



CITY OF RACINE

General Application Form

Department of City Development
730 Washington Ave., Rm. 102
Racine, WI 53403
Phone: 262-636-9151
Fax: 262-635-5347

Type of Reviews

- 2035 Comprehensive Plan Amendment (\$0 Fee)
- Administrative Review (\$0 Fee)
- Certified Survey Map (\$170 + \$50 per lot)
- Conditional Use Permits (\$695 Fee)
- Design Review (\$0 Fee)
- Research Request (\$0 Fee)
- Rezoning (\$830 Fee)

APPLICANT NAME: Christopher Mack
 ADDRESS: STREET: 917 72nd St. CITY: Kenosha STATE: WI ZIP: 53143
 TELEPHONE: _____ CELL PHONE: (262) 989-3252
 EMAIL: lost soul studio 12 @ Yahoo.com

AGENT NAME (IF APPLICABLE): _____
 ADDRESS: STREET _____ CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL PHONE: _____
 EMAIL: _____

PROPERTY ADDRESS (ES): 611 6th St. Racine, WI 53403
 CURRENT ZONING: B3
 CURRENT/MOST RECENT PROPERTY USE: Tattoo Shop
 PROPOSED USE: Additional tattoo space
 PROPOSED ZONING (only if applicable): _____
 LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments): _____

CURRENT COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____
 PROPOSED COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____

Are you the owner of the property included in the area of the requested zoning?

- Yes
- No
- Option to Purchase
- Lease

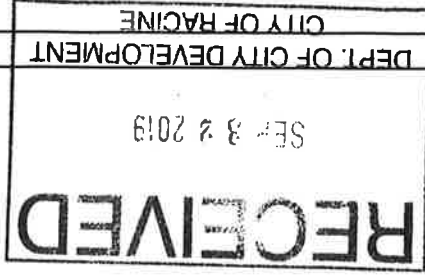
*NOTE: The owner of the property (if different than the applicant) must sign this application.

OWNER & APPLICANT AUTHORIZATION

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. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representation or conditions of approval. The applicant/owner by their signature understands and agrees that they are responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan:

Owner (s) Signature:  Date 9-23-19
 Print Name: _____

Applicant (s) Signature: _____ Date _____
 Print Name: _____





CITY OF RACINE

Conditional Use Permit Checklist

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Racine, WI 53403
Phone: 262-636-9151
Fax: 262-635-5347

Applicant

- General Development Application Form
- SITE PLAN(S)

- **MUST BE DRAWN TO AN ENGINEER OR ARCHITECT SCALE AND PROVIDE THE FOLLOWING INFORMATION**
(Unless otherwise noted, provide 3 copies of the Site Plan. If full-scale architectural plans are submitted, one copy of the plans shall be no larger than 11"x17". The reduced copy does not need to be to scale. NOTE: Submit 8 sets for Planned Developments). **Complete, scaled and legible plans are required. If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your documents for submittal.**

Plans Should Include

- Lot Information**
 - Clearly identify the lot(s) being requested for Conditional Use. Include accurate lot dimensions, and the location of the lot in relation to adjacent streets, curbs, and surrounding lots. Provide a North arrow, and note the scale used (i.e.: 1"-20').
- Structure Location**
 - Location of all structures on the lot. All structures shall be drawn and dimensioned. Show the distance of the structures from property lines, as well as the distance from other buildings on the lot.
- Ingress/Egress**
 - Show the access drives, and their widths, into the site. Also show any recorded ingress/egress or other easements (check with the Register of Deeds for this information). Show location and width of all easements within the site and at the property line/s.
- Parking Lot**
 - Show all on-site parking areas with stall sizes. Legal stall size is 9' wide by 19' deep. Indicate the width of all drive aisles accessing the parking. Show the curb line, wheel stops, any loading areas on the building/site, and location of handicapped spaces.
- Trash/Utility Areas**
 - Show the location of trash or utility areas and how they will be, or are, screened (i.e.: fencing with slats, wood fencing, landscaping, etc.). Trash bins/dumpsters require 6' opaque screening with closing gates.
- Fencing/Walls**
 - Show the location and height of all existing and proposed fencing or walls and what materials they are/will be made of. Show any outdoor patio areas, even if located below a canopy.
- Outdoor Lighting**
 - Show all existing and proposed outdoor lighting located on the building and on the site itself. Provide the height of the lights by measuring from grade to the top of the fixture. Identify the type of fixture and angle/direction of the light beam. If an under-lit canopy is requested, a photometric plan prepared by a licensed company is required with the submittal.
- Landscaping**
 - Provide a landscaping plan showing all existing and proposed landscaping. Indicate the plant species, sizes (caliper or gallon), and location of plantings on the site plan. Indicate and identify if existing landscaping is proposed to be altered. Species to be non-invasive, salt tolerant and drought resistant.

