



Application for Conditional Use Permit

Applicant Name: **El Cielo Church**

Address: **7111 Washington Ave**

City: **Racine**

State: **WI** Zip: **53406**

Telephone: **262-800-1055**

Cell Phone:

Email: **hola@elcielo.church**

Agent Name: **Alexie M Martinez**

Address: **8324 Ivanhoe PL**

City: **Sturtevant**

State: **WI** Zip: **53177**

Telephone:

Cell Phone: **262-417-3727**

Email: **alex@elcielo.church**

Property Address (Es): **2051 Lathrop Ave, Racine, WI 53405**

Current Zoning: **B-2**

Current/Most Recent Property Use: **Retail**

Proposed Use: **Leadership Training, adult, youth and children education; counseling services and place of worship.**





The application will be evaluated using the standards of Sec. 114-154 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.

- (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;

- (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;

- (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;

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

- (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.





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. Conditional Use Review Application	<input checked="" type="checkbox"/>	
2. Written description of project, including: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are "Existing" or "Proposed" e. Dimensioned parking spaces and drive aisle layout f. Trash enclosure location and materials g. Loading spaces h. Fire hydrant locations i. Location of signage, with setbacks	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table 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"/>	
5. Landscape Plan a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.	<input type="checkbox"/>	





DEPARTMENT OF CITY DEVELOPMENT



Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property.	<input type="checkbox"/>	
7. Floor Plan a. Preliminary floor plan layout of all buildings/structures b. Labels for the type of use of the area c. Labels for square footage of the area	<input checked="" type="checkbox"/>	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	<input type="checkbox"/>	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	<input type="checkbox"/>	
10. Building/site elevations (if new building or exterior changes planned) a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area	<input type="checkbox"/>	
11. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	
12. Review Fee	<input type="checkbox"/>	

Acknowledgement and authorization signatures

A conditional use is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements;

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):

Robert A. Hays

Date: _____

Applicant Signature (acknowledgement):

[Signature]

Date: _____



(262) 636-9151



CityDevelopment@cityofracine.org



730 Washington Avenue, Room 102
Racine, Wisconsin 53403



www.buildupracine.org



The Purpose of Our Church

The specific purpose for which the corporation is initially organized is to establish and oversee places of worship, conduct the work of evangelism worldwide, create departments necessary to support missionary activities and to license, ordain and oversee ministers of the gospel and to also engage in activities which are necessary, suitable or convenient for the accomplishment of that purpose, or which are incidental thereto or connected therewith which are consistent with Section 501(c)(3) of the Internal Revenue Code. This corporation is organized and operated exclusively for religious purposes within the meaning of Section 501(c)(3), Internal Revenue Code.

El Cielo Church is a community of everyday people seeking to put Jesus first in all we do. We are passionate about God, people and desire to be a church where they everyone can find a home. We believe that as a church that we are here to fulfill God's dream – salvation for all. As a community church, our role is to empower them and provide them all the necessary tools for success. We educate our community with the knowledge of the Word of God, believing that it will transform them to live their best life now and so that they too can help others. We equip our community to maximize their potential and utilize their gifts. Our church understands that is our responsibility to cause each person to see their worth from God's perspective. Once they recognize and embrace the fact that they are valuable to His Kingdom, they will see no limits to what God can do through them.

Our vision is to do well in God's work, multiplying and showing His power. We follow Jesus' command to make disciples of all of Wisconsin through home groups, where we love, serve and give our lives for others. As our mission, we bring in, build up, train and we send them out to do the same with others. We are a church of empowerment, where we believe in the power of transformation through the knowledge of the Truth, which is Jesus Christ. It's our job to go out into the world and shine the light of Jesus through the example of servant-hood. We have been called as ambassadors of the Kingdom of God to show our community how much God loves them, and we do that through all the different programs and projects we have throughout the year.

