



CITY OF RACINE
General Application Form

Department of City Development
730 Washington Ave., Rm. 102
Racine, WI 53403
Phone: 262-636-9151
Fax: 262-635-5347

Type of Reviews

- 2035 Comprehensive Plan Amendment (\$0 Fee)
- Administrative Review (\$0 Fee)
- Certified Survey Map (\$170 + \$50 per lot)
- Conditional Use Permits (\$695 Fee)
- Design Review (\$0 Fee)
- Research Request (\$0 Fee)
- Rezoning (\$830 Fee)

APPLICANT NAME: NEW COVENANT Church
 ADDRESS: STREET: 524 MAIN STREET CITY: RACINE STATE: WI ZIP: 53403
 TELEPHONE: 262-632-9920 CELL PHONE: 262-497-2580 PASTOR TONY VISOR
 EMAIL: nccracine@yahoo.com

AGENT NAME (IF APPLICABLE): JOHN CRIMMINGS FIRST WEBER, INC.
 ADDRESS: STREET 10351 WASHINGTON AVE. SUITE 800 CITY: STURTEVANT STATE: WI ZIP: 53177
 TELEPHONE: 262-939-1414 CELL PHONE: _____
 EMAIL: j.crimmings@firstweber.com

PROPERTY ADDRESS (ES): 1400 THIRTEENTH STREET RACINE WI, 53403
 CURRENT ZONING: I1
 CURRENT/MOST RECENT PROPERTY USE: BOWLING ALLEY
 PROPOSED USE: CHURCH
 PROPOSED ZONING (only if applicable): B2
 LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments):
Tax Key 09868003 City of Racine
 CURRENT COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____
 PROPOSED COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____

Are you the owner of the property included in the area of the requested zoning?
 Yes No Option to Purchase Lease

*NOTE: The owner of the property (if different than the applicant) must sign this application.

OWNER & APPLICANT AUTHORIZATION

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. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representation or conditions of approval. The applicant/owner by their signature understands and agrees that they are responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan:

Owner (s) Signature: Richard Wondras Date 9-28-19
 Print Name: RICHARD WONDAS

Applicant (s) Signature: Pastor Tony Visor Date 9-28-19
 Print Name: PASTOR TONY VISOR
NEW COVENANT CHURCH



CITY OF RACINE

Conditional Use Permit Checklist

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Racine, WI 53403
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Applicant

General Development Application Form

SITE PLAN(S)

- **MUST BE DRAWN TO AN ENGINEER OR ARCHITECT SCALE AND PROVIDE THE FOLLOWING INFORMATION**
(Unless otherwise noted, provide 3 copies of the Site Plan. If full-scale architectural plans are submitted, one copy of the plans shall be no larger than 11"x17". The reduced copy does not need to be to scale. NOTE: Submit 8 sets for Planned Developments). **Complete, scaled and legible plans are required. If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your documents for submittal.**

Plans Should Include

Lot Information

- Clearly identify the lot(s) being requested for Conditional Use. Include accurate lot dimensions, and the location of the lot in relation to adjacent streets, curbs, and surrounding lots. Provide a North arrow, and note the scale used (i.e.: 1"-20').

Structure Location

- Location of all structures on the lot. All structures shall be drawn and dimensioned. Show the distance of the structures from property lines, as well as the distance from other buildings on the lot.

Ingress/Egress

- Show the access drives, and their widths, into the site. Also show any recorded ingress/egress or other easements (check with the Register of Deeds for this information). Show location and width of all easements within the site and at the property line/s.

Parking Lot

- Show all on-site parking areas with stall sizes. Legal stall size is 9' wide by 19' deep. Indicate the width of all drive aisles accessing the parking. Show the curb line, wheel stops, any loading areas on the building/site, and location of handicapped spaces.

Trash/Utility Areas

- Show the location of trash or utility areas and how they will be, or are, screened (i.e.: fencing with slats, wood fencing, landscaping, etc.). Trash bins/dumpsters require 6' opaque screening with closing gates.

Fencing/Walls

- Show the location and height of all existing and proposed fencing or walls and what materials they are/will be made of. Show any outdoor patio areas, even if located below a canopy.

