



Application for Zoning Change

Applicant Name: Thomas Hunt

Address: 205 W Touhy Ave Apt 123 City: Park Ridge

State: IL Zip: 60068

Telephone: 630.391.1603 Cell Phone: 630.391.1603

Email: tom.hunt@firstup.io

Agent Name: _____

Address: _____ City: _____

State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Property Address (Es): 1121 Lake Avenue Racine, WI 53403

Current Zoning: Commercial

Proposed Zoning: Residential - Primary Residence

Current/Most Recent Property Use: Bed & Breakfast, Hope City Church Recreational Use

Proposed Use: Primary Residence, Extended Family Vacations, and occasionally Airbnb

per email - R2



The application will be evaluated using the standards of Sec. 114-82 of the Municipal Code, (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (a) The planning, heritage, and design commission shall submit recommendations to the common council within 60 days of receipt of the application for amendment. Extension of this time period may be allowed by mutual consent of applicant and planning, heritage, and design commission. Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the planning, heritage, and design 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) Existing uses of property within the general area of the property in question;

The property at 1121 Lake Ave is located in a mixed-use neighborhood that includes a variety of residential, institutional, and community-serving uses. Immediately surrounding properties include single-family homes, multi-unit residential buildings, and several nonprofit or faith-based organizations. The subject property itself has most recently been utilized as a bed and breakfast and as a recreational-use facility for Hope City Church. From our understanding, the property has seen only limited use over the past two years and is currently underutilized relative to its size and potential. The general area supports a mix of quiet residential life alongside community-oriented uses, indicating flexibility and compatibility for adaptive reuse or rezoning of this property.

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

The area surrounding 1121 Lake Ave features a diverse mix of zoning classifications that support residential, institutional, and recreational uses. Nearby properties include single-family homes and multifamily residential buildings, likely zoned R-1 through R-3. Additionally, the proximity of a church and a community college reflects institutional or special-purpose zoning designations, while adjacent public amenities such as the park and beach are likely designated for recreational or open space use. A large condominium complex nearby suggests the presence of higher-density residential zoning. This diverse zoning landscape supports a mix of uses, and the proposed zoning change would be compatible with this context; * providing continuity with the existing institutional and community-oriented nature of the area while allowing for a more active and productive use of the property.

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

The property at 1121 Lake Ave is currently zoned for commercial use; however, it has not been in active commercial operation for several years. Its most recent uses; * as a bed and breakfast and a recreational facility affiliated with a church; * were limited in scale and not reflective of typical high-traffic commercial activity. The structure and setting of the property are more consistent with a residential environment than with modern commercial needs. Given its location within a predominantly residential and community-oriented area, continued commercial zoning is no longer the most suitable or practical classification. Transitioning the property to residential use aligns with its architectural character, the surrounding neighborhood context, and the broader land use pattern. This change would have no material impact on neighboring properties and is anticipated to enhance neighborhood cohesion and property stability.

- 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; and

The general area surrounding 1121 Lake Ave has experienced minimal development activity in recent years. The existing residential homes, the nearby condominium complex, and surrounding institutional properties such as the church and community college have remained largely unchanged for an extended period. To our knowledge, there have been no recent zoning changes or significant redevelopment efforts within the immediate vicinity. This stable development pattern reflects a well-established neighborhood where land use has remained consistent over time. Given the lack of commercial demand or activity at the subject property, the existing commercial zoning no longer reflects the practical use or development trajectory of the area. A zoning change to residential would bring the property into greater alignment with the neighborhood's enduring character.

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

While we defer to city staff for the most current interpretation of the land use plan, our understanding is that the City of Racine's comprehensive plan prioritizes the preservation and strengthening of established neighborhoods, the thoughtful reuse of underutilized properties, and the alignment of land use with surrounding community context. Reclassifying 1121 Lake Ave from commercial to residential zoning would directly support these objectives. The proposed change promotes the adaptive reuse of a property that has seen little to no active use in recent years, encourages long-term occupancy and neighborhood stability, and is consistent with the surrounding residential and community-serving uses. This zoning adjustment would help ensure the property contributes positively to the area's vitality and character, in accordance with the city's long-range planning goals.

- (b) The planning, heritage, and design commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is not detrimental to the public interest. The plan commission may 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. For the purpose of this subsection, the R1 district shall be considered the lowest classification.





