



Application for Conditional Use Review

Applicant Name: Angela Goldbeck

Address: 1626 Blaine Ave. City: Racine

State: WI Zip: 53405

Telephone: 262-488-0069 Cell Phone: _____

Email: anngee.justme@yahoo.com

Agent Name: N/A

Address: _____ City: _____

State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Property Address (Es): 307 Main St. Racine WI

Current Zoning: _____

Current/Most Recent Property Use: Barbershop

Proposed Use: Body Piercing & Tattoo shop





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Conditional Use Review Application		
2. Written description of project, including: <ol style="list-style-type: none"> a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot 	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none"> a. Fully dimensioned property boundary (including proposed) b. All elements are "Existing" or proposed c. Driveway and drive aisle layout d. Landscaping materials e. Trash cans f. Fire hydrants g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces 	<input checked="" type="checkbox"/>	
<div style="background-color: yellow; padding: 5px;"> <p>3. site plan</p> <p>e. 1 Parking space in back alley.</p> <p>f. Trash in back in Racine Trash cans.</p> <p>h. No fire hydrants</p> <p>i. On front of building above front windows.</p> </div>	<input type="checkbox"/>	
5. Landscape Plan <ol style="list-style-type: none"> a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting. 	<input type="checkbox"/>	



1. Conditional use review application. For Rise Up Piercing and Tattoos LLC
307 Main St.
Racine, Wi 53403

2. Written description of projects.
 - A. Hours of operation will be 1:00pm to 7:00pm Monday-Saturday, Closed on Sunday.
 - B. Deliveries will be delivered through UPS/FEDEX services 1-2 times every 3 months
 - C. Maintenance will be kept up in accordance with all codes and state laws.
 - D. The building will be used for the sole reason of body piercing and tattoos for all legal consenting individuals in accordance with state law as well as jewelry sales, aftercare products and apparel.
3. Site plan.
 - A. See attachment (site/floor plan).
4. Zoning Analysis Table.
N/A
5. Landscape plan.
N/A
6. Lighting plan.
N/A
7. Floor plan.
 - A. See attachment (site/floor plan).
8. Engineering plan.
N/A
9. Signage plan.
 - A. See attachment (sign plan).
10. Building/ site elevations.
N/A
11. Building materials sample if making exterior changes.
12. Review fee enclosed.



The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

(Attached)

- (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;
- (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;
- (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;
- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and
- (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.



- (1.) The use will not create a burden on the public health, safety, morals, comfort, or general welfare because the business is for the public. The business is receptive of what the public needs and will follow all procedures properly and legally to keep the general welfare of the public upheld.
- (2.) My business has the same zoning as the other establishments surrounding my business.
- (3.) My business will be running the same hours as other establishments in the general area. There are other business's like my proposed business in the area. My business will also offer new services.
- (4.) The building in which my business will be in has all the proper requirements listed.
- (5.) There is a parking garage behind the business and metered parking spaces in front of the business.
- (6.) I will follow all proper protocol put in place by the city.
- (7.) I will follow all conditional use requirements that are expected of me.



DEPARTMENT OF
CITY DEVELOPMENT



Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property.	N/A	
7. Floor Plan a. Preliminary floor plan layout of all buildings/structures b. Labels for the type of use of the area c. Labels for square footage of the area	✓	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	N/A	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	✓	
10. Building/site elevations (if new building or exterior changes planned) a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area	N/A	
11. Building Material Samples (if making exterior changes)	N/A	
12. Review Fee	✓	

Acknowledgement and authorization signatures

A conditional use is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements;

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.

