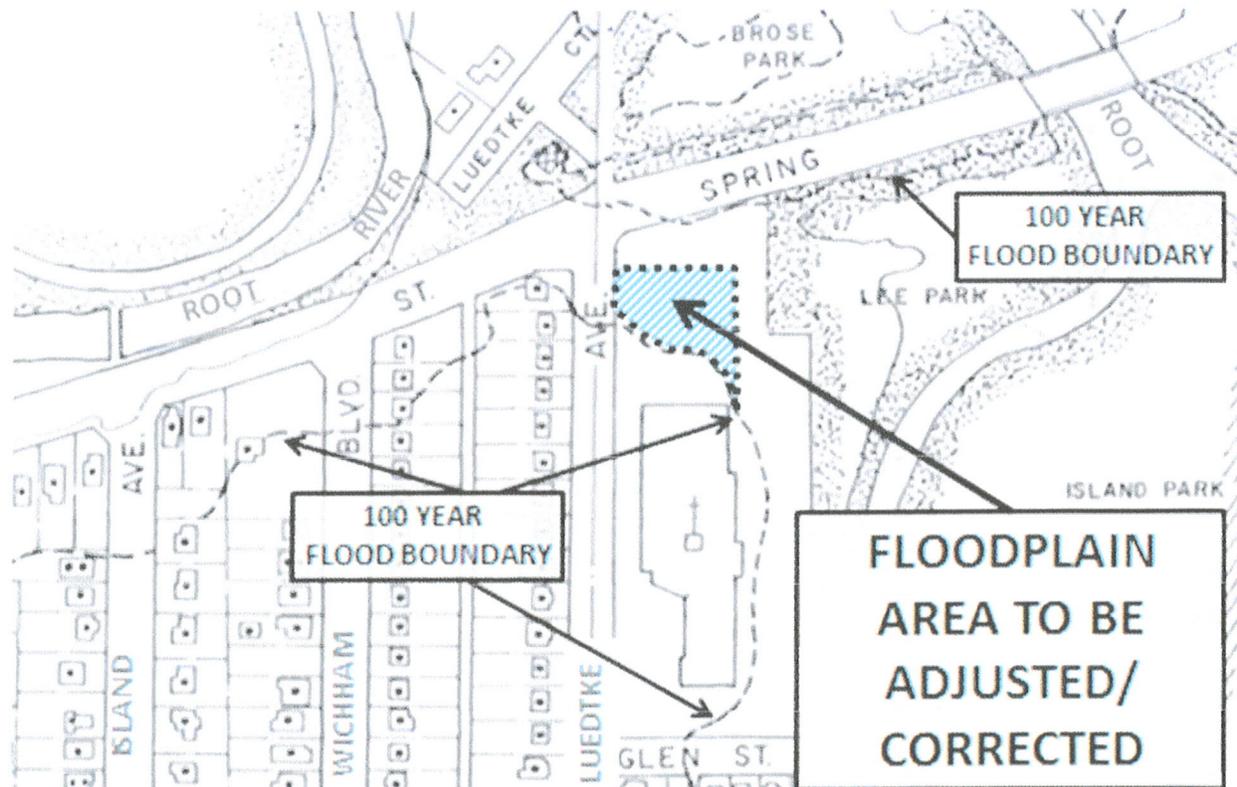


August 18, 2017

Dear Property Owner:

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.

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.



The Commission has scheduled a public hearing at which you can be informed of the details of the request and where your views regarding the proposal may be expressed. The hearing will be held on **Wednesday, August 30, 2017 at 4:30 p.m., or soon thereafter, in Room 205** of City Hall, 730 Washington Ave.

If you have any questions, feel free to contact the Department of City Development at (262) 636-9151.

