



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 8/17/2026

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: 234 Wisconsin Ave

Applicant: Frenk E. Sterbin

Property Owners: Sterbin Family Trust Dated November 30, 2023

Request: Consideration of a request to rezone the property at 4515 and 4525 Washington Ave from R3 Limited General Residence District to O Restricted Office District as allowed by Sec. 114-77 of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant seeks to rezone 4515 and 4525 Washington Ave to O Restricted Office District to accommodate the expansion the parking lot and the construction of an accessory building for the business at 4501 Washington Avenue. The lot is currently zoned R3 Limited General Residence District. 4515 Washington Ave has recently become vacant as a building was removed after being damaged by fire. 4525 Washinton Ave has a dwelling unit and it an will remain legally conforming in the new zone.



Birdseye view of the properties, outlined in blue (image from City Pictometry). North is up.

GENERAL INFORMATION

Parcel Number: 11952004 & 11952006

Property Size: 6,142 Square feet & 12,288 square feet

Comprehensive Plan Map Designation: Medium Intensity

Consistency with Adopted Plans:

The [Racine Comprehensive Plan](#) states that:

- The Medium Intensity Future Land Use Category should provide a diverse mix of housing options and neighborhood amenities at a density appropriate to support neighborhood-oriented commercial uses, high levels of walkability, public transit access, and make full use of utility infrastructure.
- Commercial uses should enhance the local pattern of neighborhood character.

Corridor or Special Design District?: N/A

Historic?: No

Current Zoning District: R3 Limited General Residence District

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.

Proposed Zone District: O Restricted Office District

Intent of proposed Zone District: The O restricted office district is intended to provide for individual or limited office, professional, and special service uses where such uses would maintain the basic residential character of the district, and adjacent residential districts, in terms of building appearance, yard requirements, and degree of activity connected with the operation of such use.

Existing Land Use: Vacant Land

Surrounding Zoning and Land Uses:

North	R-2 Single Family Residence	Dwelling Units
East	O Restricted Office	Office Building
South	R-2 Single Family Residence	Dwelling Units
West	B-1 Neighborhood Convenience	Game Shop

ANALYSIS:

Development Standards (under the proposed zoning):

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

Standard	Required	Provided
Lot Area	6,000 sq. ft.	18,430*
Lot Frontage	30 feet	134 feet*
Floor Area Ratio	0.5 nor three stories or 45 feet in height	N/A

*Total

Building design standards (114-Secs. [735.5](#) & [736](#)): N/A – any new structure will need to meet the design guide lines for commercial buildings. For accessory structures at least 30% will need to be masonry or similar in design to the principal structure.

Off-street parking and loading requirements (114- [Article XI](#)): Not applicable to the rezoning application.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): None proposed at this time

Sign Regulations (114-[Article X](#)): No new signage is proposed at this time.

Outdoor lighting, signs ([114-Sec. 742](#)): No new lighting proposed.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): No new area proposed.

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 general area are either commercial/residential along Washington Avenue and residential North or South from Washington Avenue. The uses going East along Washington are generally more residential and going West are generally more commercial.

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

Staff Comments: The zoning classification of the property to the east was change to O Restricted Office District in 1998 for the construction of a office building. To the west is a mix of B1 neighborhood convenience district and B2 Community Shopping District. Most of the properties North and South are zoned R2 Single Family Residential and along Washington Ave on the South side there are some R3 Limited General Residence District.

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

Staff Comments: The property is suitable for development under its existing zoning classification, but the proposed zone allows for similar development types with the addition of low intensity office uses.

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 area is mostly developed and there has not been a lot of development in the area other then the alterations of existing buildings. Some buildings West along Washington Avenue have been altered to facilitate new commercial uses.

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

Staff Comments: The comprehensive plan for the City of Racine calls for this area to be “medium intensity” the proposed zoning would complement the residential neighborhood and facilitate as the edge of the commercial corridor that is coming heading out West. O Restricted Office District is the least intense of the existing commercial districts and the change will facilitate for space for the existing successful building.

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 FRANK E. STERBIN, TO REZONE THE PROPERTY AT 4515 AND 4525 WASHINGTON AVENUE FROM R3 LIMITED GENERAL RESIDENCE DISTRICT TO O RESTRICTED OFFICE DISTRICT BE APPROVED AND THAT THE DRAFT ORDINANCE ZORD. 0006-26 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).

