



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: Sixteenth Street

Applicant: N/A

Property Owner: Various

Request: Consideration of a request from The City of Racine Planning, Heritage and Design Commission to rezone the properties 1551, 1553 and 1601 Taylor Avenue, 2124, 2120 2116, 2113, 2114, 2108, 2102, 2101, 2026, 2022, 2018, 2019, 2015, 2014, 2010, 2009, 2007, 2006 2001, 2000, 1928, 1922, 1920, 1917, 1914, 1900, 1816, 1709, 1619, and 1608, Sixteenth Street, 1605 and 1609 Morton Avenue, 1601, 1602, 1604, 1605, 1551, 1550, and 1549 Phillips Avenue, 1605, 1604, 1601, 1600, 1573, 1567, 1564, 1563, 1562, and 1558 Packard Avenue, 1605, 1604, 1600, 1548, 1547, 1546, 1545, 1542, 1541 S. Memorial Drive and 1546, 1540 and 1536 Owen Avenue from B2 Community Shopping District, R3 Limited General Residence District, and I-2 General Industrial District to B1 Neighborhood Convenience District.

BACKGROUND AND SUMMARY: This relates to an application received from Phesal CKadan represented by Karim Qedan, seeking to rezone 1562 and 1558 Packard Avenue from R3 Limited General Residence District to B2 Community Shopping District as allowed by Sec. 114-77 of the Municipal Code.

GENERAL INFORMATION

Parcel Number: Various

Property Size: Various

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-3 Limited General Residence/ B-2 Community Shopping

Purpose of Zone District: 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.

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.

Proposed Zoning: B-1 Neighborhood Convenience

Intent of proposed 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.

Existing Land Use: Vacant

ANALYSIS:

The parcels in the proposed area of consideration have a mixture of uses and development patterns. The corridor itself has had numerous commercial businesses in it. The most recent developments in the corridor have been improvements to the store at 1564 Packard Ave. The zone change would allow for a greater number of uses to be permitted allowing for different kind of development and re-development to take place if the market were able to support it. This change would remove the bureaucratic barrier that would exist between a proposal and its subsequent development.

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 uses in the corridor are small commercial uses, a daycare, a gas station and residential units. The general area subject to this request functions in a mixed use manner, but the mix of uses isn't necessarily occurring on many of the individual properties, individually. The uses listed and present in the area are generally allowed in the B-1 zone, however some uses would be made to be non-conforming as they are more intensive than B-1 would allow. Overall, the B-1 zone allows for mixed use development at a neighborhood serving intensity and scale, making it a good fit for this overall area.

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

Staff Comments: The area along Sixteenth Street is currently divided between residential and commercial zones. This request would make the corridor a single mixed use zone giving a clear idea of what types of development the city would like to see all along the corridor.

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

Staff Comments: Most of the residential properties in the corridor are legal non-conforming for residential development. The change of zone would make all of the properties able to be developed for at least some use.

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: The only current development along this corridor has been improvements to 1564 Packard Ave. There are a couple of parcels that have sat vacant for some time. This change may facilitate development in vacant spaces.

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 allow for a mixture of uses and the B1 zoning classification would fit in the goals of the comprehensive plan.

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 THE PLANNING HERITAGE AND DESIGN COMMISSION TO REZONE THE PROPERTIES 1551, 1553 AND 1601 TAYLOR AVENUE, 2124, 2120 2116, 2113, 2114, 2108, 2102, 2101, 2026, 2022, 2018, 2019, 2015, 2014, 2010, 2009, 2007, 2006 2001, 2000, 1928, 1922, 1920, 1917, 1914, 1900, 1816, 1709, 1619, AND 1608, SIXTEENTH STREET, 1605 AND 1609 MORTON AVENUE, 1601, 1602, 1604, 1605, 1551, 1550, AND 1549 PHILLIPS AVENUE, 1605, 1604, 1601, 1600, 1573, 1567, 1564, 1563, 1562, AND 1558 PACKARD AVENUE, 1605, 1604, 1600, 1548, 1547, 1546, 1545, 1542, 1541, S MEMORIAL DR AND 1546, 1540 AND 1536 OWEN AVENUE FROM B2 COMMUNITY SHOPPING DISTRICT, R3 LIMITED GENERAL RESIDENCE DISTRICT, AND I-2 GENERAL INDUSTRIAL DISTRICT TO B1 NEIGHBORHOOD CONVENIENCE DISTRICT BE APPROVED AND THAT THE DRAFT ORDINANCE ZORD. 0003-26 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).

