



DEPARTMENT OF
CITY DEVELOPMENT



Application for Zoning Change

Applicant Name: First Church of God - Rev. Stanley Hunter

Address: 1650 Lathrop Ave. City: Racine

State: WI Zip: 53405

Telephone: 262-634-1463 Cell Phone: _____

Email: _____

Agent Name: Daniel Peterson, Hostak, Henzl & Bichler S.C.

Address: 840 Lake Ave. City: Racine

State: WI Zip: 53403

Telephone: 262-632-7541 Cell Phone: _____

Email: dpeterson@hhb.com

Property Address (Es): 1650 Russet Street, Racine, WI 53405

Current Zoning: R-3: Limited General Residence

Proposed Zoning: _____
O/I: Office/Institutional; or, in the alternative, R-4: General Residence District

Current/Most Recent Property Use: Secondary religious facility servicing a principal religious institution

Proposed Use: Group day care center subject to conditional use standards under Sec. 114-428(3) (or, in the alternative, Sec. 114-328(1))



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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;

Residential, churches, small businesses, city park two blocks east and one block north, WRJN radio station two blocks west, auto shop three blocks west and one block south, county bike trail with greenway two blocks south.

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

Almost entirely R-3; limited B-1, including two blocks west; corridor of I-1 two block south between Republic Ave. and 19th St. with County Bike Trail greenway buffer; O/I and I-1 districts seven blocks west on Ohio St.

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

The property has been used by First Church of God as a secondary religious facility serving a principal religious institution. It is perfectly suited to be converted to a group day care center as allowed by its current R-3 zoning if within an existing religious institution. First Church of God desires to sell the property, however, which will eliminate group day care center as one of its permitted uses under R-3. The property is not suitable as a residential dwelling as permitted under R-3, and, moreover, such use is not in line with the current City of Racine Land Use Plan.

- 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

The property is surrounded by a large area of stable R-3 with limited B-1, bounded to the south by I-1 and to the west by I-1 and O/I. There has been minimal change in the zoning of the surrounding area and minimal proposed change under the current City of Racine Land Use Plan. A few scattered businesses in the general area appear to operate as if zoned R-4, or O/I, B-1, or B-2 while actually zoned R-3.

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

Under the current City of Racine Land Use Plan, the property is planned as institutional property surrounded almost entirely by residential district, with little other change locally from the current land use. The proposed O/I zoning as Office/Institutional conditional use group day care center is perfectly in line with the current City of Racine Land Use Plan for the property.

- (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	✓	
2. Legal Description of property proposed to be rezoned	✓	
3. Rationale or statement as to why rezoning is proposed	✓	
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 		
5. Review Fee	✓	

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):  Pastor Stanley Hunter Date: 10/09/24

Applicant Signature (acknowledgement):  Daniel A Peterson Date: 10/09/24

Part 2 – LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, and 6, Block 4, West Racine Home Addition, according to the recorded plat thereof. Said land being in the City of Racine, County of Racine, State of Wisconsin.

For Informational Purposes Only
Address: 1650 Russet Street, Racine, WI 53405
Tax Key: 276-00-00-11442-000

Part 3 – RATIONALE OR STATEMENT AS TO WHY REZONING IS PROPOSED

The First Church of God operates its religious institution at 1650 Lathrop Ave. It has additionally operated its secondary religious facility, the First Church of God Victory Center, at 1650 Russet Ave (the “Property”). The Church, however, no longer finds it feasible to own and maintain the Property and has an agreement in place to sell to a buyer for the purpose of establishing a group day care center to operate in compliance with conditional use standards under Sec. 114-428(3), Racine Municipal Code.

The Property is currently zoned R-3, which allows a group day care center to operate *within* a religious institution. However, because the proposed buyer will not be affiliated with an education institution, recreation and social facility, or religious institution, as required under R-3 permitted uses (Sec. 114-307(a)(1) and, by reference, Sec. 114-272(9)), the proposed group day care center will require rezoning.

The current City of Racine Land Use Plan calls for the Property to be “institutional.” Thus, rezoning the Property to O/I (office/institutional) as proposed satisfies the City’s long-term plan for the Property. Such zoning will also allow the buyer to operate the Property as a group day care center under O/I conditional uses pursuant to Sec. 114-428(3) subject to a successful conditional use application.

The property is not suited as a dwelling at this time, pursuant to the permitted uses under Sec. 114-307. No potential buyers have come forward with desires to use the Property for any of the other permitted uses under that section or, by reference, Sec. 114-272.

Because re-zoning the Property to O/I will satisfy the current City of Racine Land Use Plan *and* will allow an essential service business (group day care center) to operate in a location where a similar service was already permitted as part of the First Church of God religious institution (under Sec. 114-307(a)(1) and, by reference, Sec. 114-272(9)), the proposed re-zoning 1) will meet the long-term goals of the City of Racine, 2) will not be detrimental to the public interest, and 3) will not substantially alter the character of the neighborhood.

If for any reason the City is not prepared at this time to rezone the Property to O/I in line with its current Land Use Plan, we ask that the Property alternatively be rezoned to R-4, as that designation will similarly allow a group day care home to operate pursuant to Sec. 114-328(1) without drastically altering the residential zoning in the immediate area.

Part 4 – ZONING ANALYSIS TABLE

- a. Land area (in acres and square feet)
 - approx. **0.62 acres**
 - approx. **27,007 square feet**

- b. Building area (in square feet)
 - 3 buildings totaling approx. **6,682 square feet**

- c. Setbacks (required in yards and feet)
 - Main building
 - * North boundary: approx. **4.67 yards (14 feet)**
 - * South boundary: approx. **4.67 yards (14 feet)**
 - * East boundary: approx. **8 yards (24 feet)**
 - * West boundary: approx. **62.67 yards (188 feet)**
 - Building 2
 - * North boundary: approx. **21.67 yards (65 feet)**
 - * South boundary: approx. **0 yards (0 feet)**
 - * East boundary: approx. **40 yards (120 feet)**
 - * West boundary: approx. **41.33 yards (124 feet)**
 - Roofed-in patio
 - * North boundary: approx. **15.33 yards (46 feet)**
 - * South boundary: approx. **13.33 yards (40 feet)**
 - * East boundary: approx. **43.67 yards (131 feet)**
 - * West boundary: approx. **41.33 yards (124 feet)**

- d. Floor Area Ratio (building area divided by lot area)
 - 6,682 square feet / 27,007 square feet = **24.7%**

- e. Lot Coverage (building footprint divided by lot area)
 - 3,806 square feet / 27,007 square feet = **14.1%**

- f. Height of all buildings and structures
 - 3-buildings, all **1 story above-ground**
(Main building basement extends above ground)

- g. Percentage of greenspace (landscaped areas divided by lot area)
 - (Total (27,007 ft²) - Lot Coverage (3,806 ft²) - driveway (2,000 ft²) - paved path to entrance (48 ft²)) / Total (27,007 ft²) = **78.3%**

- h. Parking spaces
 - 2-car garage: **2 spaces**
 - Driveway: **4-6 additional spaces**