Surface Details

- Indicate the surface detail of all outdoor areas (i.e.: grass, gravel, asphalt, concrete, pavers, etc.).

Sewer/Water

- Show the location of all sewer, water and storm sewer lines (only for new construction or project where there is an increase in impervious surface).

Signage

- Provide proposed signage information for the project. (Note: This is required if signage is the reason for the conditional use. If not, signage may be approved separately from the Conditional Use review unless otherwise indicated by Staff).

Drainage/Grading

- Show on-site surface water drainage and grading, and building and ground elevations (new construction only).

FLOOR PLANS & ELEVATION DRAWINGS TO SCALE: (Unless otherwise noted, provide 3 copies, One of the three copies shall be no larger than 11"x17". The reduced copy does not need to be to scale. (NOTE: Submit 8 sets for Planned Developments): **If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your plans.**

Scaled Floor Plans

- Provide an 'as-built' copy, and a 'proposed build out' copy if any changes to the internal layout are requested. Scaled dimensions of all interior areas shall be provided. These areas may include office spaces, general work areas, storage areas, waiting rooms, repair areas, bathrooms, garage areas, kitchen areas, etc.

Architecture

- Provide detail of existing architectural treatments on the entire building exterior. If remodeling, repairing, or new construction work is part of this proposal, also provide information on proposed colors, materials, and extra features such as awnings, canopies, porticos, etc. Identify what materials the building will be constructed of (i.e.: masonry, brick, etc.). Indicate any proposed changes to the materials (including the roof).

OTHER INFORMATION

Written Description

- Provide a DETAILED, WRITTEN description of the proposed business. Provide information about the type of business, machinery involved, type of product produced and/or services being provided, noise issues, parking data, etc. Additional information may be requested throughout the review process.

Deliveries

- Discuss anticipated truck traffic and size of trucks, as well as frequency of deliveries and pick-ups.

Maintenance Plan

- Provide a site maintenance plan, indicating who will be responsible for things such as grass cutting, garbage and litter removal, enforcement of parking standards, clearing of snow, daily site up-keep, etc. If these duties will be contracted out, include a copy of the contractor's proposal or agreement.

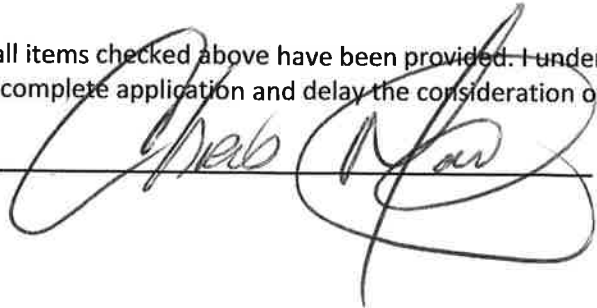
Indicate any plans for future expansion, if applicable

Review Fee

- **A non-refundable review fee of \$695.00, payable by cash or check, made out to the City of Racine shall be submitted with the complete submittal+. If this request is being made in conjunction with a rezoning request, the combined fee is \$1,120.00.**

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

SIGNATURE: _____



DATE: _____

9/23/19

Description of the proposed plan — 612 7th Street, Racine WI 53403

Lost Soul Studio is a national award-winning tattoo establishment located on 6th Street here in Racine. We opened in November of 2017, and since then, we have consistently grown by providing only the best in custom artwork, tattoos, and courteous, professional customer service. The owner, Christopher Mack, currently has a conditional use permit for 611 6th Street, but he wishes to amend that permit to include additional work space in the upper unit of the same building, located on 612 7th Street.

611 6th Street is a beautiful brick building in the heart of downtown Racine. It features three offices near the front of the building and an additional office in the rear, across the hall from the restroom. The three offices in the front are fully equipped with potable water, electricity, and lighting; therefore, there is no need to make any changes to the current layout.

612 7th Street is the location directly above 611 6th Street. The owner will be converting empty space to two additional private work stations: a small restroom and a kitchenette. These rooms would be replicas of the already approved downstairs rooms. The 7th Street location would share street parking, and all handicapped appointments will be referred to the lower 6th Street location. All surface area outside is concrete, with the exception being a city tree located at the front of 612. Street lamps provide ample lighting to this area, leaving no need for exterior lamps to the building itself.

