



**CITY OF RACINE
DEPARTMENT OF CITY DEVELOPMENT
STAFF REPORT**

Meeting Date: 8/14/2023

To: Mayor and Planning, Heritage, and Design Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Jeff Hintz – (262) 636-9151 – jeff.hintz@cityofracine.org

Case Manager: Michelle Cook

Location: 1861 Taylor Avenue

Applicant: Jessie Salas-Staples of Fatboi Tattoo

Property Owner: 1863 Taylor, LLC

Request: Consideration of a request from Jessie Salas-Staples for a conditional use permit to operate a tattoo parlor at 1861 Taylor Avenue located in a B-1 Neighborhood Convenience District, as allowed by Sec. 114-448 of the Municipal Code.

BACKGROUND AND SUMMARY: The applicant seeks to utilize the existing commercial space addressed as 1861 Taylor Avenue as a tattoo studio. The studio will be open Monday thru Saturday from 12:00 p.m. – 7:00 p.m.

The Zoning Ordinance classifies this proposed use (tattoo studio) as permissible in the B-1 Neighborhood Convenience District upon the issuance of a conditional use permit (114-448).



Birdseye view of the property, indicated in red (image from City Pictometry). North is to the left.



Proposed Floor Plan, submitted by the applicant.

GENERAL INFORMATION

Parcel Number: [13155000](#)

Property Size: 13,695 square feet

Comprehensive Plan Map Designation: High Density Residential

Consistency with Adopted Plans:

The [Racine Comprehensive Plan](#) states that:

- The plan should encourage the redevelopment of older areas and commercial areas.
- Maintain and develop a land use pattern that strengthens the character and livability of the City’s downtown core, commercial and industrial areas, and neighborhoods.
- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.

Corridor or Special Design District?: N/A

Historic?: N/A

Current Zoning District: B-1 Neighborhood Convenience

Purpose of Zone District: The B-1 Neighborhood Convenience District is intended to provide convenience shopping to close proximity for persons residing in nearby residential areas by allowing only such uses as are necessary to satisfy basic shopping needs, which occur daily or frequently, and selected additional uses, which normally attract little vehicular traffic and are otherwise compatible with residential areas.

Proposed Zoning: No change proposed

Existing Land Use: Photography Studio and Tavern.

Surrounding Zoning and Land Uses:

North	R-3 Limited General Residence	Single/Multiple Unit Dwellings
East	R-3 Limited General Residence	Single/Multiple Unit Dwellings
South	B-1 Neighborhood Convenience	Vacant commercial building
West	B-1 Neighborhood Convenience	Liquor Store

Operations: The existing space addressed as 1861 Taylor Avenue will be used as a tattoo studio. The tattoo studio will be located in the rear of the property and share space with an already existing photography studio. The hours of operation will be Monday thru Saturday from 12:00 p.m. – 7:00 p.m. and there will be up to four tattoo artists working at the establishment.

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)):

Standard	Required	Provided
Lot Area	No minimum	13,695 square feet
Lot Frontage	30 feet	73 feet
Floor Area Ratio	2.0 maximum	.85

Setbacks ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)):

Yard	Required	Provided
Front (west)	0 feet	0 feet
Side (north)	0 feet	0 feet
Side (south)	0 feet	0 feet
Rear (east)	0 feet	48 feet

Building design standards (114-Secs. [735.5](#) & [736](#)): The building on the parcel complies with the requirements of 114.735.5.b.1. This request does not include any new buildings or modifications to the exterior.

Off-street parking and loading requirements (114- [Article XI](#)):

Use Type	Required	Provided
Tattoo Studio	*0	
Photography Studio	5 per 1,000 sq. ft. of gross floor area	
Tavern	10 per 1,000 sq. ft. of gross floor area	
Dwelling Units	1.5. per dwelling unit	
Total	18 spaces	*11 spaces

A building of this size does not require a dedicated loading space. *This building is non-conforming in terms of parking. The retail uses allowed by right would require more parking than the proposed use. Additional parking is not required for the tattoo studio per the City’s ordinances.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): The site is fully developed and surrounding by commercial development. Landscaping exists between the parking lot and the residential unit to the north and adjacent to the parking lot. There are no plans to add additional landscaping at this time.

Sign Regulations (114-[Article X](#)): Signage is not a part of this request. Any signage proposed would need to follow the requirements of Sec. 114-1078.

Outdoor lighting, signs ([114-Sec. 742](#)): Lighting is not proposed with this application. Any lighting would have to comply the development standards and focus light onto the subject property and not adjacent properties.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): The building currently has dumpster trash collection. The dumpsters are stored in the rear of the property and out of public view. This meets the intent of the ordinance.

Engineering, Utilities and Access:

Access ([114-1151](#)): Access to the site is provided by the adjacent public street (Kewaunee Street). The application does not contemplate any changes in access.

Surface drainage ([114-739](#) & Consult Engineering Dept.): The reuse of this existing building is not expected to alter drainage for the area or lot.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): All utilities are available for this site and the applicant proposal is not expected to impact the ability to serve this area.

Exceptions to ordinance: No exceptions are required for this proposal.

Additional Planning and Zoning Comments: N/A.

