

Office of the City Attorney

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February 19, 2015

15-00175

MEMO TO: CITY PLAN COMMISSION
PUBLIC WORKS & SERVICES COMMITTEE

FROM: SCOTT LETTENEY *SL*
DEPUTY CITY ATTORNEY

RE: Conditional Use Permit application (Legistar # 15-00121)
Projecting Sign permit (Legistar #15-00097 / Res. # 15-0063)
2051 Mead Street

The City has received an application for a Conditional Use Permit and a request to install/maintain a projecting sign over the right-of-way at the above property.

This office has conducted a search of the public records from the Racine County Register of Deeds, and is unable to verify the owner of the subject property.

The record shows that Ilene Zinn and Shanika Johnson acquired the subject property from the Estate of Henry C. Turkowski through a deed recorded on June 27, 2001.

On May 10, 2010, Ms. Zinn and Ms. Johnson then signed a Land Contract with Scott Underwood as the Purchaser. The Land Contract contains language prohibiting sale, transfer or lease of the property without consent of Ms. Zinn and Ms. Johnson.

On December 1, 2010, Mr. Underwood transferred the property by Quit Claim Deed to an entity known as Zinn Properties, LLC. The Wisconsin Secretary of State records verify that Mr. Underwood is listed as the Registered Agent of the entity but the members (owners) are unknown at this time.

Therefore, we are unable to verify whether either request received by the City was presented by the legally responsible person.



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Legislative Report

File Number: 15-00097

Agenda Date:

Version: A

Status: Passed

In Control: Common Council

File Type: Communication

Agenda Number:

Subject: Communication from Ilene Zinn requesting permission to install a projecting sign in the City right-of-way at 2051 Mead Street. (Res No. 15-0063)

Recommendation of the Public Works and Services Committee on February 10, 2015: That the property owner of 2051 Mead Street be granted permission to install a stationary, projecting sign, as requested, with the stipulation that a hold harmless agreement be executed and a \$75.00 processing fee paid, in accordance with the State Statute 66.0425, Privileges in Streets, subject to City Development approval.

Further recommends that the property owner be charged a \$125.00 fee to cover administrative costs associated with filing this item with the Register of Deeds.

Fiscal Note: There will be no cost to the City of Racine.



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Legislative Report

File Number: Res.15-0063

Agenda Date:

Version: A

Status: Passed

In Control: City Attorney's Office

File Type: Resolution

Alderman Kaplan

Installation of Projecting Sign in the City Right-of-Way at 2051 Mead Street

Resolved, that the property owner of 2051 Mead Street is granted permission to install a stationary, projecting sign, as requested, with the stipulation that a hold harmless agreement be executed and a \$75.00 processing fee paid, in accordance with State Statute 66.0425, Privileges in Streets, subject to City Development approval.

Further resolved, that the property owner be charged a \$125.00 fee to cover administrative costs associated with filing this item with the Register of Deeds.

Fiscal Note: There will be no cost to the City of Racine.