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

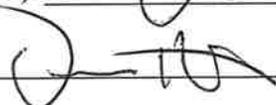
1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Zoning Change Application	<input type="checkbox"/>	<input type="checkbox"/>
2. Legal Description of property proposed to be rezoned	<input type="checkbox"/>	<input type="checkbox"/>
3. Rationale or statement as to why rezoning is proposed	<input type="checkbox"/>	<input type="checkbox"/>
4. Zoning Analysis Table <ul style="list-style-type: none"> a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces 	<input type="checkbox"/>	<input type="checkbox"/>
5. Review Fee	<input type="checkbox"/>	<input type="checkbox"/>

Acknowledgement and authorization signatures

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization):  Date: 6/8/25

Applicant Signature (acknowledgement):  Date: 6/8/25

Thomas Hunt
205 W Touhy Ave Apt 123
Park Ridge, IL 60068
tom.hunt@firstup.io
630.391.1603

City of Racine
Department of City Development
730 Washington Avenue, Room 102
Racine, Wisconsin 53403

RE: Rezoning Rationale – 1121 Lake Ave

To Whom It May Concern:

I am writing to provide a formal rationale in support of the application to rezone the property located at 1121 Lake Avenue as a primary residence. This request reflects our intention to bring the site into greater alignment with the surrounding neighborhood context and to make more productive use of a currently underutilized asset in the City of Racine.

The property is presently zoned for commercial use but has not been in active commercial operation for several years. Most recently, it functioned as a bed and breakfast and a recreational-use facility associated with a local church. However, these uses have ceased, and the property has remained largely dormant. Given the scale and character of the structure, as well as its location within a predominantly residential and community-serving area, commercial zoning is no longer the most appropriate designation for the site.

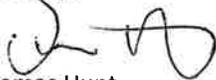
We are seeking a zoning change to allow for residential use with the following objectives in mind:

- To restore the property to active, productive use that aligns with neighborhood expectations and architectural consistency;
- To establish strong relationships with surrounding residents, contributing to the stability and vitality of the neighborhood;
- And to support tourism and economic engagement in Racine, by potentially leveraging the property's unique location and character for community-oriented hospitality that complements the city's lakefront and cultural appeal.

This proposed rezoning introduces no adverse impacts to neighboring properties or infrastructure, and in fact supports the city's comprehensive goals for reinvestment, adaptive reuse, and neighborhood preservation. We are committed to being respectful stewards of the site and to contributing meaningfully to the City of Racine.

Thank you for your consideration of this application. We look forward to working with you throughout the review process.

Sincerely,



Thomas Hunt

Zoning Analysis Table

Category	Value
Land Area	45,000 sq ft (1.03 acres)
Building Area	9,000 sq ft
Setbacks (required/actual)	[To be verified by city or shown on survey]
Floor Area Ratio (FAR)	0.20 (9,000 ÷ 45,000)
Lot Coverage	20% (9,000 ÷ 45,000)
Building Height	3 stories
Greenspace %	Approx. 70–75%
Parking Spaces	9–10 on-site

City of Racine
Finance Department
730 Washington Avenue
Racine, WI 53403
(262) 636-9171

LEGAL DESCRIPTION

DESCRIPTION OF RECORD
 Lots 1, 2 and 3, Block 27, Section 18, Township 3 North, Range 23 East, as returned by the Appraisers of School and University Lands to the Office of the Secretary of State of the State of Wisconsin. EXCEPTING therefrom land conveyed to the City of Racine as recorded in Volume 676, page 225, Document No. 793860. TOGETHER with land vacated by City of Racine, November 26, 1984, as recorded in Document No. 1158295. Said land being in the City of Racine, County of Racine, State of Wisconsin.

