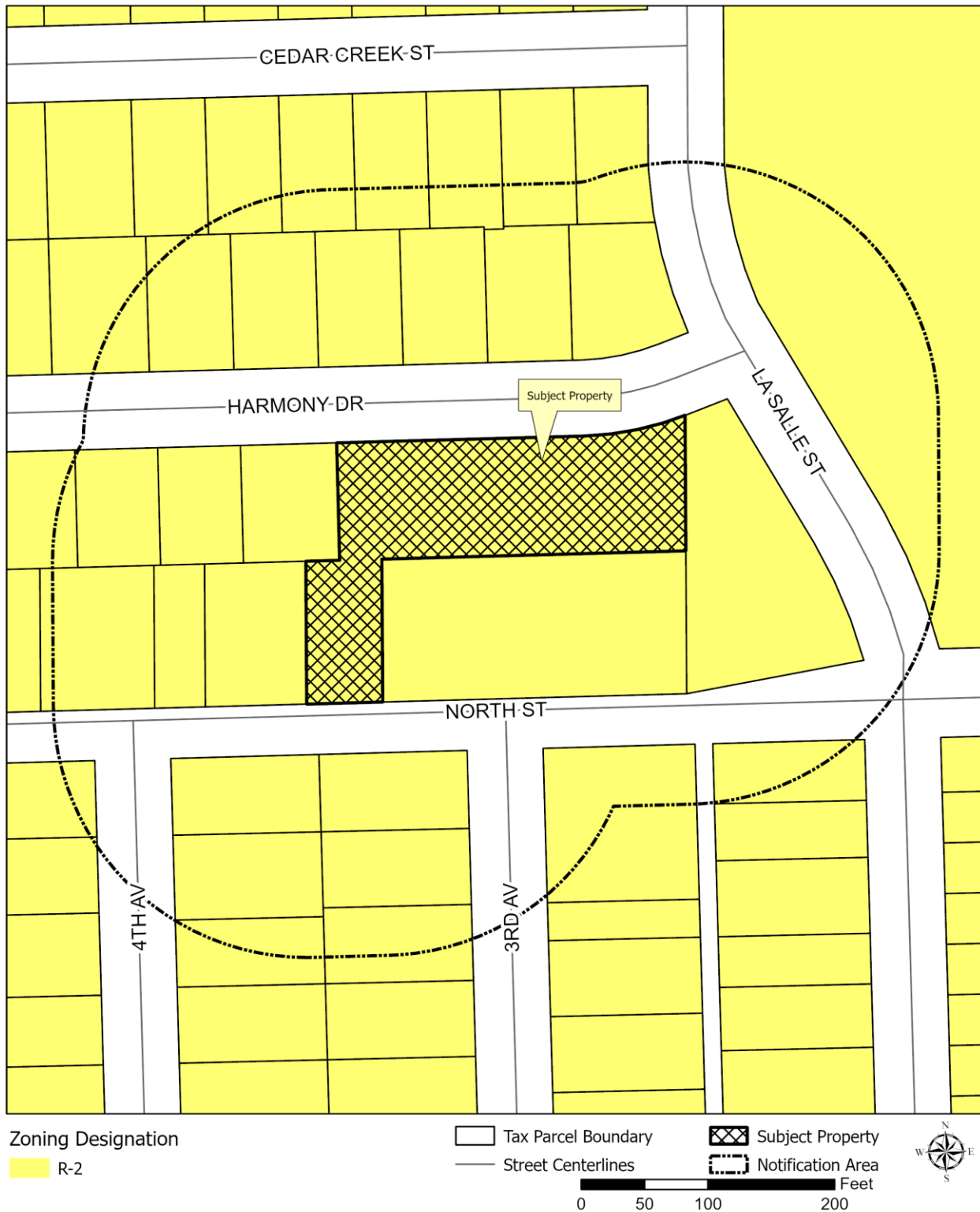


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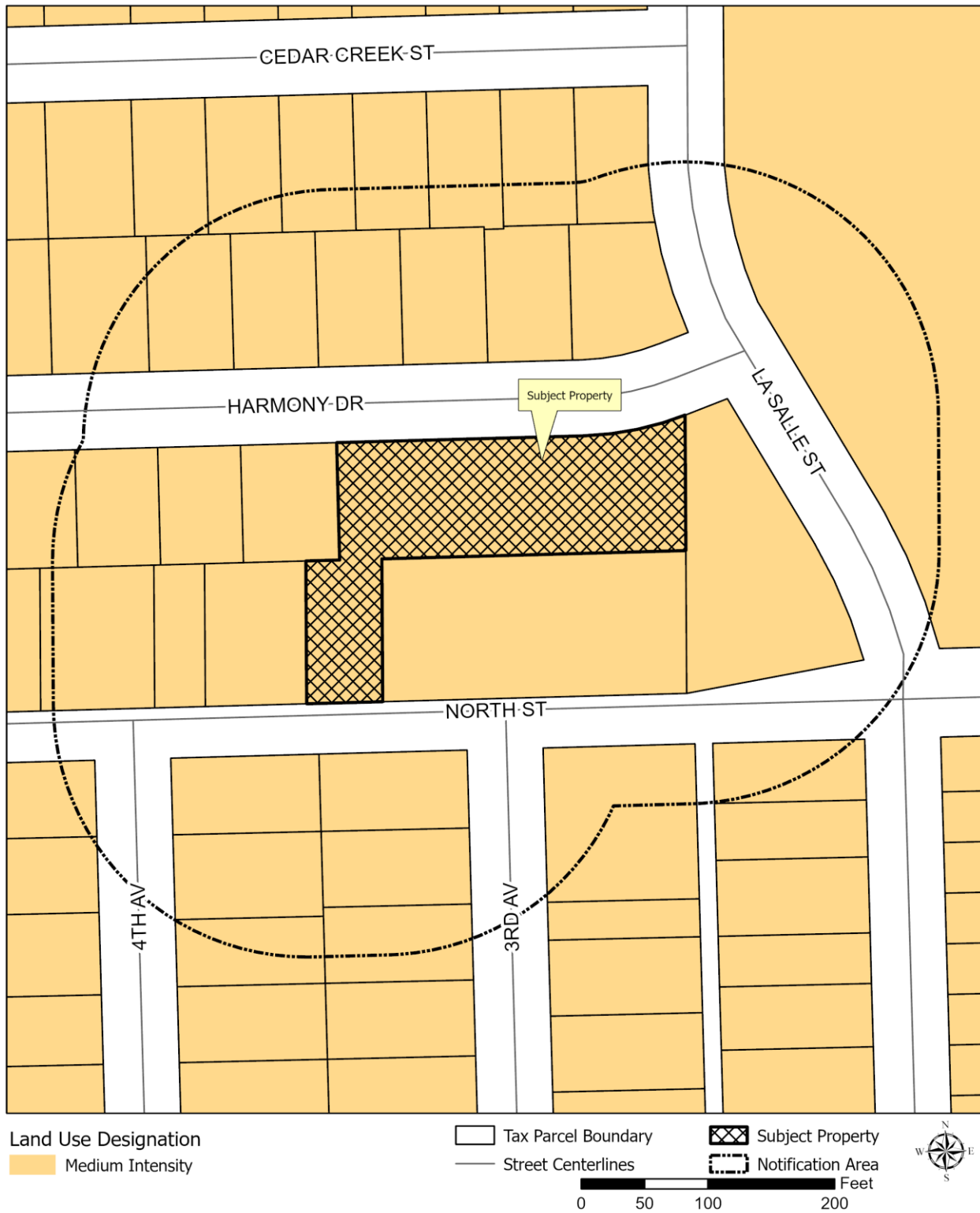


Zone Change - 1101 Harmony Dr





Zone Change - 1101 Harmony Dr



Site Photos



Looking Southeast at site



Looking South at site



Looking Southwest at site



Looking North at Site



Looking Northeast at site



Looking South across neighboring parcel