Outdoor Lighting

- Show all existing and proposed outdoor lighting located on the building and on the site itself. Provide the height of the lights by measuring from grade to the top of the fixture. Identify the type of fixture and angle/direction of the light beam. If an under-lit canopy is requested, a photometric plan prepared by a licensed company is required with the submittal.

Landscaping

- Provide a landscaping plan showing all existing and proposed landscaping. Indicate the plant species, sizes (caliper or gallon), and location of plantings on the site plan. Indicate and identify if existing landscaping is proposed to be altered. Species to be non-invasive, salt tolerant and drought resistant.

Surface Details

- Indicate the surface detail of all outdoor areas (i.e.: grass, gravel, asphalt, concrete, pavers, etc.).

Sewer/Water

- Show the location of all sewer, water and storm sewer lines (only for new construction or project where there is an increase in impervious surface).

Signage

- Provide proposed signage information for the project. (Note: This is required if signage is the reason for the conditional use. If not, signage may be approved separately from the Conditional Use review unless otherwise indicated by Staff).

Drainage/Grading

- Show on-site surface water drainage and grading, and building and ground elevations (new construction only).

FLOOR PLANS & ELEVATION DRAWINGS TO SCALE: (Unless otherwise noted, provide 3 copies, One of the three copies shall be no larger than 11"x17". The reduced copy does not need to be to scale. (NOTE: Submit 8 sets for Planned Developments): **If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your plans.**

Scaled Floor Plans

- Provide an 'as-built' copy, and a 'proposed build out' copy if any changes to the internal layout are requested. Scaled dimensions of all interior areas shall be provided. These areas may include office spaces, general work areas, storage areas, waiting rooms, repair areas, bathrooms, garage areas, kitchen areas, etc.

Architecture

- Provide detail of existing architectural treatments on the entire building exterior. If remodeling, repairing, or new construction work is part of this proposal, also provide information on proposed colors, materials, and extra features such as awnings, canopies, porticos, etc. Identify what materials the building will be constructed of (i.e.: masonry, brick, etc.). Indicate any proposed changes to the materials (including the roof).

OTHER INFORMATION

Written Description

- Provide a DETAILED, WRITTEN description of the proposed business. Provide information about the type of business, machinery involved, type of product produced and/or services being provided, noise issues, parking data, etc. Additional information may be requested throughout the review process.

Deliveries

- Discuss anticipated truck traffic and size of trucks, as well as frequency of deliveries and pick-ups.

Maintenance Plan

- Provide a site maintenance plan, indicating who will be responsible for things such as grass cutting, garbage and litter removal, enforcement of parking standards, clearing of snow, daily site up-keep, etc. If these duties will be contracted out, include a copy of the contractor's proposal or agreement.

Indicate any plans for future expansion, if applicable

Review Fee

- **A non-refundable review fee of \$695.00, payable by cash or check, made out to the City of Racine shall be submitted with the complete submittal+. If this request is being made in conjunction with a rezoning request, the combined fee is \$1,120.00.**

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

SIGNATURE: Pastor Tony Victor DATE: 9-30-19



NCC - MINISTRIES:

- Covenant Couples – Marriage Fellowship/Workshop
- Covenant Singles – Single Fellowship Ministry
- Covenant Brothers – Men’s Fellowship/Workshop
- Covenant Sisters – Women’s Fellowship/Workshop/**TruU**
- Kingdom Youth – Sunday School/Children’s Ministry
- Love & Basketball – Teen’s Ministry/Workshop
- Project Mercy – Adult Day Activities
- Feet on the Street – Outreach Program Targeting Homeless & Elderly – Project Mercy Umbrella
- *(We have a heart for the homeless. We are partners with HALO for over two years now.)*

NCC - TIMELINE:

- Racine Marriott Hotel: March 1999 – January 2003.
- DeKoven Foundation Center: January 2003 – June 2007.
- Y.M.C.A.: June 2007 – July 2019 (Due to the YMCA closing)
- Monument Square: July 2019 – Present

NEW COVENANT (NCC'S) OUTREACH TO HOUSE

OBJECTIVE: To do the work planted in our hearts to do for our community. Feet on the Street is the operation of the hands and feet of our Lord and Savior, Jesus Christ.