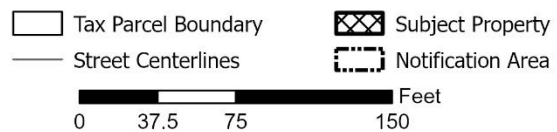


Zone Change - 4515 & 4525 Washington Ave





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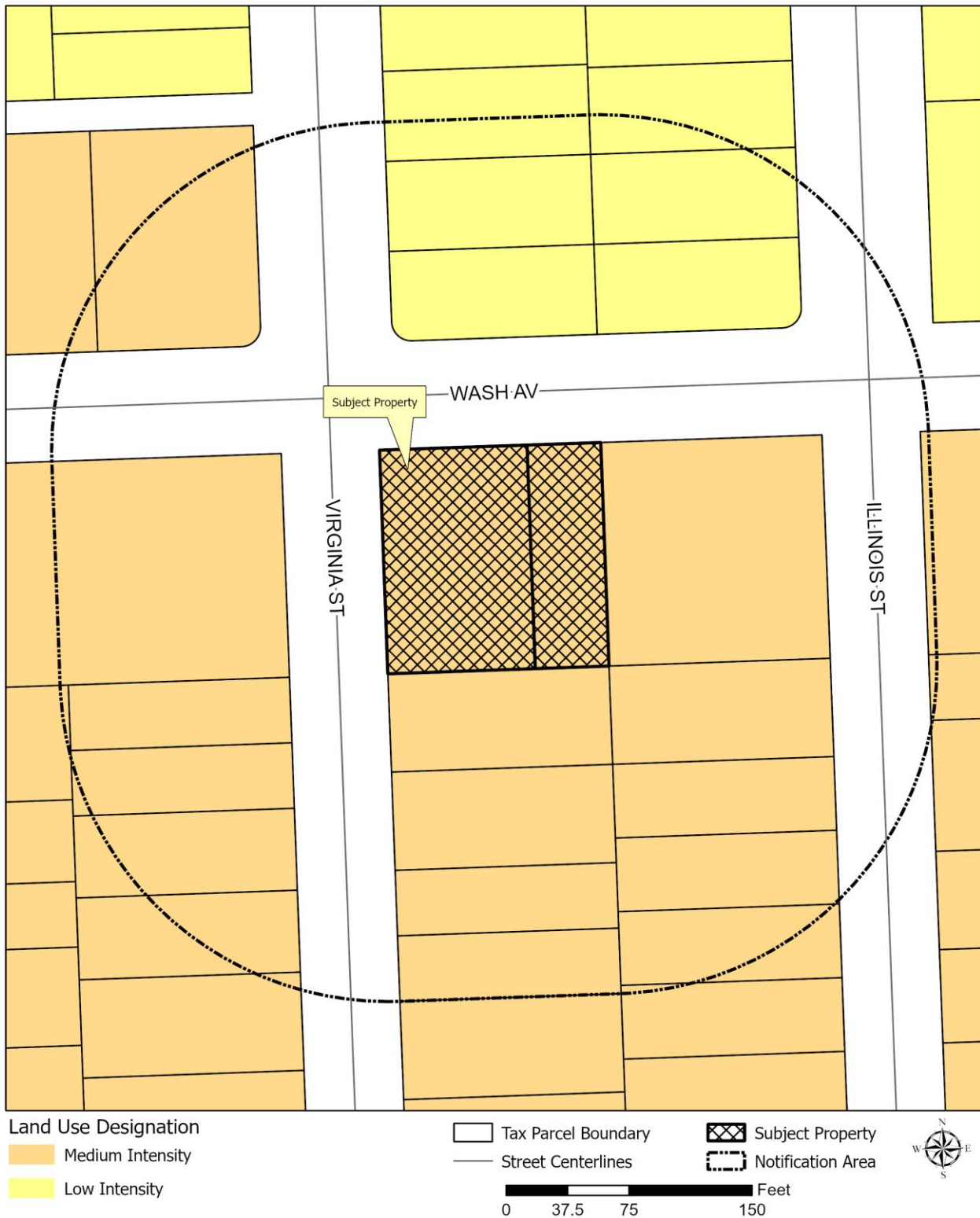


Zone Change - 4515 & 4525 Washington Ave





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Site Photos



Looking North at 4501 Washington Ave



Looking north at 4515 Washington Ave



Looking North at 4525 Washington Ave



Looking East at 4525 Washington Ave



Looking North from 4525 Washington Ave



Looking North from 4515 Washington Ave