

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

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AGENDA ITEM NUMBER: 1080-17

APPLICANT NAME: The Vine Ministries & The Vine Media Group

AGENT NAME: DeAnna Ford & James Ford

ADDRESS OF PROPERTY IN QUESTION: 3433 Douglas Ave.

CURRENT / MOST RECENT USE: Ministry & Counseling Center

PROPOSED USE: Ministry & Media office

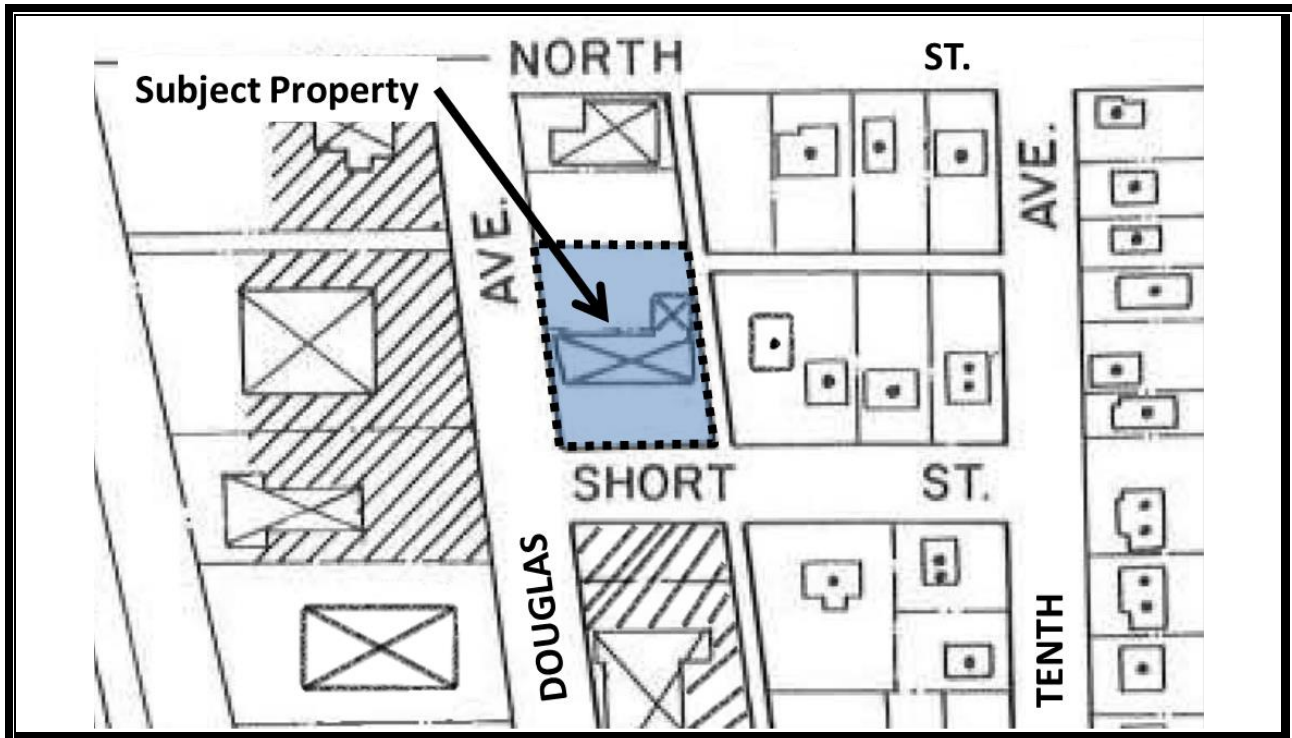
CURRENT ZONING: B-1

PROPOSED ZONING: NA

ATTACHMENTS:

SUMMARY: The Vine Ministries is in need of a bigger space for their growing ministry. They will have an area for Sanctuary with areas for Bible study groups fellowship counseling education assistance and other ministry functions (non-commercial type use) and will also be used as an office for The Vine Media Group which will offer branding solutions.

