



**CITY OF RACINE**

**APPLICATION FOR CONDITIONAL USE**

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

NOTE: Incomplete or illegible submittals will not be scheduled for Plan Commission or Common Council Consideration.  
PLEASE CLEARLY PRINT ALL INFORMATION REQUESTED BELOW. IF NOT APPLICABLE, INDICATE WITH A "N/A" IN THE BLANK:

APPLICANT NAME: Emily Marquis (Charles) ~~Richard~~ Kerchner  
ADDRESS: STREET 8739 Cloverleaf Dr CITY: MT. Pleasant STATE: WI ZIP: 53406  
EMAIL ADDRESS: CKA@WIRR.COM  
TELEPHONE: Ø CELL PHONE: (262) 939-5195 FAX: Ø

AGENT NAME: ASHLEY ALLEN  
ADDRESS: STREET 1111 BEEFIELD BLVD SUITE 100 CITY: AWASHOSH STATE: ND ZIP: 58058  
EMAIL ADDRESS: AALLEN@BREADREACHRETAIL.COM  
TELEPHONE: 443 832 6003 CELL PHONE: 413 890 1538 FAX: 410 878 2871

ADDRESS OF PROPOSED CONDITIONAL USE: 4003 DURAND AVE SUITE 8B RACINE WI 53406  
CURRENT / MOST RECENT PROPERTY USE: BEAUTY SALON 3 YRS AGO  
PROPOSED USE: Jewelry Sales (Body), Body Piercings  
NUMBER OF LEGAL, ON-SITE PARKING SPACES: 20 +  
NUMBER OF DWELLING UNITS: Ø  
SQUARE FEET OF BUILDING (PER FLOOR): 31,800  
SQUARE FEET TO BE USED FOR CONDITIONAL USE (PER FLOOR): 1,300

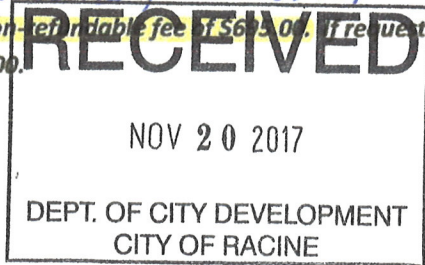
NUMBER OF EMPLOYEES: FULL-TIME 2 PART-TIME: 4  
PROPOSED HOURS/DAYS OF OPERATION: Monday - Friday 10am - 9pm Sat 10am - 8pm  
ITEMS AVAILABLE TO CUSTOMERS BEYOND HOURS OF OPERATION (IE: ATM, VACUUM, FUEL PUMP, ETC.) Ø  
None

PLEASE CHECK THE APPROPRIATE BOX REGARDING YOUR INTEREST IN THE PROPERTY:  
OWNER  OPTION TO PURCHASE  LEASE  LAND CONTRACT  OTHER

OWNER & APPLICANT AUTHORIZATION  
If you currently are not the owner of the property for which the Conditional Use is requested, the owner/s must also sign this form, or provide a separate written, dated, and signed statement that authorizes the applicant to process the request.

Applicant: Date: 11/11/2017 Signature: [Signature]  
Print Name: Emily Marquis  
Property Owner's Consent: Date: 11/13/17 Signature: [Signature]  
Print Name: Nathaniel A. Tower, Managing Member  
BADGER PLAZA, LLC - owner

\*\*Please submit this application and submittal requirements together with a non-refundable fee of \$675.00. If request is submitted with a rezoning request, the combined non-refundable fee is \$1,120.00.



(Go to Page 2 for Submittal Requirements)...