Amy Connolly, AICP  
Director of City Development

MGS  
**If you are disabled and have accessibility needs or need information interpreted for you, please call the Department of City Development at 262-636-9151 at least 48 hours prior to the meeting.**



**RECEIVED**  
AUG 3 2017  
DEPT. OF CITY DEVELOPMENT  
CITY OF RACINE

Department of City Development  
730 Washington Avenue, Room 102  
Racine, Wisconsin 53403  
Telephone: 262 636-9151; Fax: 262 635-5347

**CITY OF RACINE, WISCONSIN  
APPLICATION FOR ZONING CHANGE**

*Please note: A Complete application must be submitted. An incomplete application may result in the delay or denial of this request. Allow at least four to six weeks for processing of this application.*

DATE: 7/14/17

TO: City Development

Applicant Name: (Print): RACINE LUTHERAN HIGH SCHOOL

Mailing Address: Street & Number 251 LUEDTKE AVE. City RACINE State WI Zip 53405

Telephone: 262-637-6538 Email: dburgess@racinelutheran.org Fax: 262-637-6601

Address of property requested to be rezoned: 251 LUEDTKE AVE.

Legal description of property requested to be rezoned:

SEE ATTACHED

Present zoning: R-3 / FLOODOVERLAY

Proposed zoning: R-3

Proposed use: SCHOOL BUILDING ADDITION

Are you the owner of the property included in the area of the requested zoning?

Yes  No  Option to Purchase ( ) Lease ( )

Signature of Applicant: [Signature]

Signature of Property Owner (see #2 under 'Process Instructions'): \_\_\_\_\_

**\*NOTE: The owner of the property (if different than the applicant) must sign this application. This application must be accompanied by a non-refundable \$830.00 fee (check payable to the City of Racine. If accompanying a conditional use, the fee is \$1,120).**



Milwaukee Regional Office

Mr. David Burgess  
Executive Director, Principal  
Racine Lutheran High School  
251 Luedtke Ave.  
Racine, WI 53405

July 14, 2017

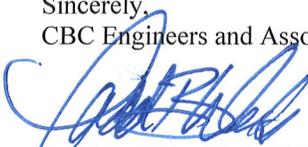
Re: RLHS Rezoning Application

Dear Dave,

Please find enclosed the Zoning Change Application for the City of Racine for your execution and submittal to the City. Since you are not the specific owner of the property, you will need to submit a document that identifies your authorization to sign on behalf of the Racine Lutheran High School. You will need to accompany the submittal with a nonrefundable check of \$830.00 payable to the City of Racine. I will also send you a compiled digital application via email.

Should you have any questions, please feel free to contact me via email at [toddweik@cbceng.com](mailto:toddweik@cbceng.com) or via telephone at 262-219-2938.

Sincerely,  
CBC Engineers and Associates, Ltd.



Todd B. Weik, PLA, CPESC





Milwaukee Regional Office

Mr. Matthew Sadowski, AICP  
Planning and Redevelopment Manger  
Department of City Development  
730 Washington Avenue, Room 102  
Racine, WI. 53403

July 14, 2017

Re: Zoning Change Request – Racine Lutheran High School

Dear Mr. Sadowski,

On behalf of the Racine Lutheran High School, please find a zoning change request to allow for the expansion of the school into the currently zoned Flood Overlay District. The school has been experiencing significant growth and needs to expand the current building to accommodate the needs of the current and future student population.

The location of the floodplain on the property is based upon the Flood Insurance Study (FIS), Panel 55101C0231D, effective May 2, 2012. The base flood elevations adopted in the FIS were based upon calculations completed by The Southeastern Wisconsin Regional Planning Commission (SEWRPC) in 1966. Subsequently, SEWRPC recomputed the floodplain, using the U.S. Army Corps of Engineer's HEC-2 computer model, and published the result in the Community Assistance Report 152, A Stormwater Drainage and Flood Control Plan for the Milwaukee Metropolitan Sewerage District MMSD (4/1991). However, these findings were not approved by the Wisconsin Department of Natural Resources or the Federal Emergency Management Agency and therefore are not considered regulatory. Table 1 presents the FIS floodplain elevation compared to the 1991 SEWRPC elevations.

Table 1

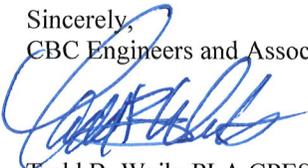
Location	FIS 100-Year Elevation	SEWRPC 100-Year Elevation
Spring Street	593.0	589.4
Luedtke Court	594.0	590.3

We have attached the following documents to supplement the Zoning Change application form.

