



### Application for Zoning Change

Applicant Name: Raymond and Lodze Noël

Address: 18466 W. Springwood Dr City: Grayslake

State: IL Zip: 60030

Telephone: 224-627-7960 Cell Phone: 224-715-2821

Email: Raynoel20@gmail.com LMNOEL81@sbcglobal.net

Agent Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Property Address (Es): 1346 Main St. Racine WI 53403 (Lot)

Current Zoning: R2

Proposed Zoning: R5

Current/Most Recent Property Use: Vacant Lot

Proposed Use: Multi-Family





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;

*See attached*

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

*See attached*

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

*See attached*

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

*See attached*

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

*See attached*

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

*[Handwritten Signature]* Lodze Noël  
 Date: 5/2/22

Applicant Signature (acknowledgement):

*[Handwritten Signature]*  
 Date: 5/2/22



(Attachment)

## **Application for Zoning Change**

**Municipal Code - Section 114-82**

**1.) & 2.) The general use and the classification of some of the existing properties within the area of 1346 Main Street Lot are as follows:**

**(8+) Multi-family properties, 1 block south**

- 206, 208 and 202 Main Street
- Historic Lakeshore Condominiums -1440-1442 Main St.
- 1400 and 1402 Main Street
- Anna B Apartments
- Wolf Apartments

**(5) Multi-family properties, 1 block west**

- 1400 College & 14<sup>th</sup> St.
- 1404 and 1406 College & 14<sup>th</sup> St.
- 1445 and 1447 College & 15<sup>th</sup> St.

**(5+) Multi-family properties, 1-2 blocks north**

- Bull Manor – 1130 Main St.
- 1116 Main St.
- 1024 Main St.
- 1108 Wisconsin Ave.
- East Park Towers

**3.) 4.) & 5.) The site calls for high density residential housing, so the proposed R5 zoning/multi-family property on 1346 Main Street Lot will fit in well with what's already been developed in the area as revealed above. This new development is an opportunity to provide affordable home ownership/housing within the community.**

**Raymond and Lodze Noël**

# PLAT OF SURVEY

Plat of a survey for MARIE OLSEN and ELMER HANSON of the South 42 feet of Lot 12, Block 92, Section 16, Township 3 North, Range 23 East. Said land being in the City of Racine, Racine County, Wisconsin.

Proposed Finished Grade: 624.4 276-0000-00826-000

**CERTIFICATE**

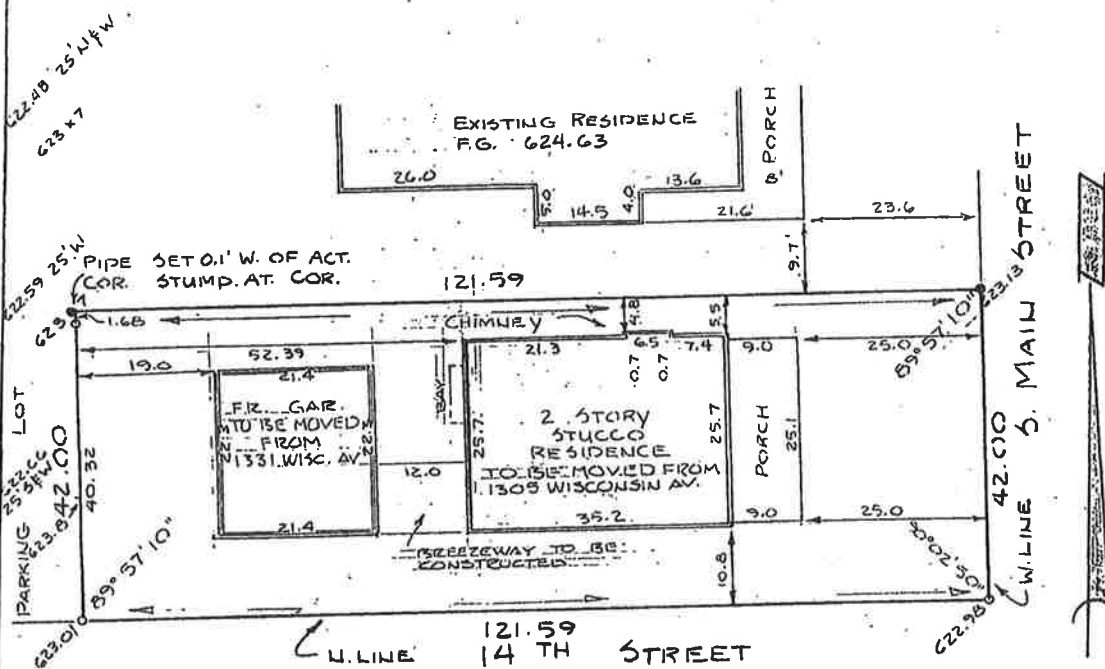
The above-described property has been surveyed under my direction and the above map is a correct representation thereof.

