

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

For Questions Contact: Matthew G. Sadowski, Assistant Director/Principal Planner
E- Mail: Matthew.Sadowski@cityofracine.org
Phone: (262)636-9152

AGENDA ITEM NUMBER: 846-17

APPLICANT NAME: Christopher Mack

AGENT NAME: NA

ADDRESS OF PROPERTY IN QUESTION: 611 Sixth Street

CURRENT / MOST RECENT USE: Salon

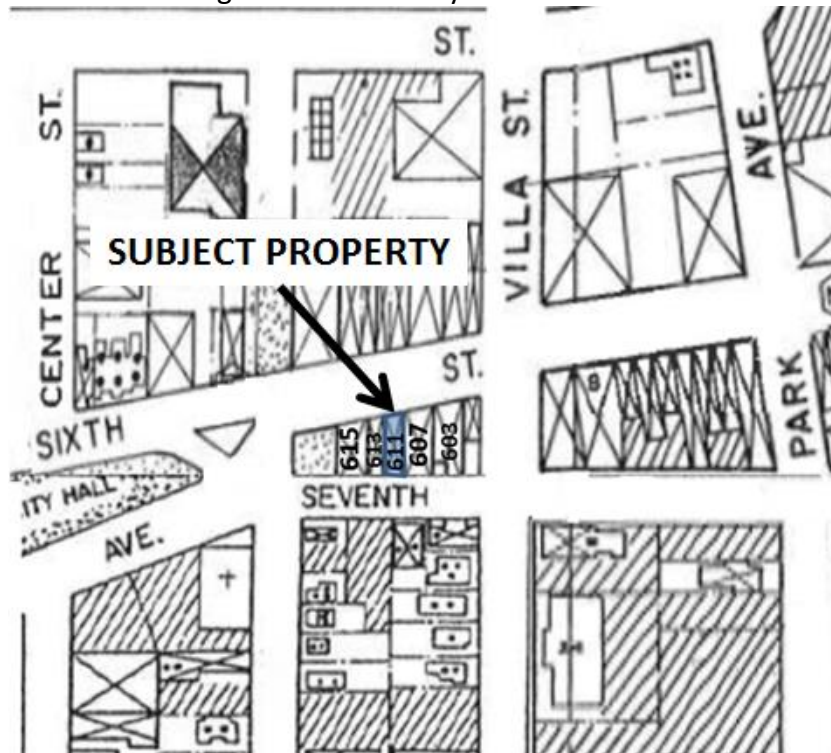
PROPOSED USE: Tattoo Shop

CURRENT ZONING: B-4

PROPOSED ZONING: NA

ATTACHMENTS:

SUMMARY: Christopher Mack is looking for a Conditional Use Permit to move his studio "Lost Soul Studio" from its current location on High Street to the property at 611 Sixth Street. He opened in June of 2009 and has grown consistently since.



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)

Would only possibly clean/ touch up existing architecture.

PARKING / ACCESS (114- Article XI)

NUMBER OF LEGAL, ON-SITE PARKING SPACES: 0

Does not need to meet parking requirements because of the public parking that exists in Downtown.

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

Building goes from property line to property line there is no space for landscaping.

SIGNAGE (114-Article X)

No signage is proposed at this time, has stated interest in having a window sign and has been informed the design of any sign would have to be approved by Downtown Design review committee.

EXTERIOR LIGHTING (114-Sec. 742)

Existing (Public Lights on sidewalk in front and back of the building).

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

NA

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

No outside storage.

OPERATIONS

HOURS: Monday thru Saturday 10a.m. – 9 p.m. and Sunday noon – 5 p.m.

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

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.
Operated per conditions this criterion 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.
Operated per conditions this criterion 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.
Operated per conditions this criterion will be met.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
Adequate utilities, access and drainage 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.
Site has no ingress or egress
6. The proposed conditional use is not contrary to the objectives of the current land use plan for the city.
The proposed conditional use is not contrary objectives of the current land use plan.
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.
Operated per conditions this criterion will be met.

POSIBLE ACTIONS

DEFER:

APPROVE: Recommended (SEE NEXT PAGE FOR FULL LIST OF RECOMMENDED CONDITIONS OF APPROVAL)

DENY:

RECEIVE AND FILE:

RECOMMENDATION

THAT THE REQUEST FROM CHRISTOPHER MACK SEEKING A CONDITIONAL USE PERMIT TO OPERATE A TATTOO SHOP AT 611 SIXTH STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on August 30, 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 all sharps or other equipment used in administering tattoos shall be disposed of in accordance with State and local regulations.
- d. That no loitering in or around the building shall be permitted.
- e. That the hours of operation shall be 10 a.m.-9 p.m. Monday thru Saturday and noon – 5 p.m. on Sunday.
- f. That all signs shall be professionally made and comply with all zoning ordinance requirements, and be approved by the Downtown Area Design Review Commission prior to issuance of a sign permit.
- g. That all codes and ordinances are complied with and required permits acquired.
- h. 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.
- i. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.