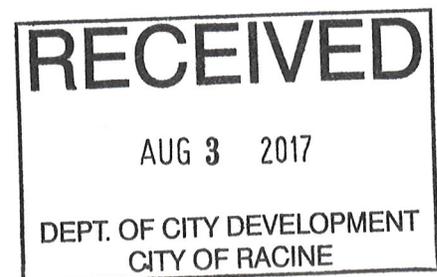
1. Existing Topography Map
2. Proposed Addition Concept Plan
3. FIS – Zone AE Map and FIS Panel Identification Map
4. SEWRPC CAPR 152- Table E-1
5. SEWRPC CAPR – Map 107
6. Property Legal Description

Should you have any questions or if you would like electronic copies of the submittal documents please contact me at [toddweik@cbceng.com](mailto:toddweik@cbceng.com) or at 262-219-2938.

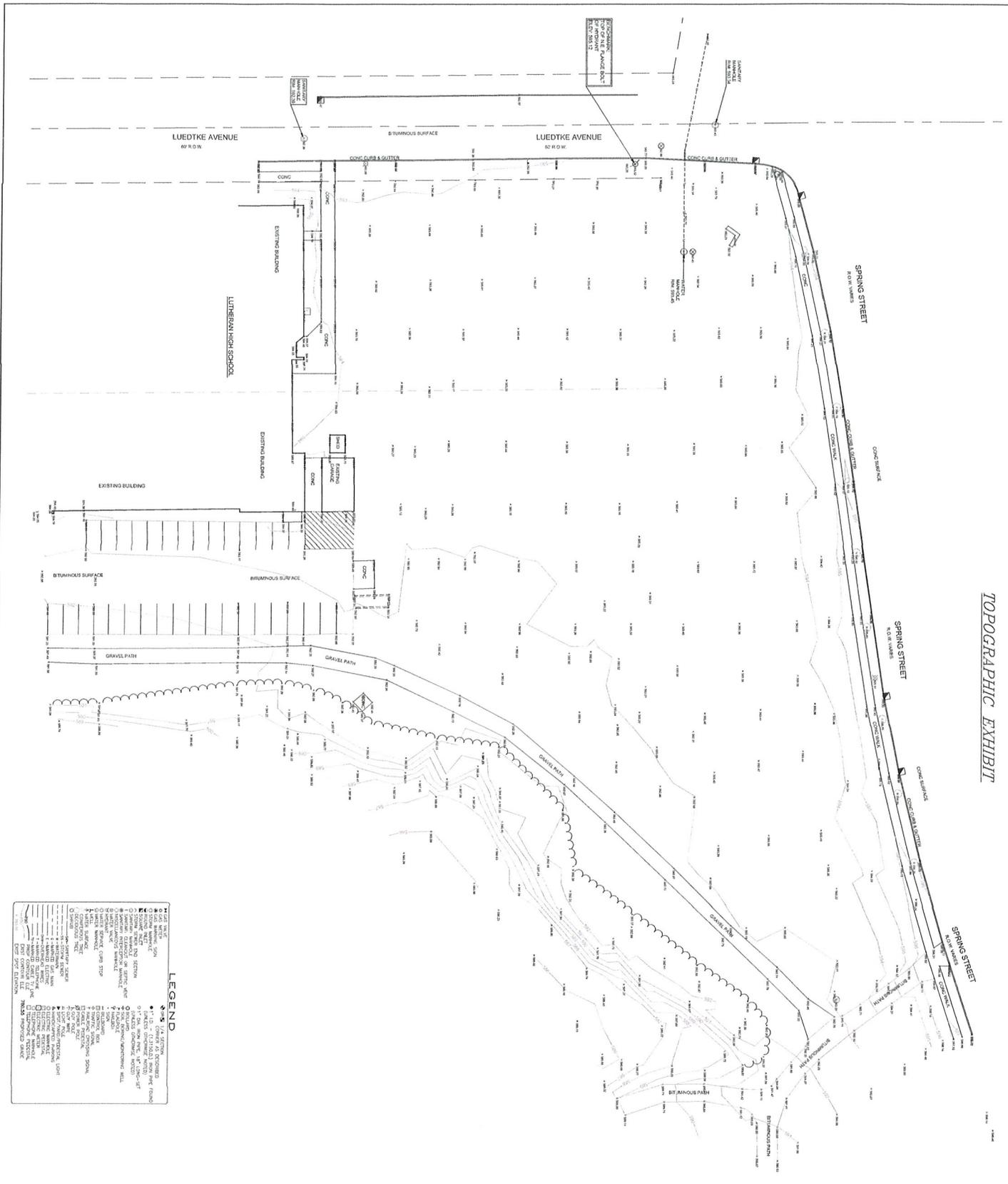
Sincerely,  
CBC Engineers and Associates, Ltd.

