

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

Reviewer: Steven Madsen

E-Mail: steven.madsen@cityofracine.org

Phone: (262)-636-9153

AGENDA ITEM NUMBER: 624-17

APPLICANT NAME: Alexander Ersing

AGENT NAME: NA

ADDRESS OF PROPERTY IN QUESTION: 2045 Lathrop Avenue

CURRENT / MOST RECENT USE:

PROPOSED USE: Fitness Facility

CURRENT ZONING: B-2 Community Shopping District

PROPOSED ZONING: NA

ATTACHMENTS: 624-17 Submittal

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

Existing

SETBACKS (114-Article V: Article VII, Div. 6)

Existing

DRAINAGE (114-739 & Consult Engineering Dept.)

Existing

UTILITIES (114-821 & Consult Engineering and S/W Utility)

Existing

ARCHITECTURE (114-Secs. 735.3 & 736)

Existing

PARKING / ACCESS (114- Article XI)

NUMBER OF LEGAL, ON-SITE PARKING SPACES: 114

There is an abundant amount of parking due to this facility being in a strip mall and access is already established.

LANDSCAPING (114- Article V: Article VII, Div. 6 & 7)

All landscaping is part of the strip mall if any.

SIGNAGE (114-Article X)

No signage has been submitted at this time.

EXTERIOR LIGHTING (114-Sec. 742)

Will have light fixtures over door all other light fixtures are for the strip mall as a whole.

FIRE/POLICE (Consult Fire, Police, and Building Depts.)

Should be no issues.

OUTSIDE STORAGE (114-Article V & 114-740)

There will be tires of differing sizes left outside for people to do training with outdoors.

OPERATIONS

HOURS: 5 a.m. – 9 p.m. Monday - Friday, 7 a.m. – 9 p.m. Saturday and 9a.m. – 6 p.m. Sunday

NUMBER OF EMPLOYEES: FULL-TIME: 1 PART-TIME: 0

The fitness facility creates a specialized training space to help people achieve all different kinds of fitness goals. There will be weightlifting and exercise machines as well as indoor obstacles. The employees will keep the building clean and orderly and snow removal will be taken care of by ownership.

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.**
If operated per conditions this criteria 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.**
If operated per conditions this criteria 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.**
If operated per conditions this criteria will be met.
- 4. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.**
Utilities 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.**

Proper ingress and egress is existing.

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

It is not contrary

- 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.**

If operated per conditions this criteria will be met.

POSIBLE ACTIONS

DEFER:

APPROVE: Recommended

DENY:

RECEIVE AND FILE:

RECOMMENDATION

THAT THE REQUEST FOMR ALEXANDER ERSING FROM MT. SINAI GYM SEEKING A CONDITIONAL USE PERMIT TO OPERATE A FITNESS FACILITY AT 2045 LATHROP AVENUE BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on June 28, 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 the hours be 5 a.m. – 9 p.m. Monday through Friday, 7 a.m. – 9 p.m. Saturday and 9 a.m. – 6 p.m. Sunday.
- d. That all signs shall be professionally made comply with zoning ordinance requirements, and be approved by the Director of City Development prior to issuance of a sign permit.
- e. That all trash be stored inside in space not visible to or readily accessible to clients or in a screened dumpster enclosure outside.
- f. That all codes and ordinances be complied with and required permits acquired.
- g. That no major 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.
- h. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.