Tax Key No. 801
 Property Address: 1121 Lake Avenue

SURVEYOR'S CERTIFICATE
 To: RICKSHEA, L.L.C., Sandra Harrison Young, Knight-Barry Title, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11(a), 15, and 18. of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

Date: December 9, 2004

James E. Robinson
 James E. Robinson, R.L.S.
 ID#1263



NOTES:

THE ZONING FOR THE PROPERTY IS O/A OFFICE-INSTITUTIONAL WHICH ALLOWS FOR BED AND BREAKFAST INN
 SETBACKS ARE: 25 FEET FRONT
 SIDE YARDS (INTERIOR) 8 FEET
 CORNER LOT 15 FEET
 REAR YARD 30 FEET
 LOT REQUIREMENT 12,000 SQ. FT., 100 FT. WIDE MINIMUM
 8 REGULAR PARKING SPACES, 1 HANDICAP SPACE (AS SHOWN)
 REQUIREMENT - 1 SPACE PER RENTAL UNIT AND 2 FOR MANAGER
 PARCEL CONTAINS 46,142 SQ. FT.

ENCROACHMENT NOTES:

THE RETAINING WALL IS ENCROACHING FOR A DISTANCE OF 1.53' SOUTH OF THE SOUTH PROPERTY LINE.
 THE RETAINING WALL IS ENCROACHING FOR A DISTANCE OF 3.03' SOUTH OF THE SOUTH PROPERTY LINE.

TITLE NOTES:

ITEMS LISTED UNDER SCHEDULE B-1 SECTION 2 IN TITLE COMMITMENT NUMBER R-140297 DATED NOVEMBER 2, 2004 WITH THE SPECIAL EXCEPTIONS AS LISTED:
 ITEM 10: RIGHT-OF-WAY CITY OF RACINE TO WISCONSIN BELL AS RECORDED IN VOLUME 1237 OF DEEDS AT PAGE 699 AS DOCUMENT # 1160007 FOR UNDERGROUND CABLES, AERIAL CABLES, POLES ANCHOR AND GUY AND AERIAL DROPS IS SHOWN (NO OVERHEAD UTILITIES)

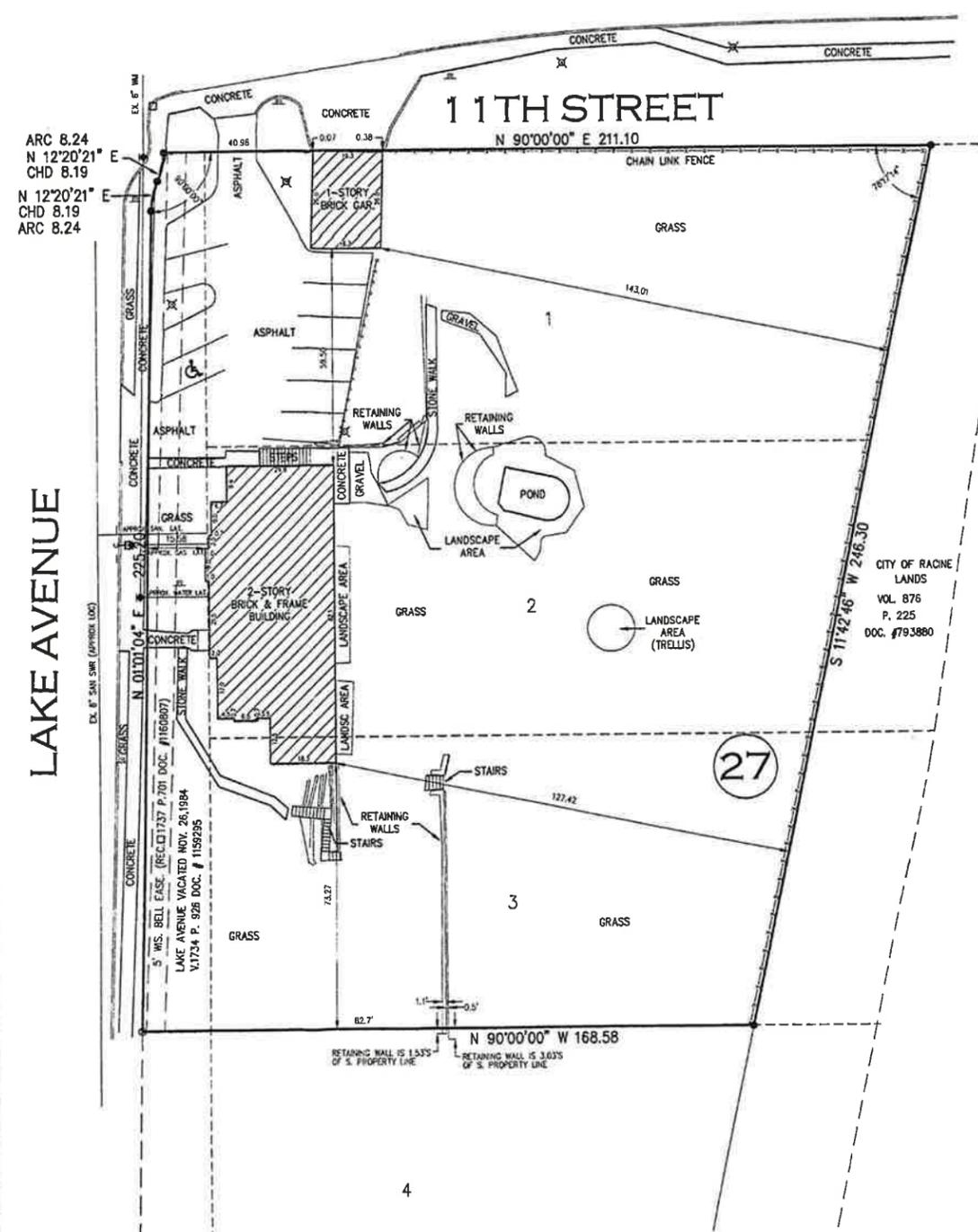
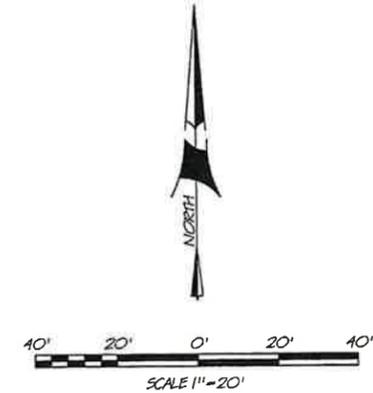
FLOOD NOTE:

