



725-2995

Application for Conditional Use Permit

20183933-9

Applicant Name: GREATER NEW BIRTH CHURCH RACINE

Address: 2913 DURAND AVE. City: RACINE

State: WI Zip: 53403

Telephone: (414)-379-7325 Cell Phone: (414)-379-7325

Email: JESSIE FG @YAHOO.COM

Agent Name: Monica McDowell

Address: 8237 W. SILVER SPRING City: MILWAUKEE

State: WI Zip: 53218

Telephone: (414)-264-5683 Cell Phone: (414)-207-3029

Email: mmcdowell@greaternewbirthchurch.org

Property Address (Es): 2913 DURAND AVE RACINE 53403

Current Zoning:

Current/Most Recent Property Use: BABY XPRESS CHILD CARE

Proposed Use: Church and Bookstore



DEPARTMENT OF CITY DEVELOPMENT

APPLICATION FOR CONDITIONAL USE PERMIT

- 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. As an established ministry with over 35 years of experience we have served the Milwaukee, Phoenix, Racine and Green Bay areas with a community first approach. Our heart is to partner with the communities in order to listen to them to see how we can better serve them without compromising safety as well as boosting the moral of the community by the service that we endeavor to provide.
- 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. We not only seek to have working relationships with the people in the community but also with surrounding local businesses to support them by having their information listed in our church so that the parishioners will know what services are available to them in the area. We believe in the continuity of all parties working together to achieve success for the community in which we serve. We also will look into hosting a job fair that will highlight local businesses that people from the community can support through employment opportunities.

- 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; We do not foresee any issues or concerns with any development or improvement of this area as we share in the responsibility of serving alongside our partners.
- 4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided. We have restroom facilities that are accessible to those in need with immediate access to parking that will provide a safe place for people to join us and patronize our bookstore.
- 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; Our parking attendants will encourage the use of entering on the west side of the parking lot for services and exiting on the east side of the parking lot. We will also enforce a strict speed limit while on the parking lot as well as in the neighboring areas to ensure public safety. We will also adjust as needed to include parking in the rear for staff in the event of congestion and offer Car-pooling to help with any congestion that should happen to occur.
- 6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; We should be in compliance with the current land use for the city in this area.

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. To this we say yes! The commitment and goal of our ministry is to always remain in compliance with all city ordinances and codes. In the event that something is modified through the office of the city of Racine we will contact the representatives of the city for immediate implementation of requested change(s). Any changes will be directly communicated to each of our leaders as well as congregants to be put in place at the request of the City of Racine.



DEPARTMENT OF CITY DEVELOPMENT

LISA
(414) 339-7349



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	☒	
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	☒	
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	☒	
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	☒	
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.	☒	





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.	☒	
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	☒	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	☒	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	☒	
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	☒	
11. Building Material Samples (if making exterior changes)	☒	
12. Review Fee	☒	

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):

Date: 9/5/25

Applicant Signature (acknowledgement):

Date: 9/5/25



DEPARTMENT OF CITY DEVELOPMENT

Required Submittal Format

Description of project:

Church/Worship Center that will have services open to the Racine community where families can come and be encouraged and empowered through biblical teaching as well as local partnerships with businesses in our community. We hope to have job fairs, a clothing bank and provide assistance to needy people who would benefit from encouragement, hope, mentoring and discipleship. Our hours of operation are as follows.

Sunday 8:30am to 2pm with occasional opening times from 4pm to 8pm.

Monday Closed

Tuesday 9am to 1pm

Wednesday 5pm to 9pm

Thursday 9am to 1pm

Friday Closed

Saturday 8am to 1pm

Our maintenance plan will ensure that all paper, trash and any other materials are free and clear from the church and parking

area in the evenings. Other lighting descriptions are provided in packet.

Floor Plan:

Floor plan included in this packet.

Engineering Plan:

- a. Stormwater Plan
- b. Existing and proposed roadway and access configurations
- c. Cross access. Diagram is provided

Signage Plan:

With the existing sign that is on the building which is 3 feet by 5 feet wide we are planning to place a sign on this area which will state our name “Greater New Birth Church Racine Kenosha” Bishop R. J. Burt Pastor, Pastor Jessie and Lisa Griffin lead Pastor. Our color of choice is Purple and White.

We will also list the hours of operation on the window of the building to inform the community of when we are open to serve them.

Building/site elevations:

No changes will be made to the exterior of the building.

Trash will be picked up in the rear of the building.

Building Material Samples: None at this time.

lot area with snow removal in winter months to keep our community safe. Our lot will be used for parking and sometimes for outdoor events that children will be able to come and play with other children in a safe environment.

Site plan:

Floor plan is included in this packet that has a drawing of the layout of the building as well as all other pertinent information from section 3.

Zoning Analysis Table:

Provided in packet:

Landscape Plan:

Parking area is in front of building with sidewalks next to the parking lot. Parking lot will be kept clean and plowed in the wintertime.