“Non-commercial type uses” are characterized as those that function like “private clubs, meeting halls, places of worship, instructional or counseling facility” (114-1.(b)) where the use typically offers very limited times and days of operation, or events are sporadic. Through the conditional use permit process, non-commercial type uses can be permitted at the ground-floor/street level in a business district if they have additional components of their operations which can provide a more consistent or predictable level of daily activities. This increased level of activity helps enhance the symbiotic relationships with and between other business establishments within a business district. Staff finds that the Ford’s proposal meets the goal of offering a combination of uses which can increase the potential of daily and mutually beneficial interactions within the Douglas Avenue business district.



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

Existing

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

Existing

DRAINAGE (114-739 & Consult Engineering Dept.)

Existing

UTILITIES (114-821 & Consult Engineering and S/W Utility)

Existing

ARCHITECTURE (114-Secs. 735.3 & 736)

Existing

PARKING / ACCESS (114- Article XI)

NUMBER OF LEGAL, ON-SITE PARKING SPACES: 20

With current seating being 85 for the ministry, this meets the requirement. They hope to eventually have 150 seats which would require 25 spaces. It is being recommended that when they plan to go over 120 seats that they seek an amendment to address parking concerns.

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

Existing

SIGNAGE (114-Article X)

No signage has been proposed.

EXTERIOR LIGHTING (114-Sec. 742)

Overhead lights line the West and South Face of the building.

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

N/A

OUTSIDE STORAGE (114-Article V & 114-740)

There is a dumpster outside for trash storage that is in need of additional screening

OPERATIONS

HOURS: Saturday and Sunday 9 a.m. – 6 p.m.

NUMBER OF EMPLOYEES: FULL TIME: 3 PART TIME: 3

EXCEPTIONS TO ORDINANCE: None

CONDITIONAL USE FINDINGS (Sec. 114-154. – Standards.)

No conditional use shall be recommended by the plan commission unless such commission shall find that:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare.
Operated per conditions this criterion will be met.
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
Operated per conditions this criterion will be met.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
Operated per conditions this criterion will be met.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
Adequate utilities, access and drainage are existing.
5. Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.
Adequate ingress and egress are existing.
6. The proposed conditional use is not contrary to the objectives of the current land use plan for the city.
The proposed conditional use is not contrary objectives of the current land use plan.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified

pursuant to the recommendations of the plan commission.

Operated per conditions this criterion will be met.

POSSIBLE ACTIONS

DEFER:

APPROVE: Recommended (SEE NEXT PAGE FOR FULL LIST OF RECOMMENDED CONDITIONS OF APPROVAL)

DENY:

RECEIVE AND FILE:

RECOMMENDATION

THAT THE REQUEST FROM DEANNA AND JAMES FORD, REPRESENTING THE VINE MINISTRIES AND THE VINE MEDIA GROUP, SEEKING A CONDITIONAL USE PERMIT FOR A GROUND FLOOR CHURCH WITH WORSHIP SPACE, AND A MULTI-MEDIA GRAPHICS DESIGN AND MARKETING FIRM AT 3433 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on November 8, 2017 be approved subject to the conditions contained herein.
- b. That all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c. That all codes and ordinances are complied with and required permits acquired.
- d. That the hours of operation for the ministries be 9 a.m. – 6p.m. Sunday and Saturday.
- e. That the hours of operation for Vine Media Group be 9 a.m. – 6 p.m. Monday thru Friday and 11 a.m. – 5 p.m. Saturday
- f. That prior to the issuance of an occupancy permit the following be submitted for the review and approval of the Director of City Development:
 1. A plan addressing dumpster screening;
 2. A landscape plan addressing the refreshing and/or replacement of the current plantings;
 3. Designs and dimensioned drawings be provided for all new signage, and final design drawings be submitted for all replacement signage.
- g. That approved dumpster screening and landscaping be implemented by June 1, 2018.
- h. That any planned increase in seating for the ministry beyond 120 seats be considered an amendment to the Conditional Use in need of review and approval.
- i. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common council.
- j. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.