El Cielo Church provides our community with a complete program of discipleship teaching and a school for workers, aside from our regular services on Sundays and Wednesdays. Our discipleship program and our school of leadership provides our community with all the necessary things to succeed in life as Christians and as individuals in our community. Throughout the year, we have three different events where we do outreach for our community. We provide free Christmas gifts (toys and clothing) to the children of our community every year. We also have a yearly free dinner where we invite as many families from the community and we provide them food, counseling and guidance. For the families in our community we have a back to school pledge drive where everyone from the community comes and receives school supplies for all their children. We are hoping that once we have our own facility we will be able to incorporate more and more outreach programs for the community to be able to equip them to be all they can be and to do all they can do.

We believe that God has great plans for us like His word says on Jeremiah 29:11, "For I know the thoughts that I think toward you, says the Lord, thoughts of peace and not of evil, to give you a future and a hope." We have no doubt that there is a great revival coming for the city of Racine and we hope to join you being part of this incredible movement.



Proposed Church Hours

El Cielo Church is a community of everyday people seeking to put Jesus first in everything we do. We are passionate about God, people and desire to be a church where everyone can find a home. We believe that we are not just a church in the city but rather a church for the city. As a church, our role is to empower the community and provide them with all the necessary tools for success in every sphere of life. We educate our community with the knowledge of the Word of God, believing that it will transform them to live their best life now and so that they too can help others discover their potential in life. We equip others to maximize their potential and utilize the gifts and talents we believe every person has been given. El Cielo Church provides our community with a complete program of discipleship teaching and a school for leaders, aside from our regular church meetings.

- Mondays:
 - o 8:00 am – 3:00 pm
 - Ministry coordination of activities
 - Administrative Office hours
 - o 8:00 pm – 8:30 pm
 - Prayer time
- Tuesdays & Fridays:
 - o 8:00 am – 3:00 pm
 - Ministry coordination of activities
 - Administrative Office hours
- Wednesdays:
 - o 8:00 am – 3:00 pm
 - Administrative Office hours
 - o 7:00 pm – 8:00 pm
 - Intercessory prayer sessions
 - o 8:00 pm – 9:00 pm
 - Academy of Intercessory Courses
- Thursdays:
 - o 7:00 pm – 9:00 pm
 - Worship Band Rehearsal
- Saturdays:
 - o 8:00am – 10:00 am
 - Community Outreach
 - o 5:00pm – 8:00 pm
 - Custodial Services
- Sundays:
 - o 8:00 am – 2:00pm