FEET ON THE STREET/PROJECT MERCY (FOTS) (PM)

Feet on The Street is the heartbeat of NCC Projects. Our main objective is to be able to reach the homeless community to give a hand-up. We have been in partnership with Halo for a few years now. NCC prepares a monthly meal and serve the meal to the residents at Halo. Throughout the year we provide care baskets.

FOTS – We have gifted and stocked up on blankets, gloves, hats and scarves for when we walk the pavement on cold nights to distribute to those in need. FOTS are out and about encouraging those who are going through a rough patch, offering prayer and connecting them to resources available in the city. We believe in partnerships and connect people in need with resources available here in Racine.

FOTS – The Ziploc care bag. Filled with body wash, shampoo, sponge, toothpaste, toothbrush, comb, deodorant, granola bar, and Pop tart. In the wintertime we add hand warmers for the gloves.

FOTS SHOWER PROGRAM – LAUNCHES IN SPRING 2020

A community project – shower program from the homeless. Our plan is to have set days of service in both a mobile and stationary shower facility. Days and Time will be determined as we partner with site locations to ensure safety and avoid code violations. Donation for clothes – ongoing. Project Mercy umbrella program.

DRUG AND COUNSELING GROUP (CERTIFIED GROUP LEADER)

NCC is establishing partnership with Genesis Behavioral Services and Alcoholic Anonymous to host self-help groups that will meet on a weekly basis. Alcoholics Anonymous (AA) is a fellowship of men and women who share their experience, trials and triumphs with one another other to solve their common problem and help others to recover from alcoholism. The only requirement for membership is a desire to stop drinking. Tentative - AA meets will meet in our fellowship hall on Mondays and Thursdays from 9:30-10:30 a.m.

COVENANT HOUSE PRESS Bookstore

The publishing company was established for creating and selling books in 2009. We will prepare to open an onsite bookstore at the launch of our new renovated facility 10:00 – 4:00, Monday – Saturday.

LOVE & BASKETBALL

A youth outreach program where teens are educated and inspired to be victorious in life. We deal with real topics to help the teens make good-solid lifestyle choices. Teen empowerment for at-risk teens to help them turn the right corner.

PROJECT MERCY

An outreach program for the elderly in the community. Established as a daycare/activity center for the older generation. A place where the older people feel belonged and connected to the community.

New Covenant - Hours of Operation

- CHP Bookstore (Employee): Monday thru Saturday 10:00 – 4:00 PM
- Pastoral Counseling (Pastor Tony Visor): Tuesday & Thursday 2:00 – 4:00 PM
- AA Group Meeting (Lorine Brown): Tuesday & Thursday 5:00 – 6:00 PM

NEW COVENANT CHURCH ACTIVITY CALENDAR

Sunday		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9:00							
10:00							
11:00	Worship Service Pastor/Sanctuary	PROJECT MERCY - Fellowship Hall 10:00 - 2:00 PM	Counseling Hours - Pastor/ Board RM Counseling Hours - Pastor/ Board RM Counseling Hours - Pastor/ Board RM AA Group Meeting 5-6PM - Fellowship Hall - Lorine Brown/Fac	PROJECT MERCY - Fellowship Hall 10:00 - 2:00 PM	Mon - Sat Bookstore Hours 10-4	Board Meeting 11 am Board RM	
12:00							
1:00							Arts/Music Lessons - T.Visor/Multi-task RM 12:00 - 2:00 PM
2:00							
3:00							
4:00							
5:00							
6:00							

Sunday		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9:00							
10:00							
11:00	Worship Service Pastor/Sanctuary	PROJECT MERCY - Fellowship Hall 10:00 - 2:00 PM	Counseling Hours - Pastor/ Board RM Counseling Hours - Pastor/ Board RM Counseling Hours - Pastor/ Board RM AA Group Meeting 5-6PM - Fellowship Hall - Lorine Brown/Fac	PROJECT MERCY - Fellowship Hall 10:00 - 2:00 PM	Mon - Sat Bookstore Hours 10-4		Feet on the Street 12 PM/HAHO
12:00							
1:00							
2:00							
3:00							
4:00							
5:00							Praise Rehearsal - T.Visor, C.Lowe/Sanctuary
6:00							

