



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: 1025 Marquette St

Applicant: Devin Hawthorne, represented by Eric Neeb,

Property Owners: Devin Hawthorne

Request: Consideration of a request to rezone the property at 1025 Marquette St from B1 Neighborhood Convenience District to R3 Limited General Residence District as allowed by Sec. 114-77 of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant seeks to rezone 1025 Marquette St to R3 Limited General Residence District to accommodate residential development. The lot is currently zoned B1 Neighborhood Convenience District. It has been vacant for numerous years.



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

GENERAL INFORMATION

Parcel Number: 02664000

Property Size: Approximately 4769.82 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?: This property is within the State Street Corridor but since it does not have more than five living units it would not be required to uphold Corridor Standards.

Historic?: No

Current Zoning District: B1 Neighborhood Convenience District

Purpose of 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.

Proposed Zone District: R3 Limited General Residence District

Intent of proposed 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.

Existing Land Use: Vacant Land

Surrounding Zoning and Land Uses:

North	R-3 Limited General Residence	Dwelling Units
East	R-3 Limited General Residence	Dwelling Units
South	R-3 Limited General Residence	Dwelling Units
West	R-3 Limited General Residence	Dwelling Units

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.	4,769.82 sq. ft.*
Lot Frontage	30 feet	51 feet
Floor Area Ratio	2.5 Stories but not to exceed 35 ft in height (Single-Unit and Duplex)	N/A

*The lot is existing and is legal non-conforming

Building design standards (114-Secs. [735.5](#) & [736](#)): N/A – the proposed rezoning is for use as a single-family dwelling. Not applicable to the rezoning application.

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](#)): Not applicable to the rezoning application.

Sign Regulations (114-[Article X](#)): Not applicable to the rezoning application.

Outdoor lighting, signs ([114-Sec. 742](#)): Not applicable to the rezoning application.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): Not applicable to the rezoning application.

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 parcel is surrounded by other properties zoned R3 and are developed as residential uses with a mixture of densities. All of the commercial uses that were on the interior of the neighborhood became vacant and the buildings have since been razed.

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

Staff Comments: The zoning classification is almost uniformly R3 Limited General Residence District within the general area. This zone change would remove one of the only exceptions from the general area.

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

Staff Comments: The current property is small and is on the interior of a residential neighborhood. Modern commercial developers typically looks for larger lots with space for parking that are in areas with higher car traffic. This lot is not suitable for the uses permitted under its existing zoning classification.

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 change in the direct vicinity. In nearby neighborhoods there is the Lincoln King Town home development and a house that was built further down Marquette a few years ago. The only development that has been seen in this area is residential.

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 complete an already established residential neighborhood. Medium intensity areas are described as those areas that “generally allow for smaller lot sizes”. While Medium Intensity Future Land Uses allows for neighborhood convenience uses there is not an interest in this use. Rezoning this property to be residential fits within the “medium intensity” land use plan for the City.

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 DEVIN HAWTHORNE, REPRESENTED BY ERIC NEEB, TO REZONE THE PROPERTY AT 1025 MARQUETTE ST FROM B1 NEIGHBORHOOD CONVENIENCE DISTRICT TO R3 LIMITED GENERAL RESIDENCE BE APPROVED AND THAT THE DRAFT ORDINANCE ZORD. 0005-26 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 - 1025 Marquette St