We plan on planting Hosta's in planters in front of the building totaling 4.

Lighting Plan:

There are LED light fixtures throughout the building that will keep the inside visible as people enter the building. There will also be a lighted sign in front of the building to illuminate the

**DEPARTMENT OF
CITY DEVELOPMENT
APPLICATION FOR CONDITIONAL USE PERMIT**

GREATER NEW BIRTH CHURCH/BOOKSTORE
2913 DURAND AVE.
PASTOR JESSIE GRIFFIN

PRIMARY HOURS OF OPERATION:

Sunday 8:30am to 2pm with occasional opening times
from 4pm to 8pm.

Monday Closed

Tuesday 9am to 1pm

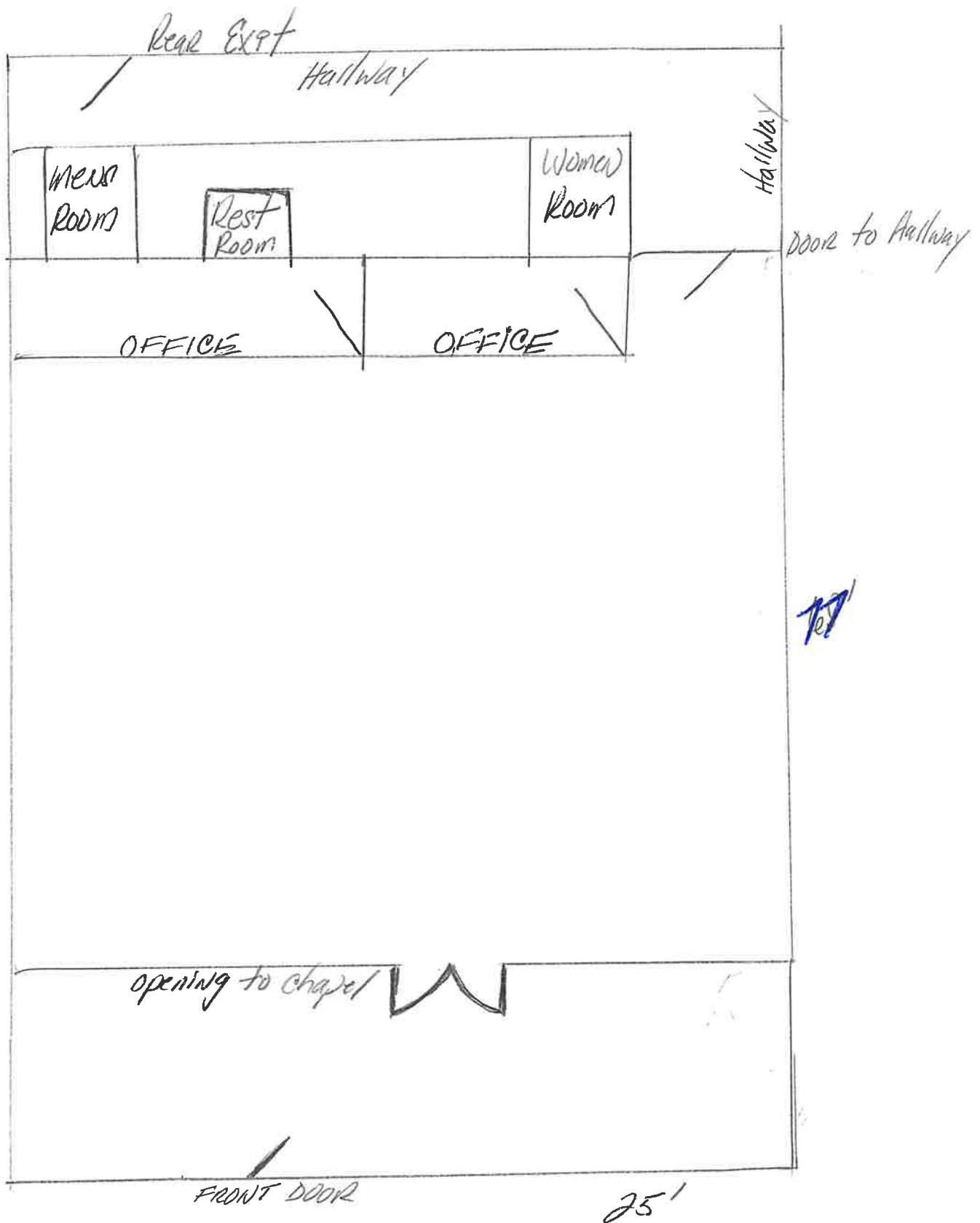
Wednesday 5pm to 9pm

Thursday 9am to 1pm

Friday Closed

Saturday 8am to 1pm

Job fairs and other community events may effect service times
from Friday through Sunday.



1st floor

Building