  
Todd B. Weik, PLA, CPESC

Cc: David Burgess, Racine Lutheran High School

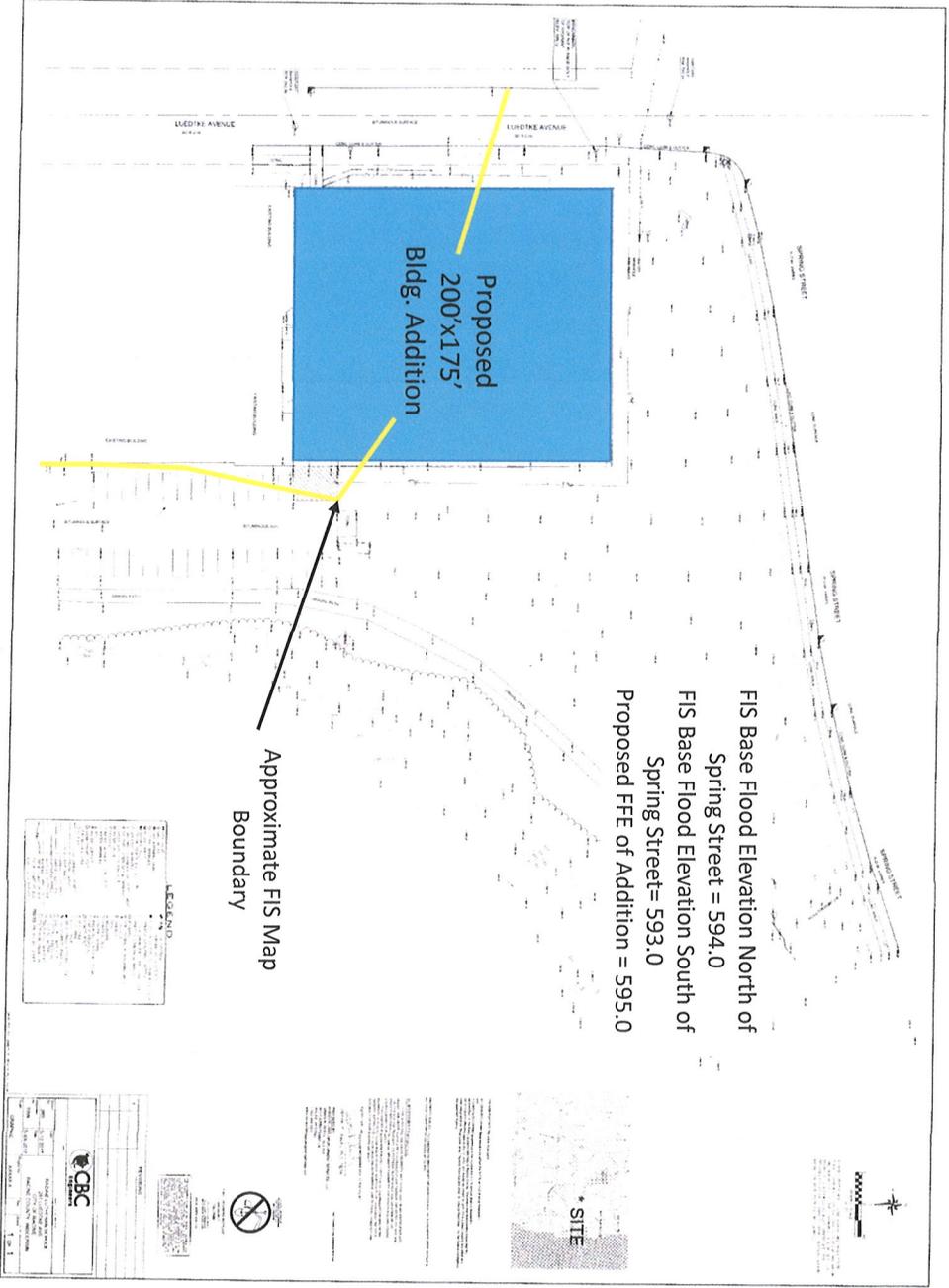


# TOPOGRAPHIC EXHIBIT



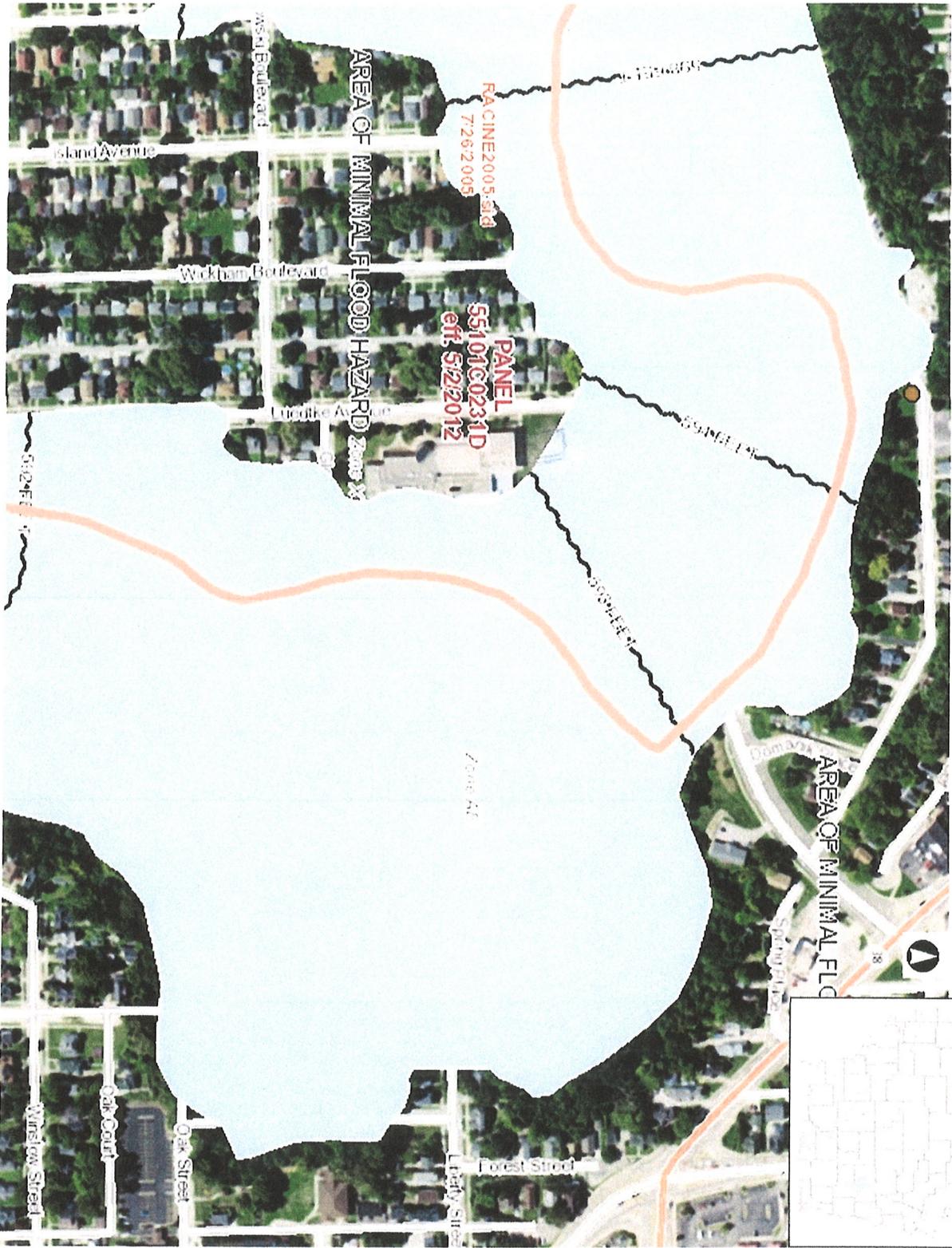
**LEGEND**

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1/16" SECTION	1/16" SECTION
1/32" SECTION	1/32" SECTION
1/64" SECTION	1/64" SECTION
1/128" SECTION	1/128" SECTION
1/256" SECTION	1/256" SECTION
1/512" SECTION	1/512" SECTION
1/1024" SECTION	1/1024" SECTION
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# Surface Water Data Viewer Map



NAD\_1983\_HARN\_Wisconsin\_TM

1: 3,960

**DISCLAIMER:** The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wis.gov/legal/>

## Legend

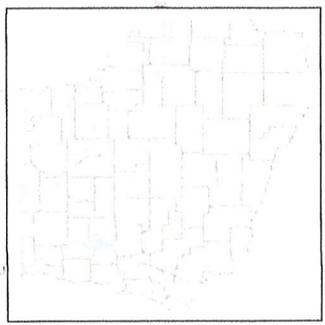
- Record Flood Levels
- Floodplain Analysis Lines
  - Other
  - Flood Insurance Study
