

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

For Questions Contact: Matthew G. Sadowski, Assistant Director/Principal Planner
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AGENDA ITEM NUMBER: 1081-17

APPLICANT NAME: Brendon Bourdo

AGENT NAME:

ADDRESS OF PROPERTY IN QUESTION: 500 Wisconsin Ave.

CURRENT / MOST RECENT USE: Bank

PROPOSED USE: Ground floor fitness training center

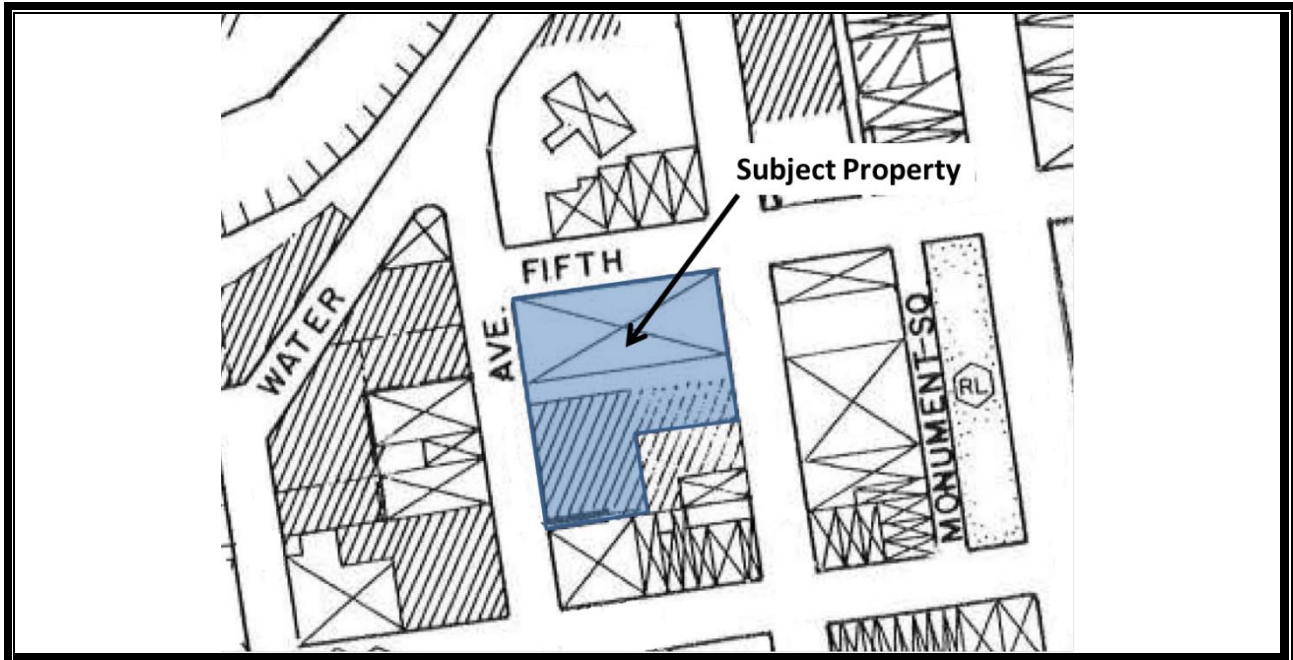
CURRENT ZONING: B-4

PROPOSED ZONING: NA

ATTACHMENTS:

SUMMARY: Brendon Bourdo is a part of ActiveBody Fitness which has been doing personal training services since 2014. They conducted their work in the homes of their clients. Now they would like a space to help serve clients that do not have good work out spaces at home. They also wanted to provide a space where their clients could work out individually as an alternative to a gym.

The zoning ordinance classifies fitness centers as permissible in the B-4 Central Business District upon issuance of a conditional use permit (114-509 via 114-468(14)). Staff finds that the proposal is consistent with zoning ordinance requirements and the Downtown Plan http://cityofracine.org/Departments/City-Development/ Documents/Adopted-Plans/Downtown-Plan---Complete-5_10_05/



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: 51

The building has been divided into suites, the on-site parking as well public parking in the downtown area meet the requirement, but may need to be revisited when other clients move into the building.

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

Existing

SIGNAGE (114-Article X)

No signage has been proposed. Any signage desired for the outside of the building would have to be approved by the Downtown Area Design Review Committee.

EXTERIOR LIGHTING (114-Sec. 742) There are four existing light poles in the parking lot that are 20' tall.

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

OUTSIDE STORAGE (114-Article V & 114-740) There is a screened dumpster for outside storage of trash.

OPERATIONS

HOURS: Monday thru Friday 6 a.m. – 7 p.m., Saturday 6 a.m. – 1 p.m. and closed Sunday

NUMBER OF EMPLOYEES: FULL TIME: 1-2 PART TIME: 1-3

EXCEPTIONS TO ORDINANCE: None

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.
Adequate ingress and egress are existing.
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.

POSSIBLE ACTIONS

DEFER:

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

DENY:

RECEIVE AND FILE:

RECOMMENDATION

THAT THE REQUEST FROM BRENDON BOURDO SEEKING A CONDITIONAL USE PERMIT FOR A FITNESS TRAINING CENTER AT THE STREET LEVEL AT 500 WISCONSIN AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on November 8, 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 codes and ordinances are complied with and required permits acquired.
- d. That the hours be 6 a.m. – 7 p.m. Monday thru Friday and 6 a.m. – 1 p.m. Saturday and closed Sunday.
- e. 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.
- f. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.