



Legislation Text

File #: 1182-18, **Version:** A

Subject: (Direct Referral) A request from Butterfield, Rudie & Seitz, authorized agent for Deliverance Crusaders Church Inc. seeking a conditional use permit to continue and expand operations of a Religious Institution, classified as a Class 1 non-commercial type use on the ground floor of an existing building at 1010 Saint Patrick Street. (PC-18)

Recommendation of the City Plan Commission on 11-14-18: That based on the findings of fact that the request from Butterfield, Rudie & Seitz, authorized agent for Deliverance Crusaders Church Inc. seeking a conditional use permit to continue and expand operations of a religious institution at 1010 Saint Patrick Street be approved subject to the following conditions:

- a. That the plans presented to the Plan Commission on November 14, 2018 be approved subject to the conditions contained herein.
- b. That the following development standards be complied with prior to occupancy unless otherwise noted:
 1. Site be landscaped and maintained as required by Sec. 114-735 in accordance with a plan to be submitted by applicant. Plan shall address headlight screening from streets, buffer yard to the east of existing buildings, and open yard area at the intersection of Douglas Avenue and Saint Patrick Street, and landscaping along St. Patrick Street. Plantings shall be submitted to the Department of City Development and approved prior to installation. Installation to occur by July 1, 2019; and
 2. A transitional yard of no less than 6 feet be installed along the eastern lot line and wall, fence, or densely planted compact hedge, not less than five feet nor more than eight feet in height along the lot line as required in Sec. 114-470; and
 3. Masonry finish as proposed by applicant be installed a total of eight feet above grade on all facades of the addition, as required by Sec. 735.5; and
 4. Submittal of a drainage plan for the site as required by Sec. 114-739; said plan shall indicate where the lot drains and the layout of the storm sewer. Upon approval of the drainage plan, installation of improvements as required by the plan shall be installed prior to occupancy; and
 5. Signage and pavement markings be installed at each entrance indicating the direction of traffic flow as to avoid congestion on streets and provide for optimal vehicular flow.
- c. That if, prior to the issuance of an Occupancy Permit, required development standards listed in "b" above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney's office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d. All changes to plans as required from the Joint Plan Review Team project review letter occur.
- e. That all codes and ordinances are complied with and required permits acquired.
- 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.

Fiscal Note: N/A