Sunday		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9:00							
10:00							
11:00	Worship Service Pastor/Sanctuary	PROJECT MERCY - Fellowship Hall 10:00 - 2:00 PM	Counseling Hours - Pastor/ Board RM Counseling Hours - Pastor/ Board RM Counseling Hours - Pastor/ Board RM AA Group Meeting 5-6PM - Fellowship Hall - Lorine Brown/Fac	PROJECT MERCY - Fellowship Hall 10:00 - 2:00 PM	Mon - Sat Bookstore Hours 10-4		Covenant Brothers 11 am Pastor/FH Covenant Sisters 11 am Pastor S/Sanctuary
12:00							
1:00							
2:00							Arts/Music Lessons - T.Visor/Multi-task RM 12:00 - 2:00 PM
3:00							
4:00							
5:00							
6:00							

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12:00							
1:00							
2:00							
3:00							
4:00							
5:00							
6:00							



SITE PLAN NOTES

- PARKING STALLS - 8'-0" WIDE
- LOT DIMENSIONS SOURCED FROM RACINE GIS

LANDSCAPE NOTES

- REMOVE ALL OVERGROWN WEEDS, ETC.
- CLEAN LOT / FENCING

SIGNAGE NOTES

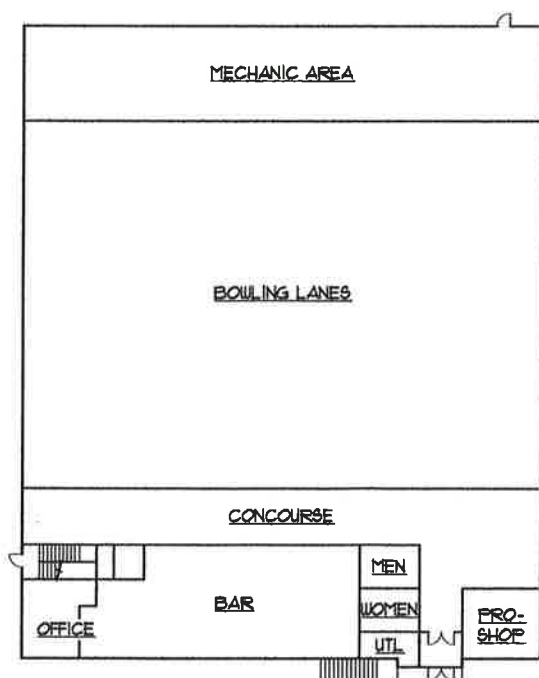
- REMOVED HILLSIDE SIGN
- NEW NEW COVENANT CHURCH SIGN

MAINTENANCE NOTES

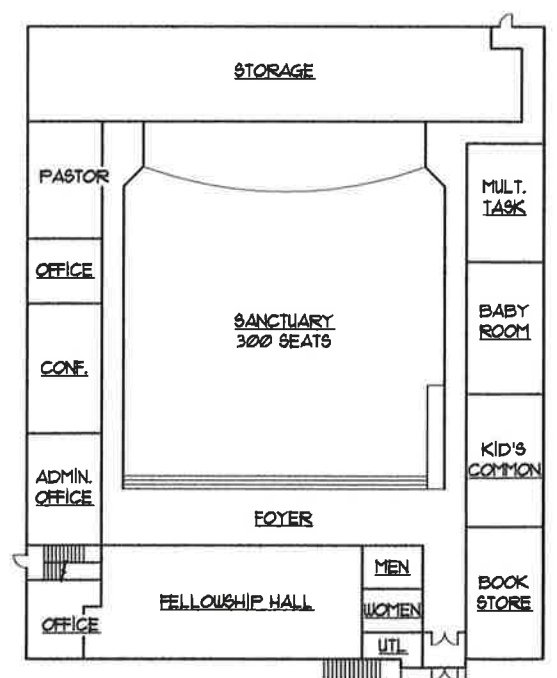
- MAINTENANCE PLAN - VOLUNTEERS / CHURCH MEMBERS FOR WEEKLY CLEANING, MAINTENANCE, SNOW REMOVAL, GRASS CUTTING, ETC.