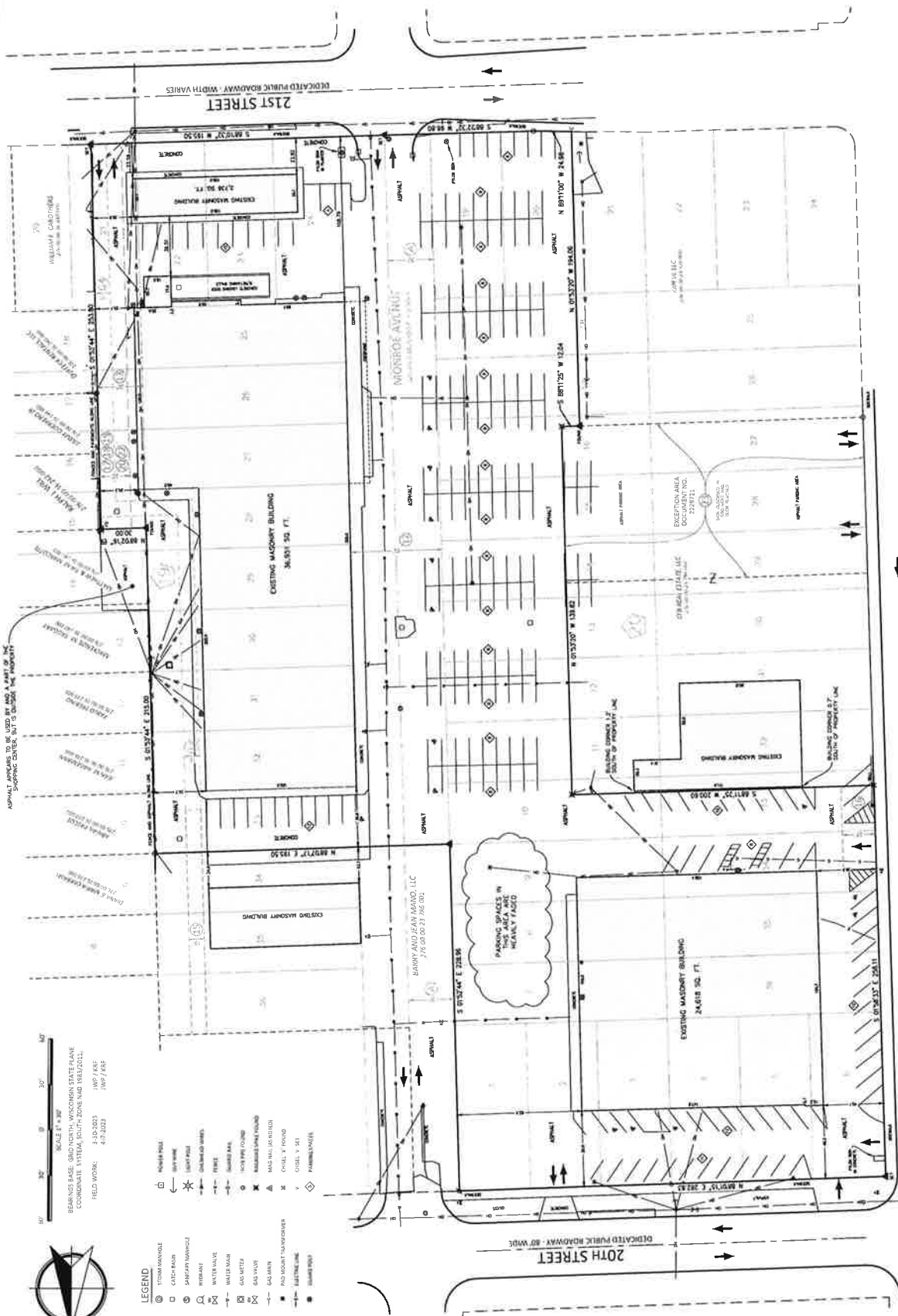
- Leadership rally
- Worship Band Rehearsal/Sound check
- Intercessory Prayer
- Sunday Service



BEARING'S BASE: GRID NORTH, WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE NAD 1983/2011

FIELD WORK:	3-30-2023	IWP / KRF
	4-7-2023	IWP / KRF

- | LEGEND | |
|--------|-----------------------|
| | STEAM MANIFOLD |
| | CATERPILLAR |
| | SANITARY MANIFOLD |
| | WYE |
| | WATER VALVE |
| | WASTE MAIN |
| | GAS METER |
| | GAS VALVE |
| | GAS MAIN |
| | PAD ROOM / TRUCK ROOM |
| | BLASTING ZONE |
| | TRANSFER POINT |