## **Body 360 Conditional Use Permit Application**

**Item C2 There are no loading docks or overhead doors either existing or proposed.**

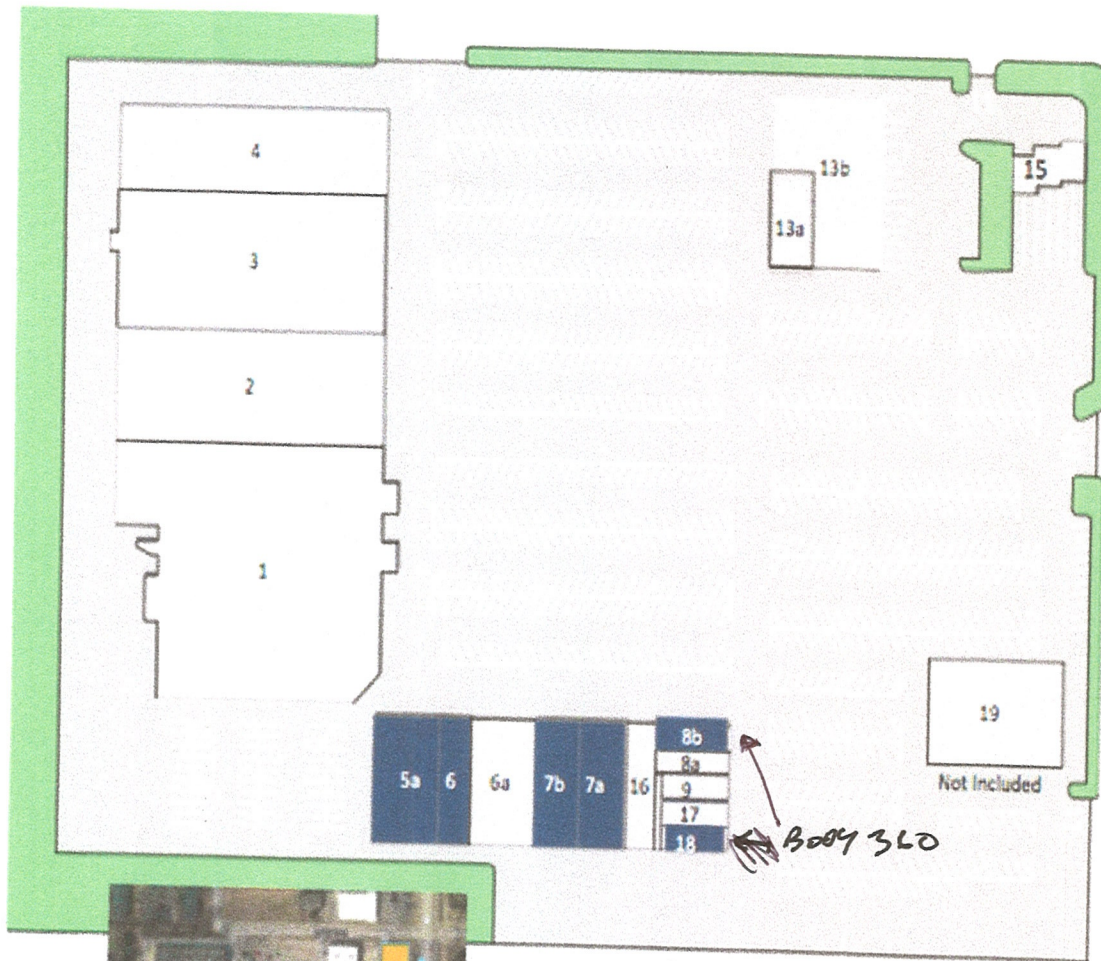
**Item D1 Body 360 was opened in November of 2012 as a kiosk selling body jewelry and doing airbrush tattoos in Racine's Regency Mall. In 2013 we moved into the old Buddy Squirrel Nut Shop location also in Regency mall and added body piercing and e cig items. On the second week of November we and approximately 10 other locally owned businesses in the mall were told to be out by 31 December 2017.**

**We do not create excessive noise or pollution of any type. We have had no issues with the city or the Mall at our mall store.**

**The build out of the new location will not require any extensive changes from the current design of the new business.**



