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FEB 28 2025
DEPT. OF CITY DEVELOPMENT
CITY OF RACINE, WI



Application for Zoning Change

Applicant Name: Chance Celeste

Address: 3826 Contessa Ct City: Sturtevant

State: WI Zip: 53177

Telephone: (262) 909-6420 Cell Phone: 262-909-6420

Email: celestebuiffers@yahoo.com

Agent Name: _____

Address: _____ City: _____

State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Property Address (Es): 1029 Grove Ave

Current Zoning: B1

Proposed Zoning: R2

Current/Most Recent Property Use: Parking lot

Proposed Use: new House





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;

Current use is nothing vacant land

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

R-2

3) The suitability of the property in question to the uses permitted under the 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; and

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

(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.

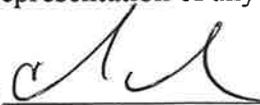
Required Submittal Format

- 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"/>

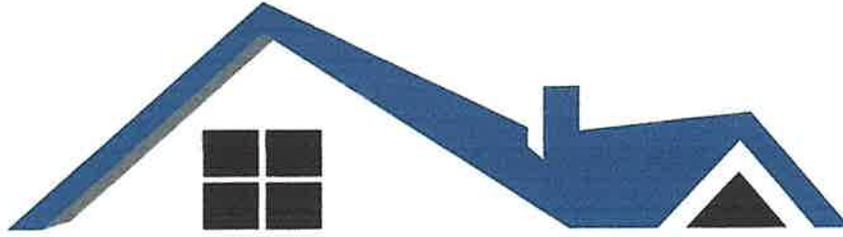
Acknowledgement and authorization signatures

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: 2-28-25

Applicant Signature (acknowledgement):  Date: 2-28-25





CELESTE BUILDERS

2/28/25

The Property at 1029 Grove Ave. The purpose of this rezoning request is to build a residential home on the property.

Chance Celeste

Celeste Builders

(262) 909-6420

EXHIBIT "A"

Lot 23 and the South 1/2 of Lot 24, Block 1, Sylvan Dell Land Co's Sub'd No. 1, in the South 1/2 of the Northeast 1/4 of Section 18, Township 3 North, Range 23 East. Said land being in the City of Racine, County of Racine, State of Wisconsin.

Tax No. 276-000010295000 (South 1/2 Lot 24)

FOR REFERENCE ONLY:

Address: 1027 Grove Avenue

Tax No. 276-000010294000 (Lot 23)

FOR REFERENCE ONLY:

Address: 1029 Grove Avenue