LATHROP AVENUE
DEDICATED PUBLIC ROADWAY - 66' WIDE

PROJ. MGR	NAME
DRAFTED:	DATE
DATE:	DATE
CHECKED:	DATE
DATE:	DATE

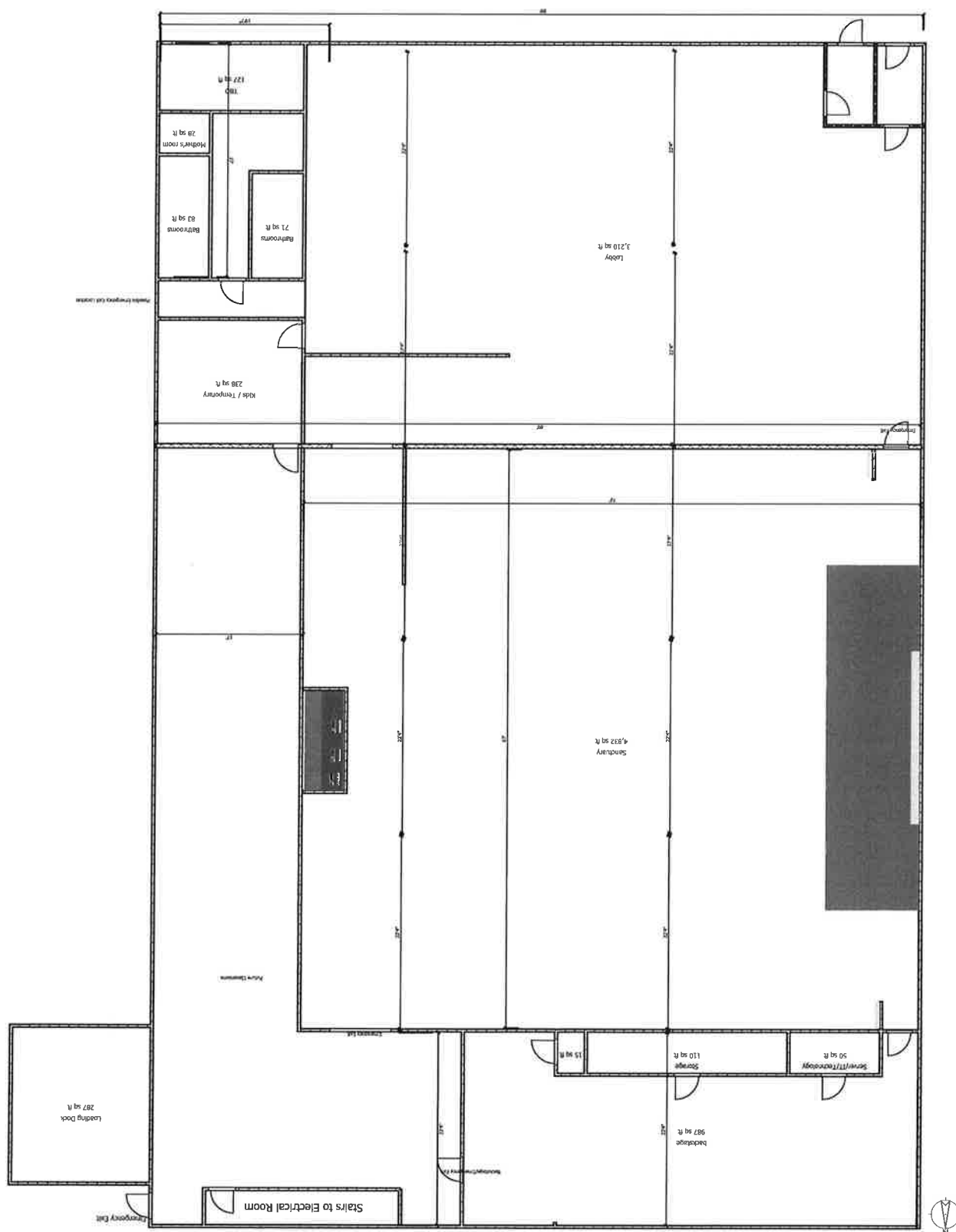
2023.0052.01

2 OF 2

**PART OF BLOCKS 19 AND 20
WALKER ADDITION
ALTA / NSPS LAND TITLE SURVEY
FOR
LBJ INDUSTRIES, LLC
CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN**

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd, Suite 200, Racine, WI 53406
Tel: (262) 634-5588 Website: www.nmbc.net

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NORTHEAST 1/4 OF SECTION 19-3-23



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