REQUIRED FINDINGS OF FACT:

CONDITIONAL USE FINDINGS (Sec. 114-154. – Standards.)

No Conditional Use shall be recommended by the Planning, Heritage, and Design Commission unless it is found 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.**

Staff Comments: The establishment of a tattoo studio in this existing building is not anticipated to be a detriment to the public. The area is located in a commercial area along Taylor Avenue and is consistent with the commercial zoning designation for the property. The tattoo shop will be open six days a week and closed by 7:00 p.m., which is similar to that of other businesses in the area. The tattoo studio will operate mainly by appointment and be set up for a few clients at a time and should not cause any issues with crowding in the area. The tattoo shop is required to be licensed by the State of Wisconsin and any materials used will be required to be disposed of hygienically. The applicant proposes to conduct the activities within the confines of the building.

- 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.**

Staff Comments: At this scale and intensity, the use will not generate exterior noise, traffic or odor, which would be injurious to other properties in the vicinity. The use is expected to function like that of a professional office with appointments, set hours, and licensed staff. Reuse of this property is consistent with the goals of the Racine Comprehensive Plan in that current infrastructure and services will be utilized. Establishment of this business, as described by the applicant does not appear to diminish the use, enjoyment, or value of property in 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.**

Staff Comments: The proposed use and organizational structure of the business proposed by the applicant, is not expected to negatively impact surrounding properties. The proposed operation details and hours are consistent with other established businesses in the area and are less intensive than some uses which are allowed by right in this zoning district.

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

Staff Comments: The applicant is not proposing any changes to the access, utilities, or drainage for the site. The reuse of this site and existing building is not expected to impact the provision of utilities for the property or general area.

- 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.**

Staff Comments: The applicant is not contemplating any changes to the access to the site. The ingress and egress from the site will occur from Meachem Street and the existing off-street and on-street parking along Taylor Avenue is adequate to accommodate the proposed use and surrounding businesses.

- 6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city.**

Staff Comments: The Comprehensive Plan calls for a land use pattern, which strengthens the character and livability of the City's downtown core, commercial and industrial areas. This business will reuse a portion of a building that would otherwise remain vacant thus strengthening the commercial corridor of Taylor Avenue.

- 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.**

Staff Comments: It is expected that this establishment will operate in accordance with the applicable regulations for this zone district. No exceptions are needed with this request and the proposed development is expected to fit with the mix of uses allowed to occur in the surrounding area.

POSSIBLE ACTIONS FOR THE PLANNING HERITAGE AND DESIGN COMMISSION

1. Approve the request as submitted; or
2. Approve the request with conditions deemed necessary to mitigate any adverse impacts that could arise from the project; or
3. Deny the request; or
4. Defer the request to obtain more specific information about the request, subject to the consent of the applicant.
5. Defer with a continuance of the public hearing to a date certain, subject to the consent of the applicant.

STAFF RECOMMENDATION: BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST BY JESSIE SALAS-STAPLES FOR A CONDITIONAL USE PERMIT TO OPERATE AT TATTOO STUDIO AT 1861 TAYLOR AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the application presented to the Planning, Heritage and Design Commission on August 14, 2023 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 hours of operation be 12:00 p.m. – 7:00 p.m. Monday through Saturday.
- d) That no loitering around the building shall be permitted.
- e) That all sharps or other equipment used in administering tattoos or piercings shall be disposed of in accordance with State and local regulations.
- f) That all codes and ordinances are complied with and required permits acquired.
- g) That no major changes be made from the conditions of this permit without approval of the Planning, Heritage and Design Commission.
- h) That this conditional use permit is subject to review by the Planning, Heritage and Design Commission for compliance with the listed conditions.

ATTACHMENTS:

- 1) Property owner notification map indicating the subject property;
- 2) Aerial Photo indicating the subject property;
- 3) Zoning Map indicating the subject property;
- 4) Land Use Map from Comprehensive Plan, indicating the subject property;
- 5) Site photos of the property and general area; and
- 6) Submittal documents (view in legistar).



Conditional Use Permit - 1861 Taylor Avenue

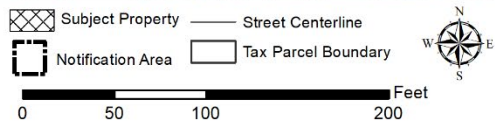




Conditional Use Permit - 1861 Taylor Avenue



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Conditional Use Permit - 1861 State Street



Zoning Designation

- B-1 (Green)
- R-4 (Brown)
- R-3 (Blue)

Legend for map symbols:

- Subject Property (Cross-hatch pattern)
- Notification Area (Dashed circle)
- Street Centerline (Thin line)
- Tax Parcel Boundary (Thick line)

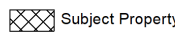

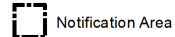
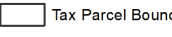
Scale: 0 to 200 Feet




Conditional Use Permit - 1861 Taylor Avenue



Land Use Designation
High Density Residential

 Subject Property	 Street Centerline
 Notification Area	 Tax Parcel Boundary

0 50 100 200 Feet



Site Photos



Looking east at subject property



Looking across the street from subject property



Looking north from subject property



Looking towards commercial area of Taylor Avenue



Looking at the rear of subject property