MEMORANDUM

TO: Plan Commission
FROM: Kevin Englebert, KPE Community Development Intern
DATE: June 12, 2013
RE: I-1 Zoning Analysis for Proposed Changes to I-1 Zoning District

The Plan Commission requested that the Community Development Department undertake an analysis of the proposed amendment to the minimum lot depth for the I-1 Heavy Industrial District. Specifically, a review of the potential effects of lowering the minimum lot depth standard from 245' to 235' was to be carried out. This requirement can be found in SEC. 13-1-31(e)(3).

First, we identified where all the current I-1 parcels are as illustrated in Exhibit A. Also, we've identified five undeveloped parcels that may be affected should the minimum lot depth standard be changed as identified in Exhibits B, C, D, E, & F.

The Community Development Department maintains that changing SEC. 13-1-31(e)(3) to reduce the minimum lot depth from 245' to 235' will not negatively impact future development on I-1 zoned parcels and will facilitate development on those lots which currently do not meet the 245' standard. It is the recommendation of the department that the minimum lot depth standard for the I-1 district be reduced from 245' to 235'.

N

Legend

- Non I-1 Parcels
- Developed
- Undeveloped

740076102
240.42'
740076109
239.90'
740076100
740076103
206.00'
206.00'
91.00'
240.93'
740076108
206.00'
206.00'
239.90'
BUD DR
740075401
740076104
165.41'
164.00'
740076107
214.00'
940.23'
77.27'
61.13'
209.92'
740076106
740076105

740009700

219.5'

740010200

48.0'

219.5'

143.4'

740010800

45.0'

219.5'

740009900

740010600

49.62'

219.5'

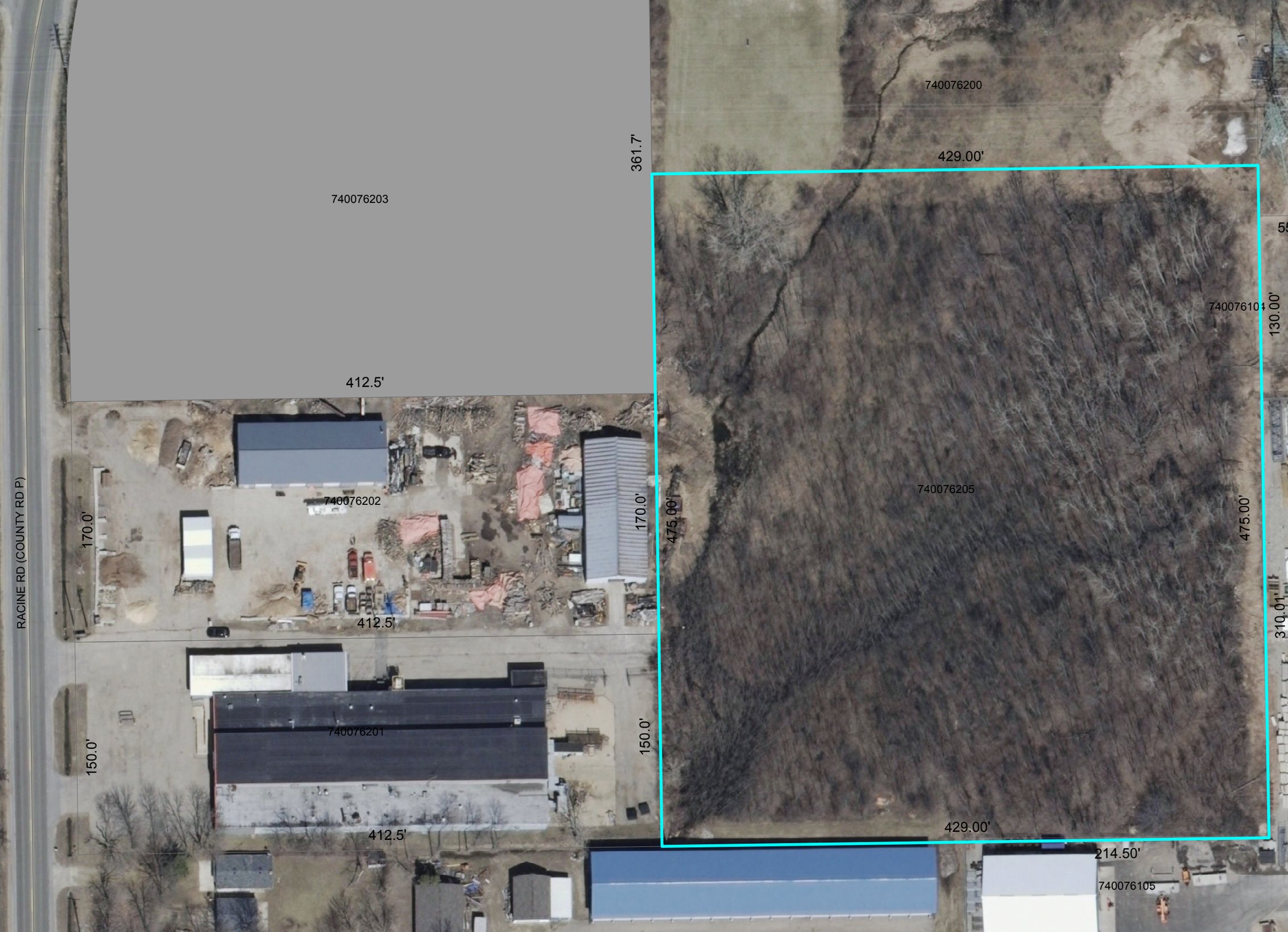
59.5'

160.00'

740010000

DE PERE ST

750069100
130.0'
130.00'
750049311
129.61'
750049312
129.28'
750049313
128.95'
750049314
128.61'
750049315
128.28'
750049316
127.95'
750049317
127.11'
750049318
103.40'
750049319
146.0'
750049400
81.00'
70.00'
70.00'
70.00'
70.00'
70.00'
70.00'
80.00'
62.55'
21.67'
643.55'
750049300
315.19'
750072000
740.0'
PLANK RD
415.0'
750050100
300.0'
750050200
BALDWIN ST
SIXTH ST
76.90'
750057400
750037000
75.0'
750057600
750057500
750049800
750049700


740076200
429.00'
361.7'
740076203
412.5'
740076202
170.0'
170.0'
412.5'
740076201
150.0'
150.0'
412.5'
740076205
475.00'
475.00'
429.00'
740076104
130.00'
310.01'
214.50'
740076105
RACINE RD (COUNTY RD P)

120.00'
232.40'
1315.36'
580.84'
621.89'
579.21'
727.96'
663.91'
239.91'
302.66'
159.05'
135.71'
80.43'
152.97'
787.42'
638.67'
471.86'
773.76'
536.37'
321.16'
1138.15'
72'+-
44'+-
178.23'
81'+-
132.21'
120.26'
TRUMPETER SWAN LA
85'+-
165.93'
131.66'
180.17'
126'+-
107.55'
138.83'
8.67'
62.60'
244.96'
21.41'
21.41'
WOODLAND HILLS DR
165.00'
8.67'
51.22'
81.89'
112.01'
112.01'
106.92'
579.97'
559.63'
542.90'
757.18'
140.00'
88.26'
15.18'
228.26'
197.99'
30.0'
24.38'
1301.31'