Imagery ©2017 Google, Map data ©2017 Google 50 ft

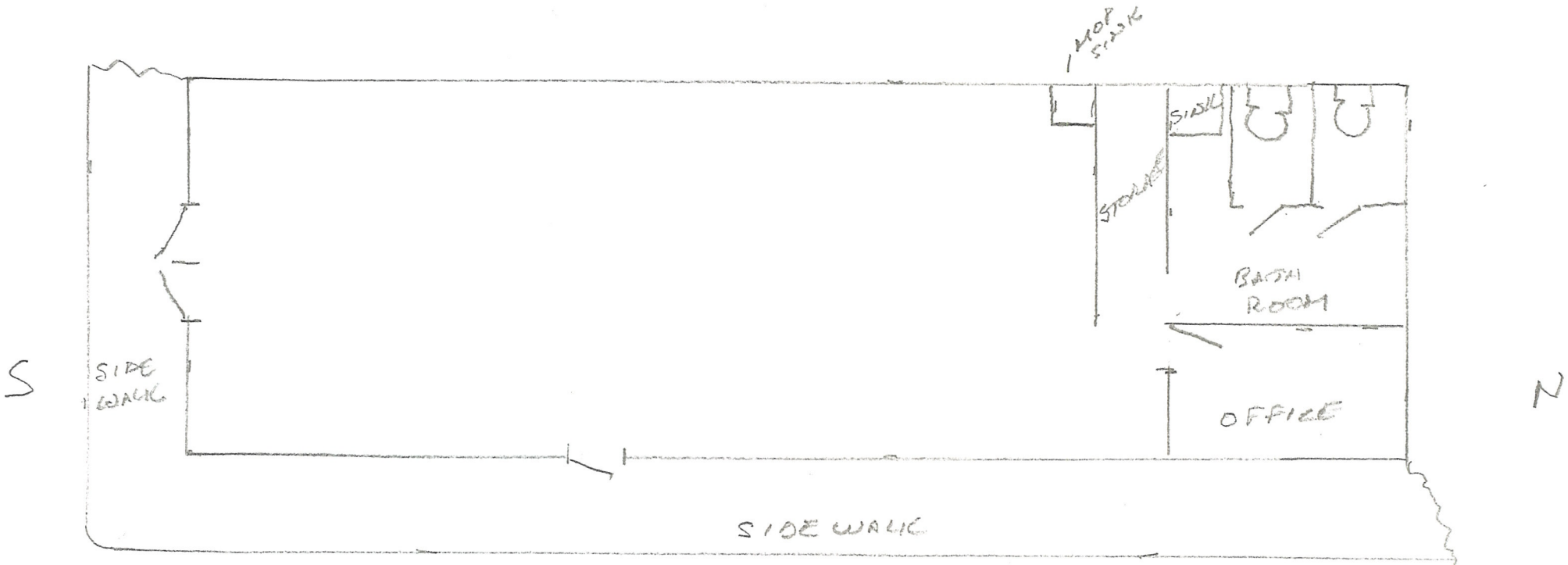


Site Plan



| Suite | Tenant                      | SF                         |
|-------|-----------------------------|----------------------------|
| 1     | Piggly Wiggly               | 41,326                     |
| 2     | Furniture Zone              | 21,000 <i>can be avail</i> |
| 3     | Value Village               | 26,000                     |
| 4     | Citi Trends                 | 16,236                     |
| 5a    | Available                   | 6,185                      |
| 6     | Available                   | 2,815                      |
| 6a    | Optimum Beauty              | 5,700                      |
| 7a    | Available - can be combined | 4,100                      |
| 7b    | Available - can be combined | 4,100                      |
| 8a    | China House                 | 1,400                      |
| 8b    | Available                   | 1,300                      |
| 9     | Advance America             | 1,200                      |
| 13a   | Michelle's Nail & Spa       | 2,000                      |
| 13b   | Dollar General              | 11,000                     |
| 15    | Tri-City Bank               | 720                        |
| 16    | Express Cleaners            | 2,600                      |
| 17    | Little Caesars              | 1,200                      |
| 18    | Available                   | 1,200                      |
| 19    | O'Reilly Auto Parts         | N/A                        |

W

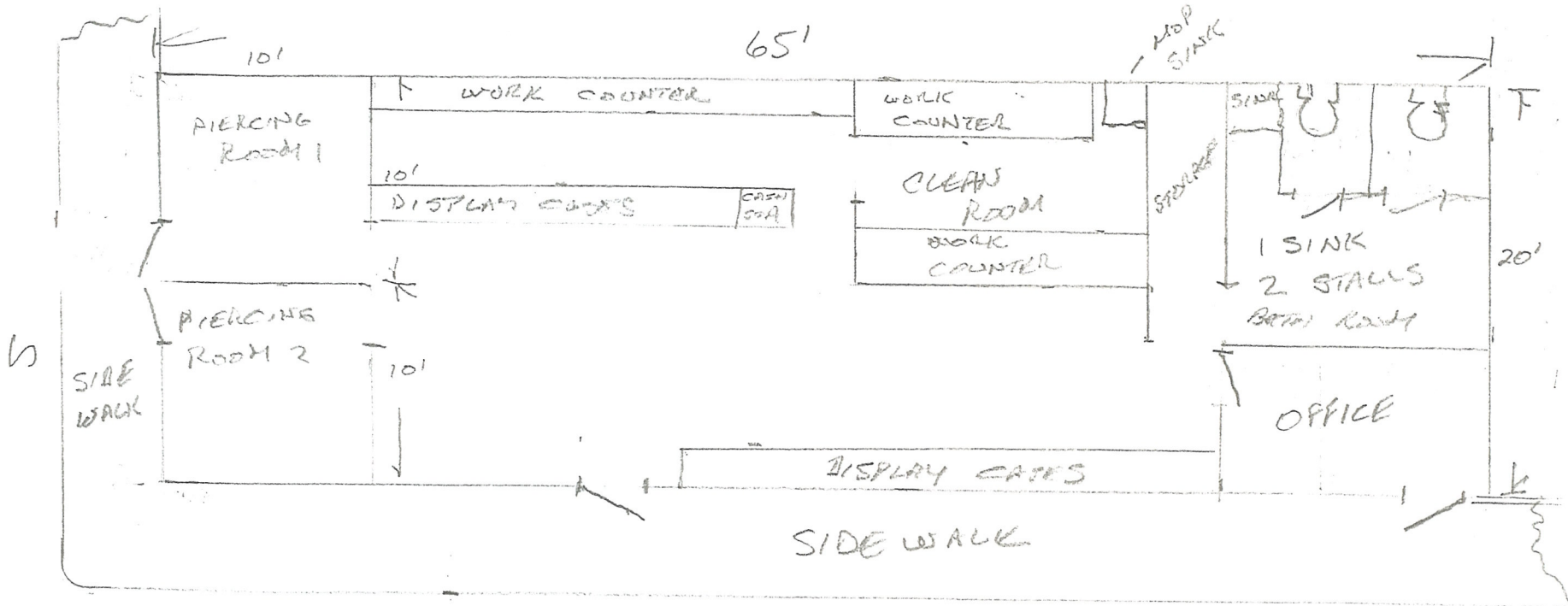


BOOY 360 AS BUILT  
BAKER PLAZA SUITE 83  
4003 DURAND AVE  
RACINE WI 53406

1/8" = 1'

E

W



PARKING LOT

BODY 360 BUILD OUT  
 BADGER PLAZA SUITE 8B  
 4023 DURAND AVE  
 RACINE WI 53406

1/8" = 1'