PROPOSED ROOM SIZES

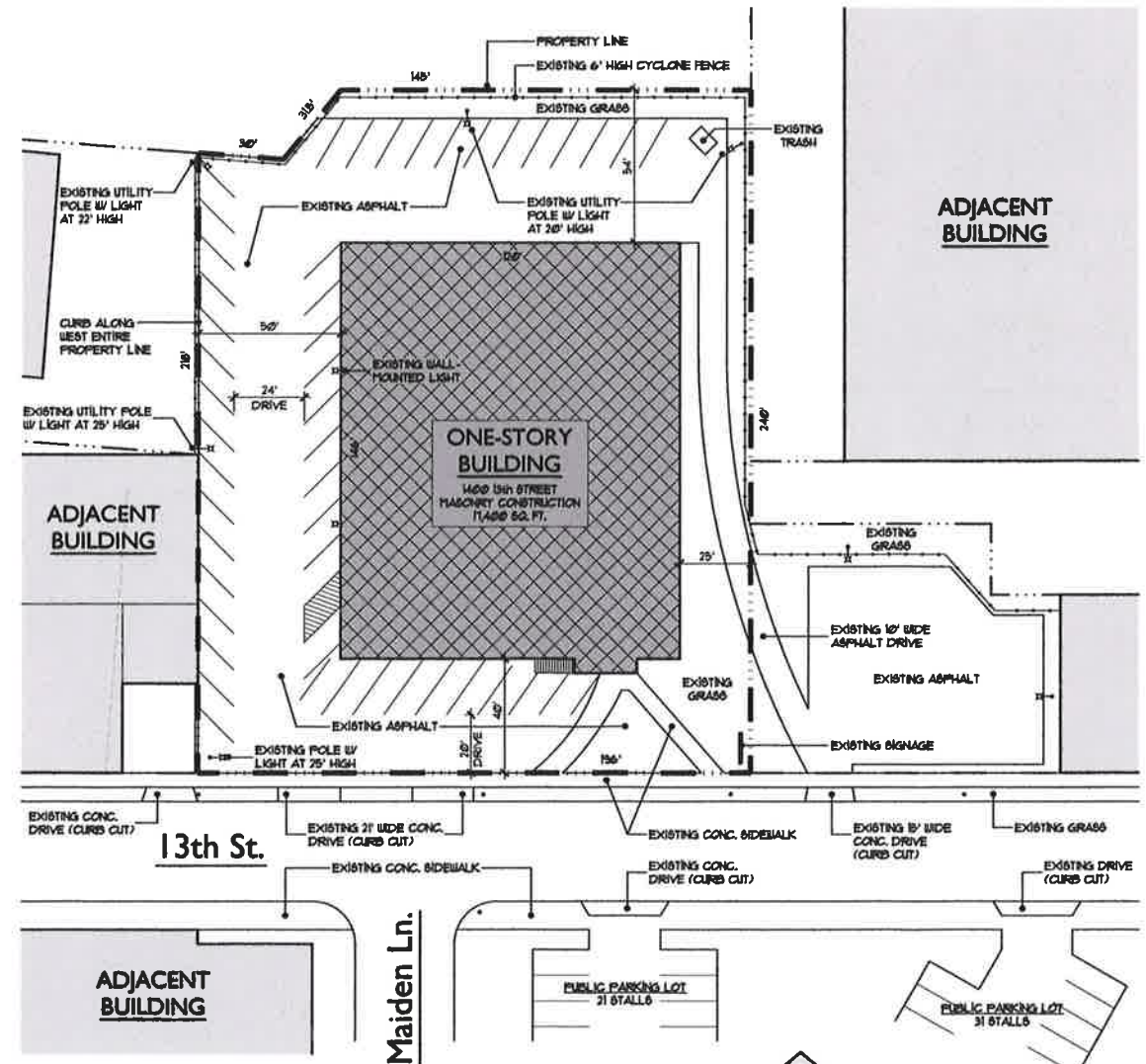
STORAGE	1,400 SF
PASTOR	17' x 21'
OFFICE	17' x 9'
CONFERENCE	17' x 36'
ADMIN. OFFICE	17' x 26'
SANCTUARY	14' x 28'
FOYER	14' x 13'
MULTI-TASK	8' x 26'
BABY ROOM	8' x 22'
KIDS ROOM	8' x 28'
BOOK STORE	8' x 36'
FELLOWSHIP HALL	60' x 28'



EXISTING FLOOR PLAN
SCALE: 1" = 20'-0"



PROPOSED FLOOR PLAN
SCALE: 1" = 20'-0"



ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"