By graphic plotting only, this property is in Zone(s) C of the Flood Insurance Rate Map, Community Panel No. H.A. 1-5050-27A, which bears an effective date of 08/21/97. This property is not in a Special Flood Hazard Area. By telephone call dated Dec. 08, 2004, to the National Flood Insurance Program (600-638-6620) we have learned this community does/does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



THE EXACT LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.

- BEARING BASE: THE SOUTH LINE OF 11 TH STREET CALLED EAST
 ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929
- LEGEND:**
- SANITARY MANHOLE
 - ⊙ STORM MANHOLE
 - ⊙ SET CHSCL "x"
 - x-x CHAINLINK FENCE
 - G - GAS MAIN
 - WM - WATERMAIN
 - ⊠ WATER SHUT-OFF
 - ⊠ CATCH BASIN
 - ⊠ LIGHT POLE
 - ⊠ GAS VALVE
 - ⊠ SIGN
 - SET IRON PIPE
 - GUARD RAIL



ARC 8.24
 N 12°20'21" E
 CHD 8.19

LAKE AVENUE

11TH STREET
 N 90°00'00" E 211.10

CITY OF RACINE LANDS
 VOL. 876
 P. 225
 DOC. #793880

27

N 90°00'00" W 168.58
 RETAINING WALL IS 1.53'S OF S. PROPERTY LINE
 RETAINING WALL IS 3.03'S OF S. PROPERTY LINE

REVISIONS	BY	DATE	REVISIONS	BY	DATE

LAYER MANAGER	PAPER SPACE DRAWINGS	SCALES:
<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	1" = 20'
DRAWN BY	DATE	DRAWING NAME
SCB/JER	12-06-04	2004380.DWG
FIELD WORK	DATE	DESIGN BY
TJD/TTH	12-03-04	---

NM & B NIELSEN MADSEN & BARBER S.C.
 CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
 1339 WASHINGTON AVE., RACINE, WI. 53403
 TELEPHONE (262)634-5588 FAX (262)634-5024 EMAIL NMB@DSL.NET.NET

A.L.T.A. SURVEY
 FOR REAL ESTATE PROFESSIONALS
 AND KNIGHT-BARRY TITLE INSURANCE COMPANY

SHEET No.
 1 OF 1
 JOB 2004.380

RACINE COUNTY SURVEYOR
 FILE NO. 51697 DATE 12/15/04
Patricia G. Havmann
 DEPUTY SURVEYOR