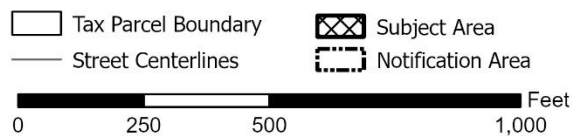


Sixteenth Street Corridor Zone Change



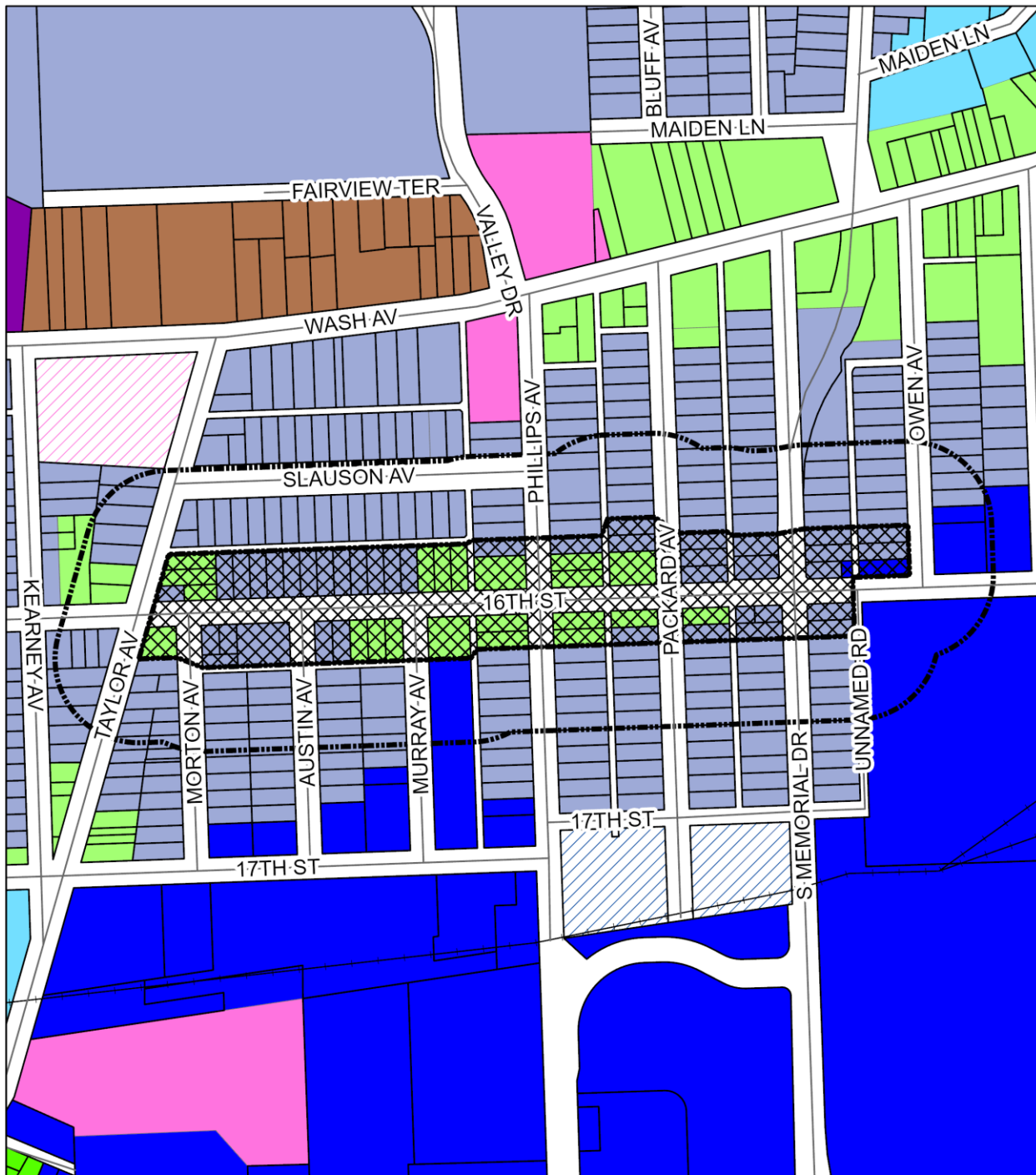


Sixteenth Street Corridor Zone Change





Sixteenth Street Corridor Zone Change



Zoning Designation

B-1	O/I	I-2	R-3
B-2	O/I/FD	I-2/FD	R-4

— Tax Parcel Boundary

— Street Centerlines

Subject Area