  - Letter of Map Revision
  - Case By Case Analysis
  - Bridge
- Floodplain Analysis Points
  - Other
  - Flood Insurance Study
  - Letter of Map Revision
  - Case By Case Analysis
  - Bridge
- Floodplain Storage
- Statewide Non-digitized FIRM Index
- FIRM Panels
- Base Index
- River Mile Markers
- ▲ Station Start Points
- Cross-Sections
- Base Flood Elevations
- Profile Baselines
- Flood Hazard Boundaries
- Other Boundaries
- Limit Lines
- SFHA / Flood Zone Boundary
- Flood Hazard Zones
  - 1% Annual Chance Flood Hazard
  - Regulatory Floodway
  - Special Floodway
  - Area of Undetermined Flood Hazard
  - 0.2% Annual Chance Flood Hazard

## Notes

floodplain



# Surface Water Data Viewer Map



NAD\_1983\_HARN\_Wisconsin\_TM

1 : 7,920

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- ### Legend
- FIRMI Panels
  - Cross-Sections
  - Flood Hazard Boundaries
  - Other Boundaries
  - Limit Lines
  - SFHA / Flood Zone Boundary

- ### Flood Hazard Zones
- 1% Annual Chance Flood Hazard
  - Regulatory Floodway
  - Special Floodway
  - Area of Undetermined Flood Hazard
  - 0.2% Annual Chance Flood Hazard
  - Future Conditions 1% Annual Chance Flood Hazard
  - Area with Reduced Risk Due to Levee

- ### Intermittent Streams
- 24K Hydrography Streams and Rivers
  - 24K Hydrography Lakes and Open Water

- ### Municipality
- State Boundaries
  - County Boundaries
  - Major Roads
  - Interstate Highway
  - State Highway
  - US Highway

- ### County and Local Roads
- County HWY
  - Local Road
  - Railroads
  - Tribal Lands
  - Rivers and Streams
  - Intermittent Streams