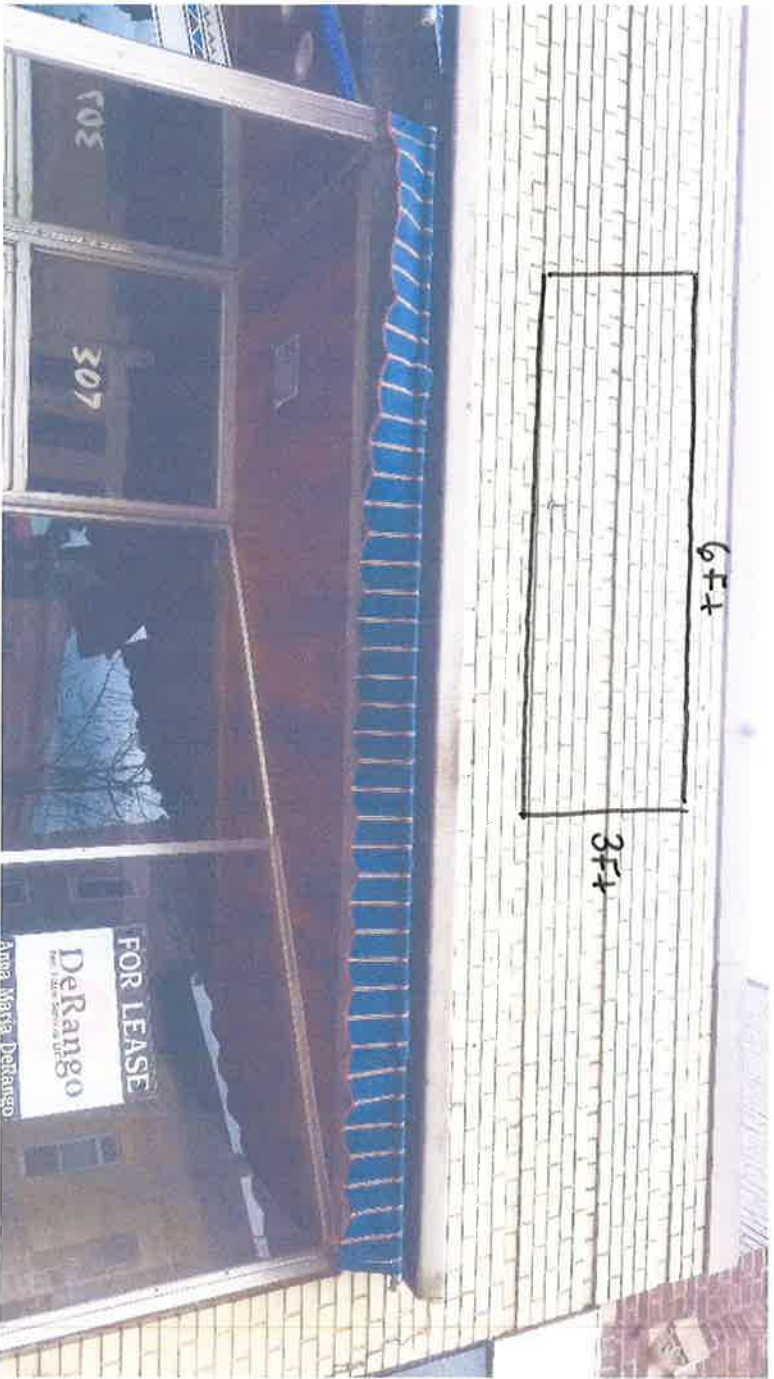
Owner Signature (acknowledgement and authorization): Joan Z Berg Date: 12/23/2020