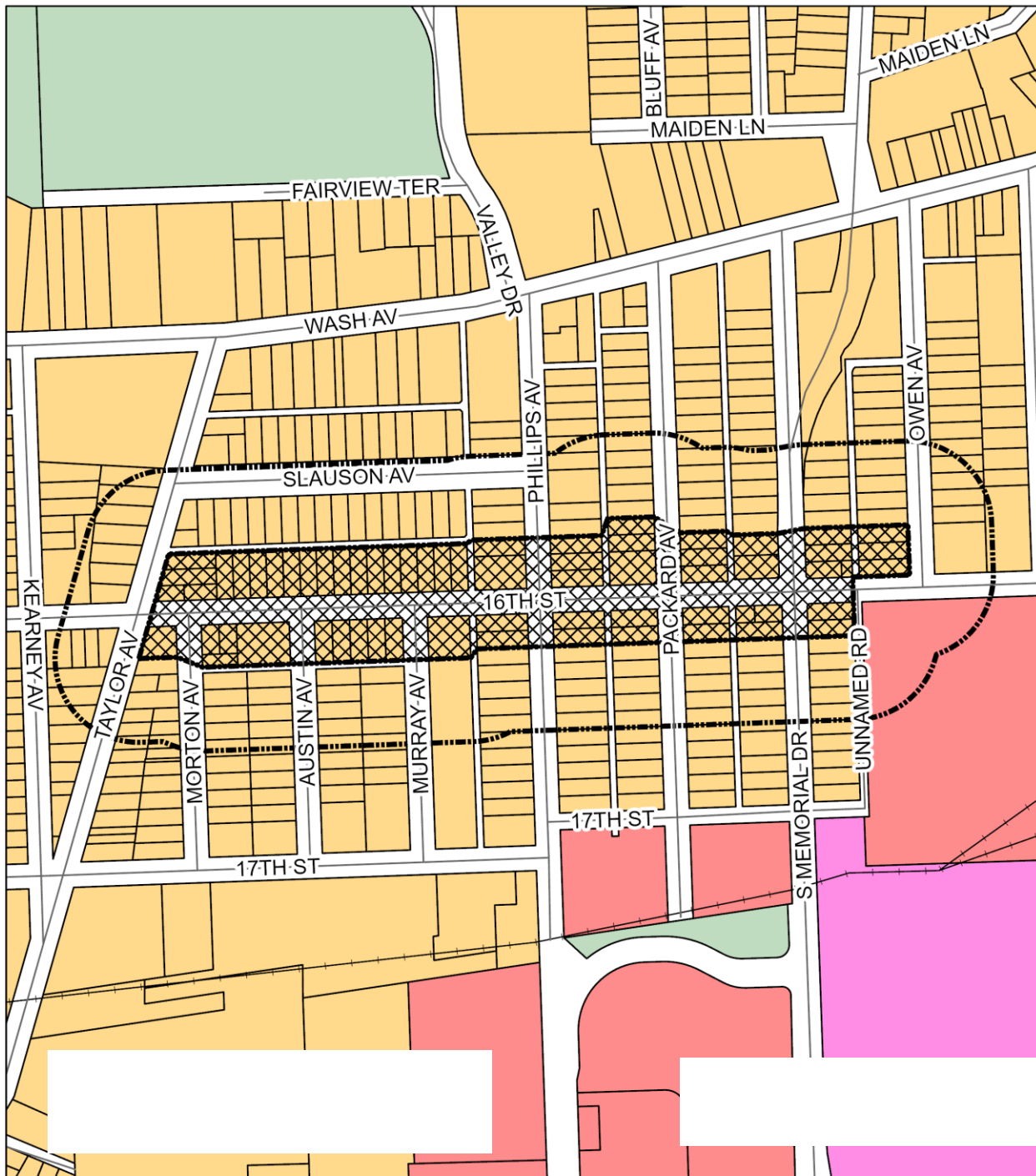
Notification Area

0 250 500 1,000 Feet





Sixteenth Street Corridor Zone Change



Land Use Designation

- | | |
|------------------|------------|
| Medium Intensity | Industrial |
| High Intensity | Open Space |

Tax Parcel Boundary

Street Centerlines

Subject Area

Notification Area

0 250 500 1,000 Feet