Garbage will be housed on site and placed outside for scheduled pick up, which is Tuesday mornings at our location. As the owner, Mr. Mack will be responsible for garbage and all other site maintenance like, but not limited to, snow and litter removal.

We use a variety of tools in providing our services, including tattoo machines, ink pigments, needle bars or cartridges, soaps, cold sterilant, and protective barrier materials. All of these items are ordered from reputable tattoo or medical suppliers online, and are delivered by USPS or similar delivery services approximately twice a month. Other supplies like paper towel, printing paper, razors, and distilled water are bought locally by Mr. Mack on an as-needed basis. All supplies are single use only, and are disposed in accordance with the rules set forth by the Health Department.

The application of a tattoo is fairly simple. After the drawing is complete and approved by the customer, our work station is cleaned and sterilized. We then prepare the applicable area with an antiseptic agent, followed by removing any hair with a razor. Once dry, we apply the drawing to the skin. While that dries, the tattoo equipment is selected and set up in front of the customer to ensure him/her that new, unopened supplies are being used. Tattoo machines and the cords used to power them are not disposable, however, so these tools are bagged and tapped during the tattooing process to protect them from cross-contamination. Once setup and drying time for the applied artwork is complete, we are ready to tattoo. After the tattoo is finished, we dispose of all the used disposable supplies accordingly, bandage the customer, and clean up the work station.

In conclusion, Christopher Mack and Lost Soul Studio are committed to providing only the best tattoo experience possible by using the most up-to-date equipment, techniques, and supplies. We

offer top-notch customer service and maintain a quiet, respectful and professional atmosphere that has served this community for over a decade and will continue to serve it for many years to come.