December 30, 1981



*John H. Nielsen*  
REVISOR 1/7/82 *J.H.N.*

M.H. & MAIN 200 N.  
OF LOT RIM 623.00  
INV. 609.70



© M.H. & 14TH ST. & WISCONSIN.  
RIM 623.06  
INV. 614.78

M.H. & 14TH ST. 7.5' E OF  
W. OF MAIN RIM 622.86  
INV. 615.36

M.H. & MAIN 5' S. OF  
& OF 14 TH ST. RIM 623.18  
INV. 607.88

BEARING BASE: GRID NORTH, WISCONSIN  
COORDINATE SYSTEM

ALL ELEVATIONS REFER TO NATIONAL  
GEODETIC DATUM OF 1929

LEGEND  
● = 1" DIAMETER IRON PIPE STAKE SET  
○ = IRON STAKE FOUND 3/4"

FIELD WORK 12-23-81 BY JER MRM

DRAWN 12-29-81 BY BLD

SCALE 1" = 20'

JOB NO. 81304

RACINE COUNTY SURVEYOR  
FILE NO. 12755  
RECEIVED JAN 26 1982  
BY John H. Nielsen

RACINE COUNTY SURVEYOR FILE NO. 053034



Nielsen Madsen & Barber  
Consulting Civil Engineers

1339 Washington Avenue Racine, Wisconsin 53403  
(414) 634-5588/552-7902



SPANBET



Milwaukee, Wisconsin  
Phone 414 - 258-4110  
FAX 414 - 483-8074

Green Bay, Wisconsin  
Phone 414 - 494-0274  
FAX 414 - 494-7901

Crystal Lake, Illinois  
Phone 815 - 459-5590  
312 - 775-8402  
FAX 815 - 459-0510

QUALITY  
SERVICE  
DURABILITY



DATE

8-9-19

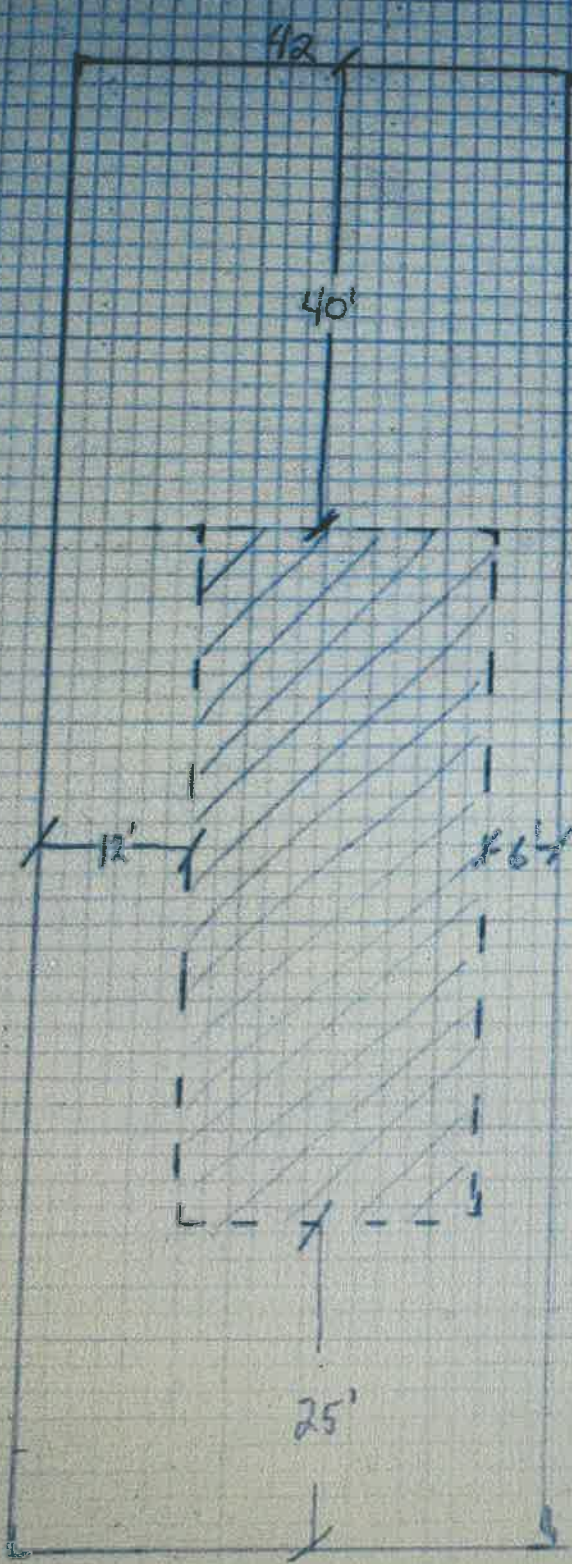
PROJECT

13th MAIN

Racine, WI

JOB NO.

1911



W  
S → N  
E

Set Backs =

- N - 6'
- S - 12'
- E - 25'
- W - 10'

Buildable Area =

$$= 24 \times 55$$

$$= 1320 \text{ sq ft / Floor}$$

HEIGHT RESTRICTIONS

- = 35'
- 10.5" / Floor
- 3 stories Max

Max Size (S.F) w/ 3 car Garage

$$= 3310 \text{ sq ft} + \text{Roof}$$

MAIN

$$1 \text{ sq} = 2'$$