

THAT THE REQUEST FROM JOE WALDOW, REPRESENTING SINFUL SAINTS STUDIOS, SEEKING A CONDITIONAL USE PERMIT TO ALLOW FOR AN ACCESSORY TATTOO ESTABLISHMENT AT THE FUTURE ESPRESS YOURSELF CAFÉ TO BE LOCATED AT 2501 DOUGLAS AVENUE. BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented at the October 12, 2016 Plan Commission meeting be approved, subject to the conditions contained herein.
- b. That all codes and ordinances be complied with and all required permits be obtained.
- c. That the conditional use permit for an accessory use tattoo establishment at this location shall be revoked on May 31, 2017 if the principal use café establishment is not implemented at this location by May 31, 2017.
- d. That the hours of operation of the principal use café establishment shall be from 6:00 a.m. to 6:00 p.m. daily.
- e. That the hours of operation of the accessory use tattoo establishment shall be from 12:00 noon to 10:00 p.m., Sunday through Thursday, and from 12:00 noon to 11:00 p.m. Friday and Saturday. All customers shall leave the premises within ½ hour of the closing time.
- f. That all tattoo applications shall be conducted outside of the general public's view from the street or sidewalk.
- g. That prior to the issuance of an occupancy permit for the accessory use tattoo establishment, or the principal use café establishment, the following shall be provide to the Director of City Development for review and approval:
 1. a written agreement demonstrating the provision of adequate off-street parking for all employees of each component to occupy this property (café establishment and tattoo establishment),
 2. a façade repair and painting plan that illustrates repair of soffit lighting, repair of damage faced components (wood trim, stucco surfaces, other) and proposed colors,
 3. a signage plan for both businesses that shall include the execution of a hold harmless agreement for any signage projecting into the City public right-of-way,
 4. a landscaping plan indicating design location of decorative planters and types and sizes of anticipated plantings,
 5. a trash and recyclables handling plan and, if applicable, screening plan.
- h. That if, prior to the issuance of an Occupancy Permit, the requirements of condition "d." above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney's office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance.
- i. That parking and operational hours shall be monitored and reviewed on a yearly basis, or sooner if warranted, for conflicts or complaints.
- j. That regardless of a time period provided for by the financial surety described in condition "e." above, all requirements of conditions "d." above shall be provided and/or completed by May 31, 2017.
- k. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.
- l. That this permit is subject to review by the Plan Commission for compliance with the listed conditions.