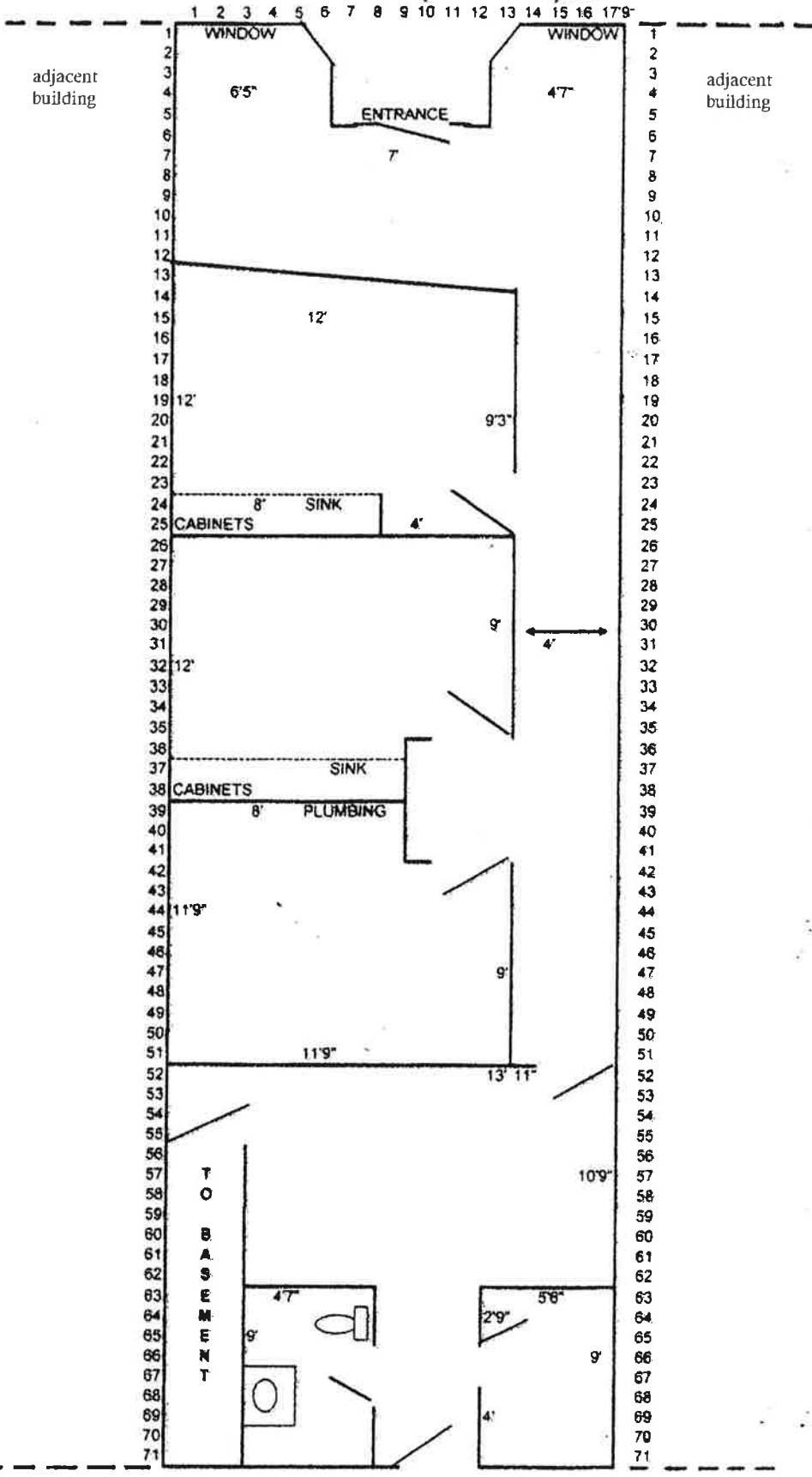
parking

parking

parking



sidewalk



scale: 1/8" = 1'