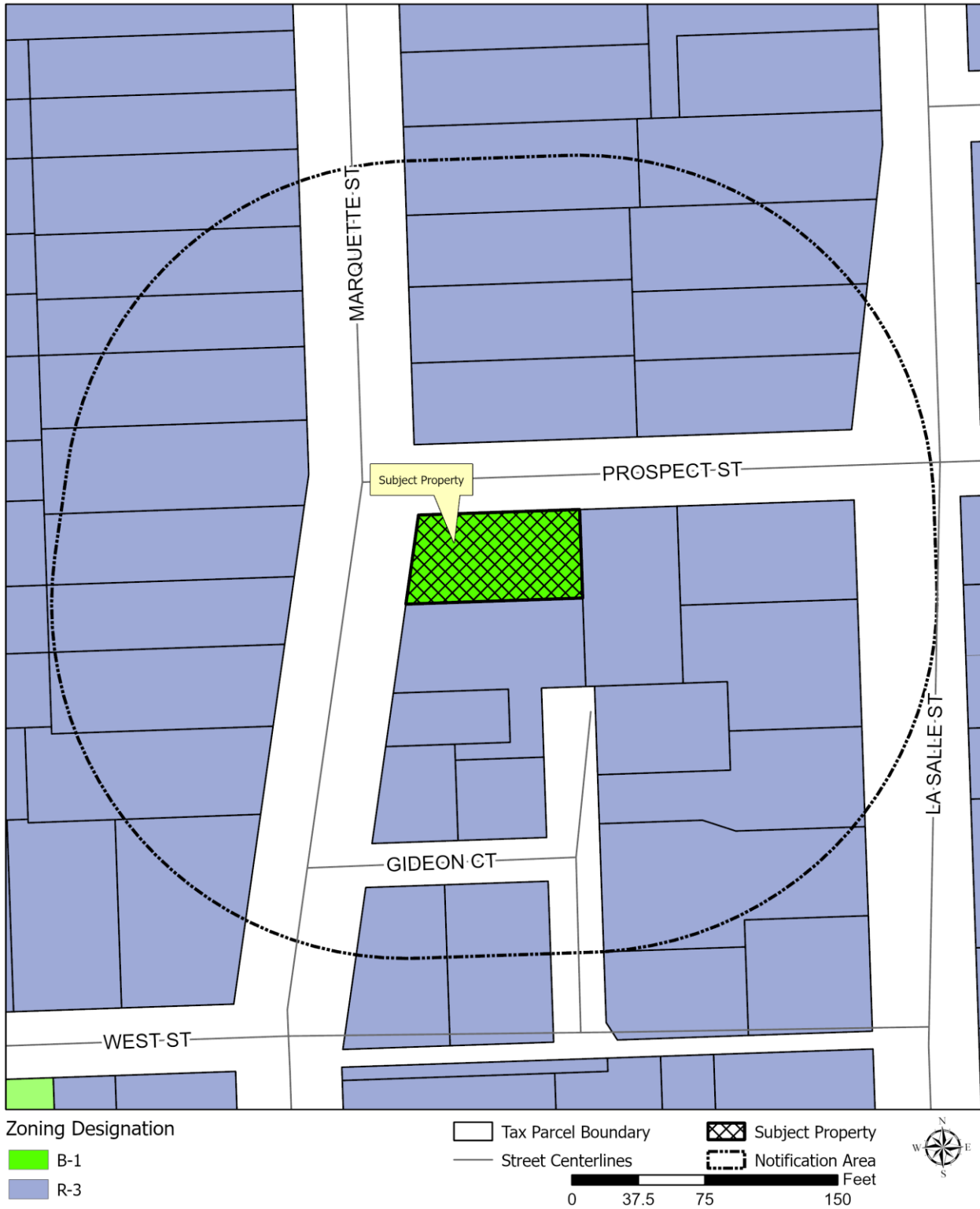


Zone Change - 1025 Marquette St



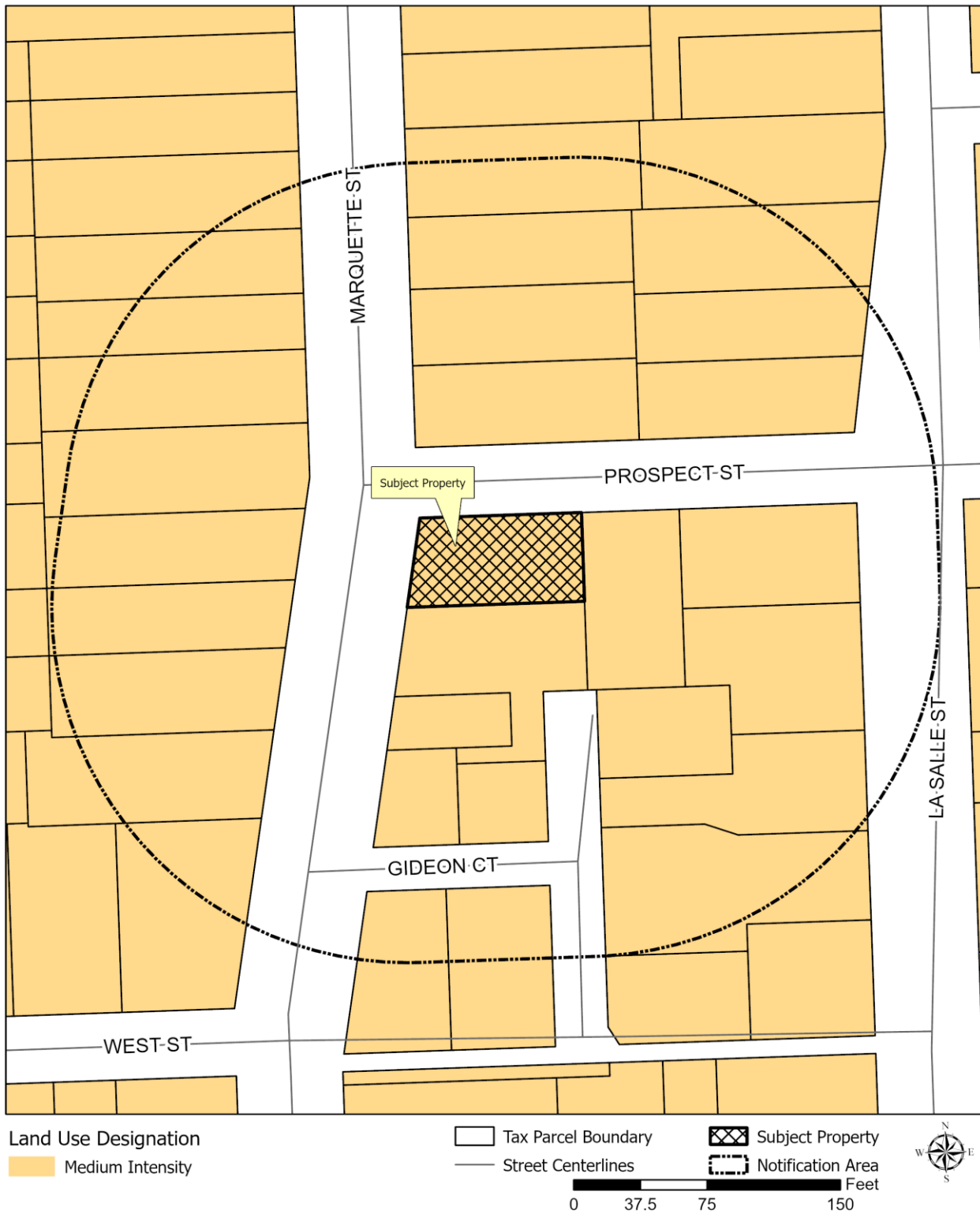


Zone Change - 1025 Marquette St





Zone Change - 1025 Marquette St



Site Photos



Looking North at Subject Property



Looking South from Subject Property



Looking east from Subject Property



Looking South from Subject Property



Looking North from Subject Property



Looking East at Subject Property