Applicant Signature (acknowledgement): Angela Soldbeck Date: 12/23/20

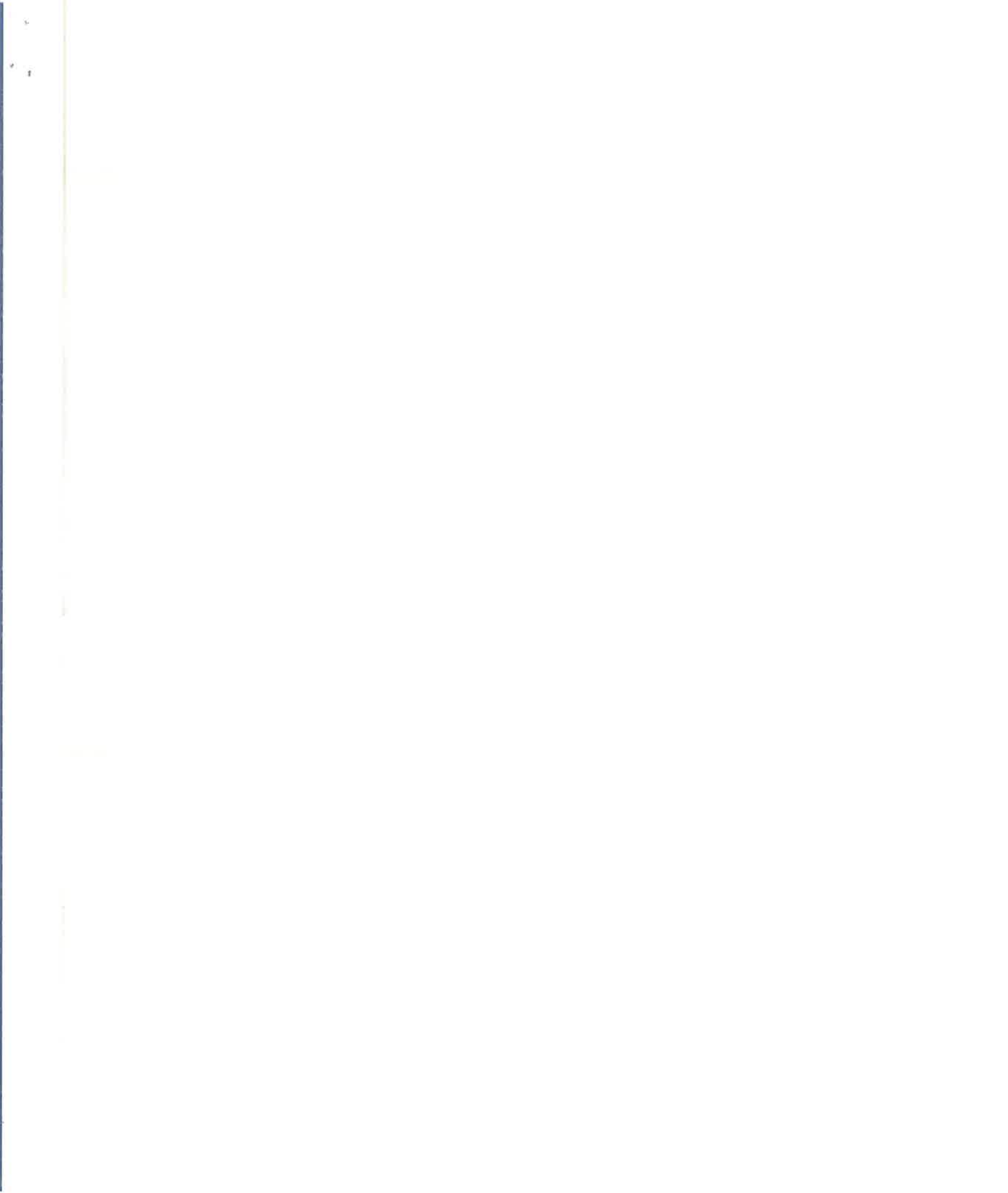
Signage

The sign will be approximately 6x3 feet. I am having the sign made by Dean Tawwater Hand Painted Signs. The images enclosed are rough sketches of what the sign will look like. There will be elements from each picture. It will not be as busy as the images look. It will say RISE UP PIERCING AND TATTOOS. I will be redoing the address on the door and putting something very similar to the sign on the door. The colors I will be using will be gold, black, and grey or navy blue. The sign will be anchored into the brick.

Signage



Front of Building



ARTS & CRAFTS

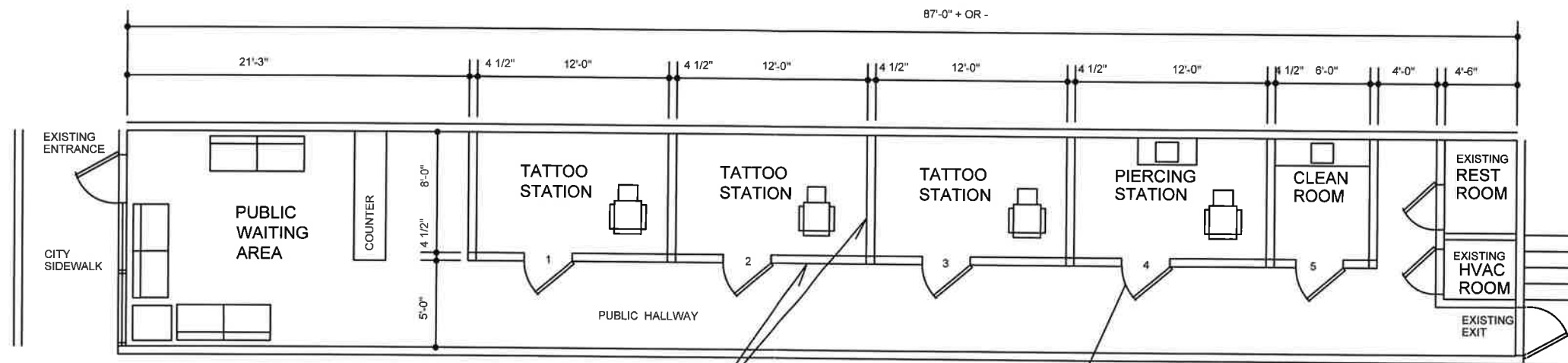
Piercing

3

Tattoo



MAIN STREET



NEW ROOM PARTITIONS
APPROX. 7'-0" IN HEIGHT
OPEN ABOVE TO EXISTING
CEILING
(TYPICAL FOR TATTOO AND
PIERCING ROOMS)

DOORS # 1 THROUGH 5 SHALL BE
32" x 80" WITH LOCKING KNOB SET
AND 1 1/2 PAIR OF BUTT HINGES

**RISE UP
TATTOO & PIERCING**
307 MAIN ST.
RACINE, WISCONSIN

OWNER: ANGELA GOLDBECK
PH: 262-488-0069
EMAIL: anngeejustme@yahoo.com

SCALE: 1/8" = 1'-0"
DATE: 12-22-2020
DRAWN BY: Mark Hanson

documents prepared by:
Mark J. Hanson LLC
1700 S. Beaumont Ave.
Kansasville, WI 53139