- street meter
- tree
- street light

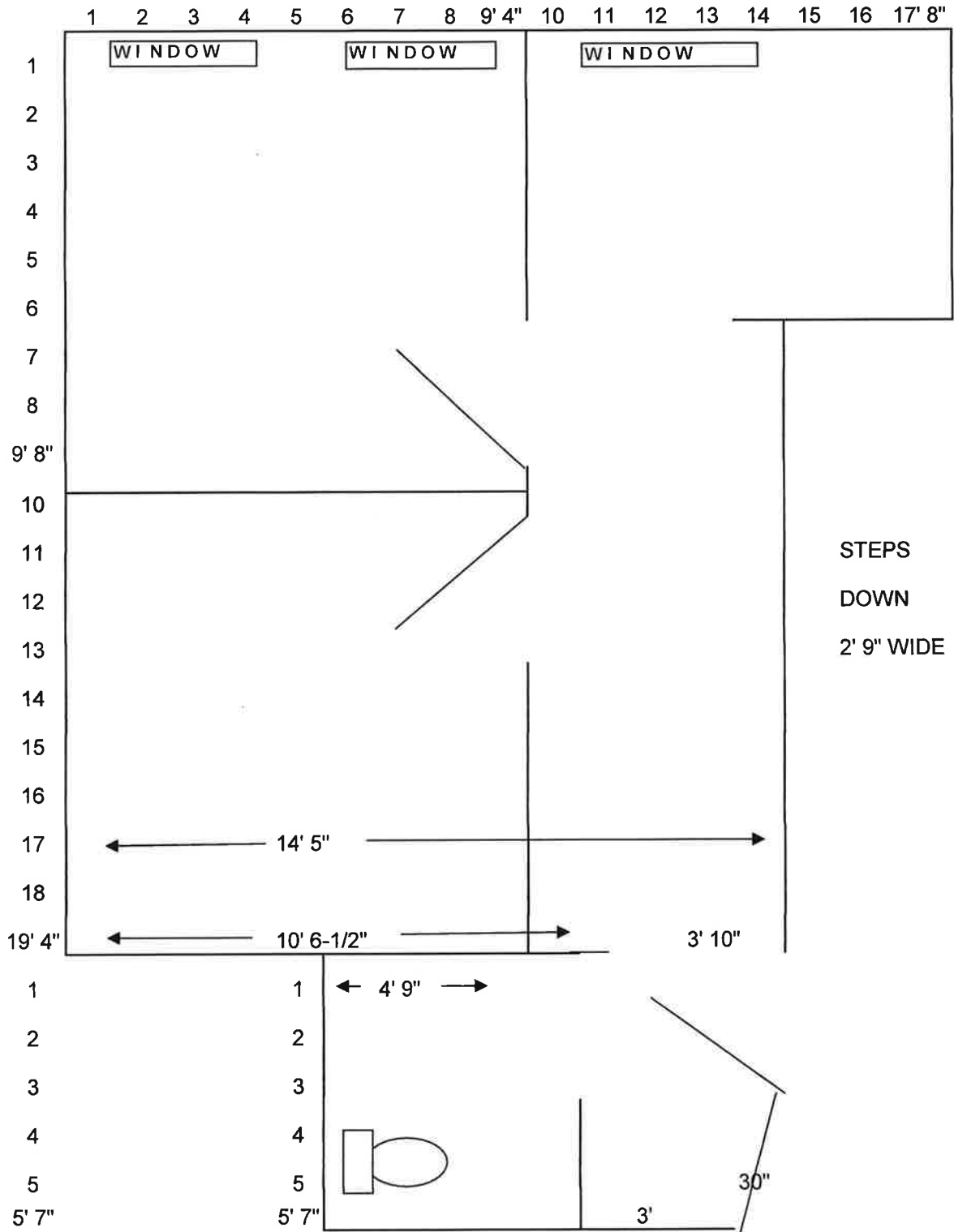
parking

parking

parking



sidewalk



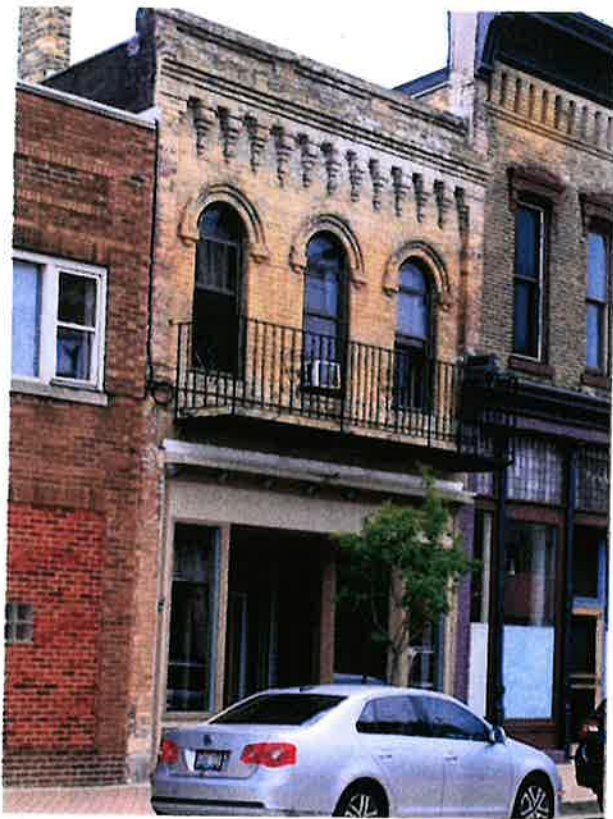
Elevation photos of 611 6th. St.



North elevation



West elevation



East elevation

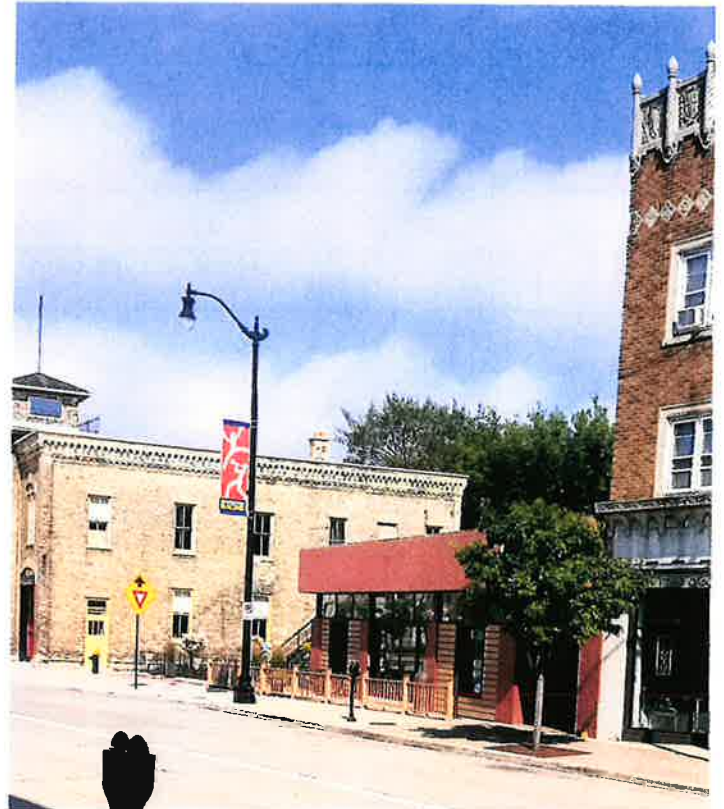


South elevation

Elevation photos away from 611 6th. St.



North elevation



West elevation



East elevation



South elevation

Artwork done at Lost Soul Studio at current location