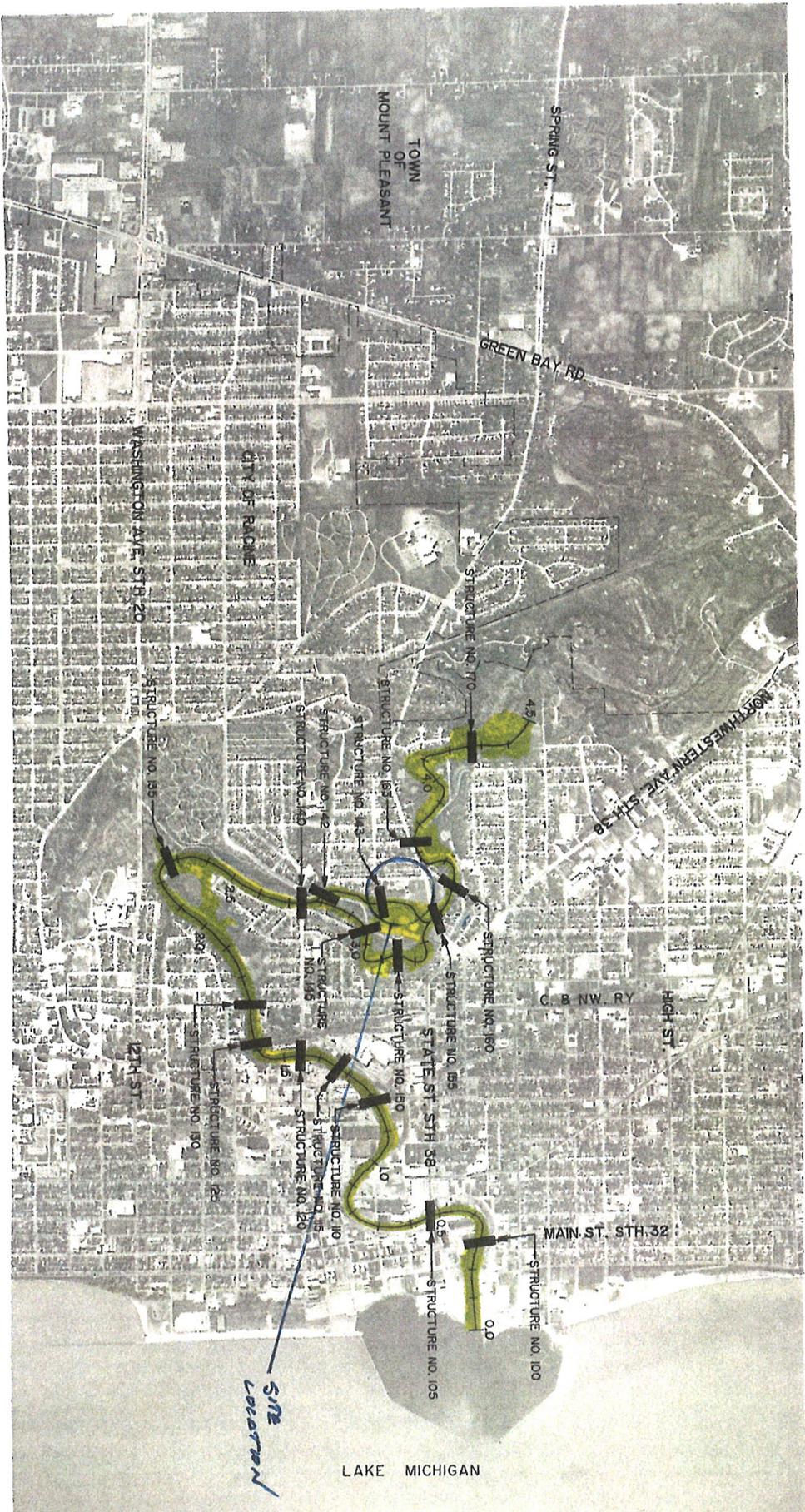
### Notes

floodplain



*SEWER CAP 152*

### 100-YEAR RECURRENCE INTERVAL FLOODPLAIN FOR THE ROOT RIVER MAIN STEM UNDER YEAR 2000 LAND USE AND PLANNED CHANNEL CONDITIONS



#### LEGEND

- 100-YEAR RECURRENCE INTERVAL PLANNED LAND USE AND PLANNED CHANNEL CONDITIONS
- APPROXIMATE EXISTING CHANNEL CENTERLINE AND RIVER MILE STATIONING

NOTE: THE AVAILABILITY OF LARGE-SCALE TOPOGRAPHIC MAPPING FOR ROOT RIVER IS SHOWN IN APPENDIX H

