

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

For Questions Contact: Matthew G. Sadowski, Assistant Director/Principal Planner
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AGENDA ITEM NUMBER: 1082-17

APPLICANT NAME: Pastor Charles Dual

AGENT NAME:

ADDRESS OF PROPERTY IN QUESTION: 2000 Lathrop Ave.

CURRENT / MOST RECENT USE: Worship space

PROPOSED USE: Worship space with by appointment counseling services and a book store.

CURRENT ZONING: B-2 Community Shopping District

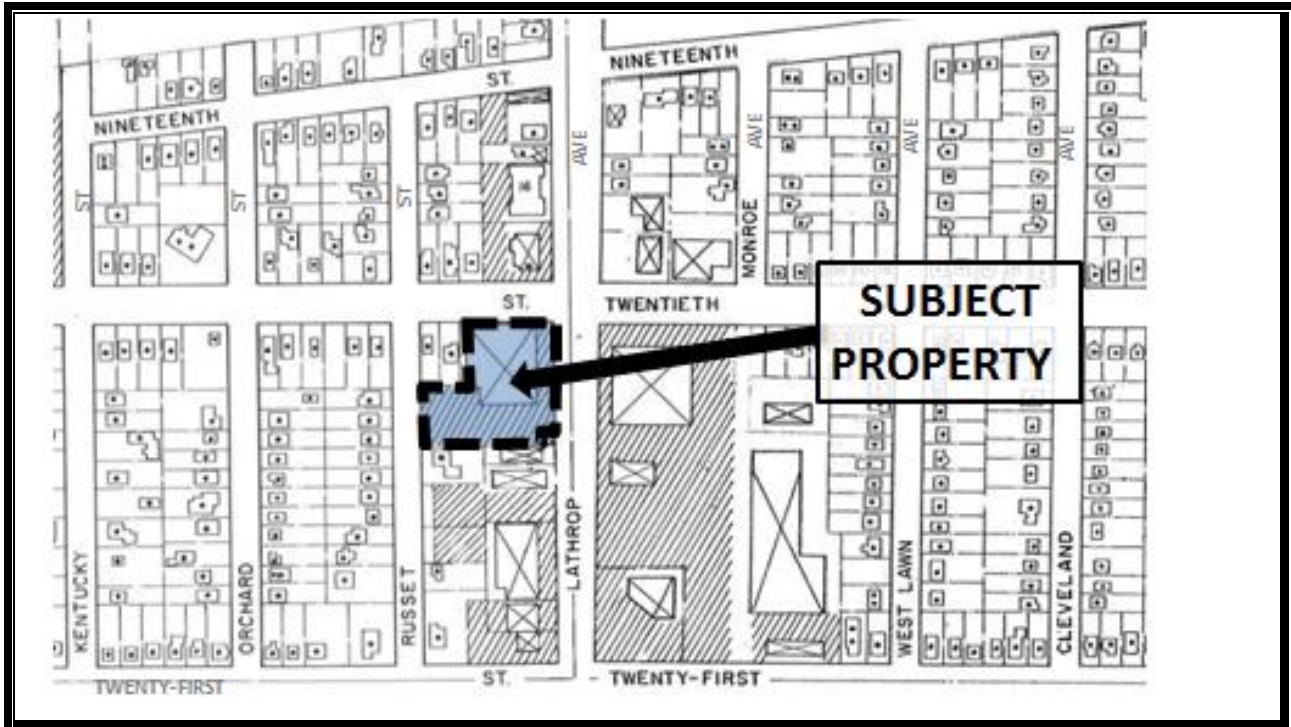
PROPOSED ZONING: N/A applicant seeks a conditional use permit for ground floor non-commercial type use in a commercial district.

ATTACHMENTS:

SUMMARY:

Pastor Charles Daul of Keys to the Kingdom Church is seeking a conditional use permit for a ground-floor church with worship space at 2000 Lathrop Avenue (non-commercial type use). The church will occupy approximately 1,400 square feet of the Southeast ground-floor portion of the building and offer worship and education services on Sunday from 9:00 a.m. to 1:30 p.m., and on Tuesday, Wednesday and Thursday from 6:00 p.m. to 9:00 p.m. A bookstore is planned with hours of operation proposed from 9:00 a.m. to 5:00 p.m., Monday through Friday, and by-appointment counseling sessions will be offered during these days and times as well. The subject property is zoned B-2 Community Shopping District.

“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 proposal meets the goal of offering a combination of uses which can increase the potential of daily and mutually beneficial interactions within a multi-tenant building and the Lathrop Avenue business district.



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

SETBACKS (114-Article V: Article VII, Div. 6) Existing. No Changes contemplated.

DRAINAGE (114-739 & Consult Engineering Dept.) Existing. No Changes contemplated.

UTILITIES (114-821 & Consult Engineering and S/W Utility) Existing. No Changes contemplated.

ARCHITECTURE (114-Secs. 735.3 & 736) Existing. No Changes contemplated.

PARKING / ACCESS (114- Article XI)

NUMBER OF LEGAL, ON-SITE PARKING SPACES: Location is part of a multi-tenant building. Adequate parking exists to accommodate mixed uses. A recommendation is pending the outcome of a site visit.

LANDSCAPING (114- Article V: Article VII, Div. 6 & 7) A recommendation is pending the outcome of a site visit.

SIGNAGE (114-Article X) No signage is indicated at this time. Submittal of proposed signage will be needed for City review and approval as part of the CUP.

EXTERIOR LIGHTING (114-Sec. 742) No additional exterior lighting is indicated at this time. If contemplated, submittal of proposed lighting details will be needed for City review and approval as part of the CUP.

FIRE/POLICE (Consult Fire, Police, and Building Depts.) regular occupancy and annual inspections to be conducted by Fire Department.

OUTSIDE STORAGE (114-Article V & 114-740) None indicated at this time.

OPERATIONS

HOURS: Worship Services Sunday 9 am to 1:30 pm, Tues, Wed, Thurs 6 pm to 9 pm. Book store hours contemplated to be Monday thru Friday 9 am to 5 pm. Counseling service by appointment.

NUMBER OF EMPLOYEES: FULL-TIME: None other than pastoral team **PART-TIME:** None other than pastoral team.

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: APPROVAL RECOMMENDED. SEE BELOW FOR FULL RECOMMENDATION.

DENY:

RECEIVE AND FILE:

RECOMMENDATION

THAT THE REQUEST FROM CHARLES DAUL REPRESENTING KEYS TO THE KINGDOM CHURCH SEEKING A CONDITIONAL USE PERMIT FOR A GROUND FLOOR CHURCH WITH WORSHIP SPACE TO INCLUDE EDUCATIONAL CLASSES, BY-APPOINTMENT COUNSELING SERVICES, AND A PROPOSED BOOK STORE AT 2000 LATHROP 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 are as follows:
 1. For the ministries 9:00 a.m. – 1:30p.m. Sunday and on Tuesday, Wednesday and Thursday from 6:00 p.m. to 9:00 p.m.
 2. For the bookstore 9:00 a.m. – 5:00 p.m. Monday thru Friday.
 3. For counseling services by appointment.
- e. That prior to the issuance of an occupancy permit the following be submitted for the review and approval of the Director of City Development: (pending outcome of site visit).
- f. 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.
- g. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.