

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: 0018-18

APPLICANT NAME: Emily Marquis and Charles Kirchner

AGENT NAME: Ashley Allen

ADDRESS OF PROPERTY IN QUESTION: 4003 Durand Ave.

CURRENT / MOST RECENT USE: Beauty Salon

PROPOSED USE: Body Piercing

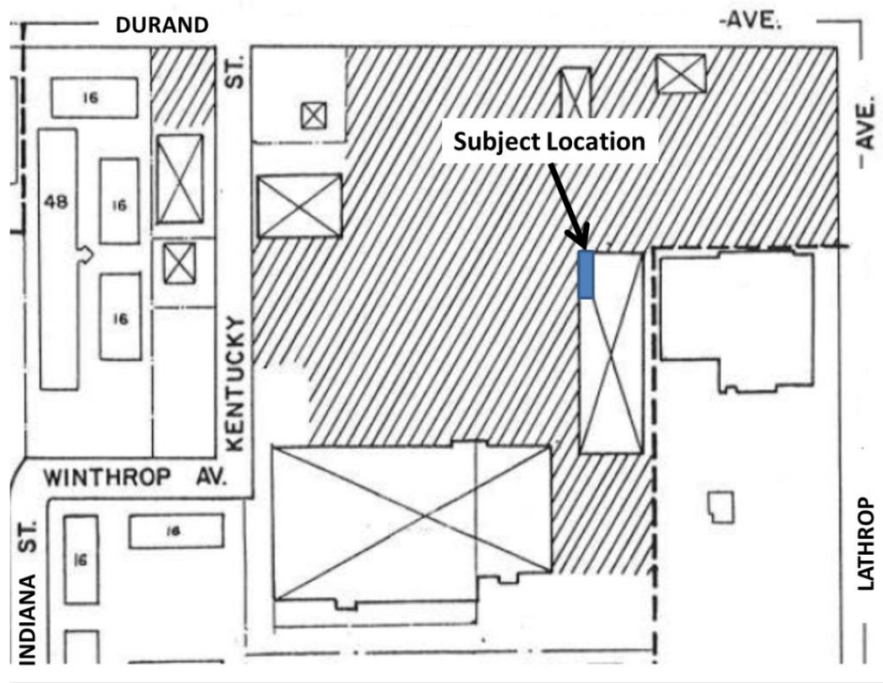
CURRENT ZONING: B-2

PROPOSED ZONING: NA

ATTACHMENTS:

SUMMARY: Emily Marquis and Charles Kirchner of Body 360 are seeking a Conditional Use permit to operate a body piercing facility at 4003 Durand Avenue Suite 8. They had a shop in Regency Mall and are relocating. They did body piercing, sold body jewelry, and also sold e cig items. The facility received a temporary occupancy permit as a part of a memorandum of understanding dated December, 16th 2017. This was issued, because it was determined that the application and supplemental materials were in sufficient detail to proceed, but due to a processing oversight of the Division of Planning and Redevelopment led to the required public hearing not to be scheduled.

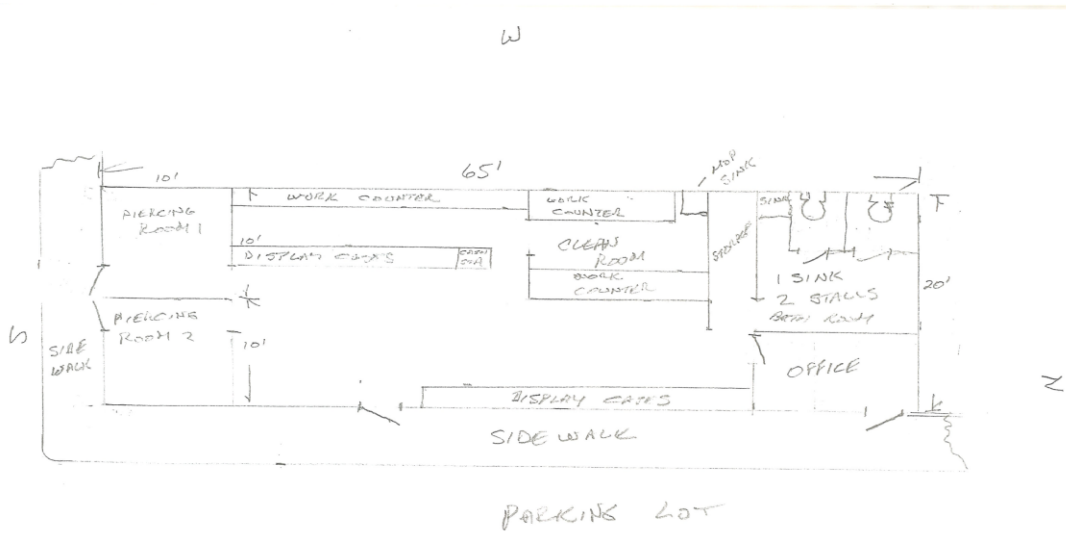
The zoning ordinance classifies body piercing as permissible in the B-2 Community Shopping District upon issuance of a conditional use permit (114-468 (25)). Staff finds that the use is consistent with zoning ordinance requirements.



Aerial View



Floor Plan



3014 360 BUILD OUT
RAVENS PLAZA SUITE 88
4003 DURANO AVE
RACINE WI 53406
1/8" = 1'

Front View



Side View



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: 600

An approximation of the parking needs based on the municipal code is 565 spaces. Body 360 will require 4 spaces per the code. The shopping center will need 569 spaces and have 600.

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

There is existing landscaping along Durand Avenue that was refreshed recently. No additional landscaping is planned.

SIGNAGE (114-Article X)

No signage has been proposed. Any proposed signage will have to comply with standards set for the Badger Plaza shopping center.

EXTERIOR LIGHTING (114-Sec. 742) Existing

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

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

There are dumpsters for the building in the alley to the East.

OPERATIONS

HOURS: 10:00 a.m. to 9:00 p.m. Monday thru Friday, 10:00 a.m. to 8:00 p.m. Saturday and 11 a.m. to 6 p.m. Sunday.

NUMBER OF EMPLOYEES: FULL TIME: 2 PART TIME: 4

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 EMILY MARQUIS AND CHARLES KIRCHNER OF BODY 360 SEEKING A CONDITIONAL USE PERMIT TO ALLOW A BODY PIECING ESTABLISH MENT AT 4003 DURAND AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on January 10, 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 equipment used in administering piercings shall be maintained and/or disposed of in accordance with State and local regulations.
- d. That piercing stations be screened from view during customer preparation, piercing, and finishing/wrap-up procedures.
- e. That no loitering in or around the building shall be permitted.
- f. That all codes and ordinances are complied with and required permits acquired.
- g. That the hours be 10:00 a.m. to 9:00 p.m. Monday thru Friday, 10:00 a.m. to 8 p.m. Saturday and 11 a.m. to 6 p.m. Sunday
- h. That all signs shall be professionally made and comply with all zoning ordinance requirements and the Badger Plaza sign standards (individual red channel letters, internally illuminate, located within the sign band), and be approved by the Director of city Development prior to issuance of a sign permit.
- i. That all terms of the memorandum of understanding for temporary occupancy dated December, 14, 2017 be complied with.
- j. 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.
- k. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.