

Petition to Exceed Quota for Class A Licenses

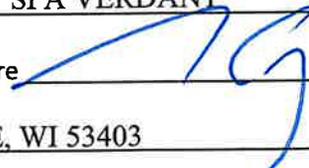
I am applying to exceed the following quota under Section 6-97 of the Ordinance:

- Number of licenses (Maximum limit of 40 Class "A" and 26 "Class A" licenses)
- Geographic restrictions (within 1,000 feet from another Class A premises or 300 feet of any active place of worship, licensed daycare center, school, community center or other facility predominantly attended by individuals under the age of 21)

Notwithstanding the above restrictions, the common council may exceed the quota by a two-thirds vote, upon holding a public hearing and providing notice to all property owners within a five-tenths of a mile radius. The common council may only exceed the quota if the applicant does all of the following:

- Submit a petition to exceed quota (this form);
- Submit a completed license application for a Class "A" or "Class A" license;
- Submit proof of ownership or lease of options to purchase, or lease of land or a building for the proposed venture;
- Obtain approval by the Department of City Development – Building Inspection and Zoning Division that the building is properly zoned for the proposed venture;
- Show that the proposed establishment will have a greater impact upon the community than simply the addition of another tavern, liquor store, convenience store or restaurant (please use blank page provided on page 2 or attach a separate document/explanation for this criteria); and
- Show that the proposed establishment will benefit the community by substantially improving the tax base (please use the blank page provided on page 2 or attach a separate document/explanation for this criteria);

Applicant: DOMINION 14 LLC dba/ SPA VERDANT

Agent/owner: MICHAEL GODFREY Signature 

Address of premises: 512 MAIN STREET, RACINE, WI 53403

License requested (check one or both): Class "A" beer "Class A" intoxicating liquor

Detailed Explanation for Exceeding Quota

Per section 6-97(d)(3) of the ordinance, my proposed establishment will have a greater impact upon the community than simply the addition of another tavern, liquor store, convenience store, or restaurant, specifically because:

UNLIKE TAVERNS, LIQUOR STORES, OR CONVENIENCE STORES, SPA VERDANT WILL PROVIDE SERVICES TO RACINE'S RESIDENTS AND VISITORS THAT ARE FOCUSED ON RELAXATION AND WELLNESS. SPA VERDANT WILL OFFER NORDIC BATHING TRADITIONS AND CURATED SPA TREATMENTS, WHICH WILL COMPLEMENTED WITH CAREFULLY PROGRAMMED FOOD AND BEVERAGE OFFERINGS. SPA VERDANT WILL PROVIDE THE CITY OF RACINE WITH AN ADDITIONAL, UNIQUE ATTRACTION FOR OUT-OF-TOWN VISTORS AND PROVIDE CURRENTLY UNOFFERED SERVICES FOR RESIDENTS.

Per section 6-97(d)(4) of the ordinance, my proposed establishment will benefit the community by substantially improving the tax base, such as the establishment will extensively rehabilitate a blighted or deteriorated building, construct a new building on vacant land, or benefiting the community by conferring some other tangible or substantial improvement for the area, specifically because:

SPA VERDANT WILL BE LOCATED AT 512 MAIN STREET, A BUILDING THAT HAS BEEN MOSTLY VACANT SINCE COVID. THE RENOVATION OF THE BUILDING WILL BE EXTENSIVE, INCLUDING THE ADDITION OF WHIRLPOOL, COLD PLUNGE, STEAM ROOM, FOOTBATHS, EXPERIENCE SHOWER, AND SAUNA. SPA VERDANT WILL ENHANCE THE ALREADY VIBRANT MONUMENT SQUARE ARE OF DOWNTOWN AND, THROUGH ITS RENOVATION, WILL IMPROVE THE SURROUNDING TAX BASE.