

CITY OF RACINE
DEPARTMENT OF CITY DEVELOPMENT
STAFF REVIEW COMMENTS AND RECOMMENDATION

For Questions Contact: Matthew G. Sadowski, Assistant Director/Principal Planner
E-Mail: Matthew.Sadowski@cityofracine.org
Phone: (262) 636-9152

AGENDA ITEM NUMBER: 847-17

APPLICANT NAME: Racine Lutheran High School

AGENT NAME: Todd Weik of CBC for David Burgess of RLHS

ADDRESS OF PROPERTY IN QUESTION: 251 Luedtke Ave.

CURRENT / MOST RECENT USE: Senior high school

PROPOSED USE: Unchanged

CURRENT ZONING: R-3 / FP (General Residence District with a Floodplain Overlay District)

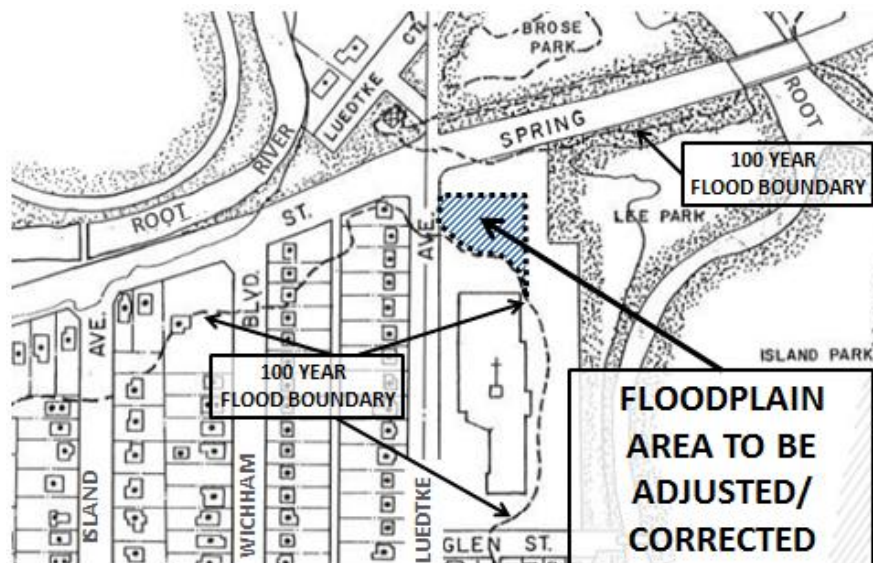
PROPOSED ZONING: R-3

ATTACHMENTS:

SUMMARY:

The City of Racine Plan Commission has received an application from Todd Weik of CBC Engineers, representing Racine Lutheran High School, seeking an adjustment/correction to the 100 year floodplain boundary at 251 Luedtke Ave. The proposed adjustment would serve to accommodate an addition to the school building. Since being first delineated, new, more accurate information is now available that indicates that an area currently considered be in the 100 year floodplain of the Root River may actually be outside of the floodplain. Concurrence by the Wisconsin Department of Natural Resource, the Army Corps of Engineers and the Federal Emergency Management Administration is necessary to finalize this request.

The subject area is zoned R-3 Limited General Residence with a Floodplain Overlay District. It is proposed to rezone the area to have only the R-3 zoning. The specific location is shown as "FLOODPLAIN AREA TO BE ADJUSTED/CORRECTED" on the map below.



DENSITY (114-Article V: Article VII, Div. 5&8) N/A

SETBACKS (114-Article V: Article VII, Div. 6) N/A

DRAINAGE (114-739 & Consult Engineering Dept.) New information indicates that subject properties may be outside of the 100 year floodplain. No alterations to the drainage pattern are requested or anticipated at this time.

UTILITIES (114-821 & Consult Engineering and S/W Utiliies) N/A at this time

ARCHITECTURE (114-Secs. 735.3 & 736) N/A

PARKING / ACCESS (114- Article XI)

NUMBER OF LEGAL, ON-SITE PARKING SPACES: N/A

LANDSCAPING (114- Article V: Article VII, Div. 6 & 7) N/A

SIGNAGE (114-Article X) N/A

EXTERIOR LIGHTING (114-Sec. 742) N/A

FIRE/POLICE (Consult Fire, Police, and Building Depts.) N/A

OUTSIDE STORAGE (114-Article V & 114-740) N/A

ZONING CHANGE (Sec. 114-82. - Findings of fact)

Based on, but not limited to, the following matters.

1. Existing use of the property within the general area of the property in question.
Existing use is a play/activities area for a senior high school.
2. Zoning classification of property within the general vicinity of the property in question.
All zoning of surrounding properties is R-3. Certain properties also have the designation of being in a 100 year floodplain.
3. Suitability of the property in question to uses permitted under the existing zoning classification. **Property is suitable, if floodplain boundary is adjusted/corrected.**
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. **Area is fully developed.**
5. The objectives of the current Land Use Plan for the City of Racine. **If flood boundary is adjusted, proposed expansion of the high school is consistent with the objectives of the current land use plan.**
6. The amendment would, or would not, be detrimental to the public interest, **AND...**

amendment is not detrimental if it is determined that subject land area is not in the 100 year flood plain.

The plan 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.

POSIBLE ACTIONS

DEFER:

APPROVE: Recommended (SEE BELOW FOR RECOMMENDATION TO COMMON COUNCIL).

DENY:

RECEIVE AND FILE:

RECOMMENDATION

RECOMMEND TO THE COMMON COUNCIL THAT AN ORDINANCE BE PREPARED, AND A PUBLIC HEARING BEFORE THE COMMON COUNCIL BE SCHEDULED.