



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: RACINE RIVERSIDE MARINE INC (SCOTT MONROE)
ADDRESS: STREET 1028 Douglas AVE CITY: RACINE STATE: WI ZIP: 53402
EMAIL ADDRESS: Lynn@racineriverside.com
TELEPHONE: 262-636-8020 CELL PHONE: 262-994-1416 FAX: 262-636-8020

AGENT NAME: ERIE STREET PROPERTIES LLC
ADDRESS: STREET 950 ERIE ST CITY: RACINE STATE: WI ZIP: 53402
EMAIL ADDRESS: Lynn@racineriverside.com
TELEPHONE: 262-636-8020 CELL PHONE: 262-994-1416 FAX: 262-636-8020

ADDRESS OF PROPOSED CONDITIONAL USE: 1028 Douglas AVE RACINE WI 53402
CURRENT / MOST RECENT PROPERTY USE: _____
PROPOSED USE: BOAT SHOW ROOM
NUMBER OF LEGAL, ON-SITE PARKING SPACES: _____
NUMBER OF DWELLING UNITS: _____
SQUARE FEET OF BUILDING (PER FLOOR): _____
SQUARE FEET TO BE USED FOR CONDITIONAL USE (PER FLOOR): _____

NUMBER OF EMPLOYEES: FULL-TIME _____ PART-TIME: _____
PROPOSED HOURS/DAYS OF OPERATION: MON-FRI 8:00-4:30 SAT 8-2 + APPOINTMENTS
ITEMS AVAILABLE TO CUSTOMERS BEYOND HOURS OF OPERATION (IE: ATM, VACUUM, FUEL PUMP, ETC.) _____

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: 7/3/17 Signature: Mark S Monroe OWNER
Print Name: MARK S MONROE
Owner's Consent: Date: 7/3/17 Signature: Mark Hetzel OWNER
Print Name: Mark Hetzel

*Please submit this application and submittal requirements together with a non-refundable fee of \$695.00. If request is submitted with a rezoning request, the combined non-refundable fee is \$1,120.00.



Date: 7/3/2017

Description of proposed business:

The intended use of this section of the building is to make a small boat show room.

We would be creating the show room to have small boats and inflatables available to show to our customers. The boats would be on trailers and moved in and out with a forklift or vehicle. We would also be storing new small boat inventory along with trailers and motors. Our hours are Monday thru Friday 8am to 4:30pm along with Saturday 8am till 2pm. We would also have possible showings by appointment on hours outside of those hours. We try to make it as convenient to the customer as we can. Moving of boats would be happening normally during the course of the work day.

The logo for Racine Riverside Marine features the word "RACINE" in a small, black, sans-serif font at the top. Below it, "RIVERSIDE" is written in a large, bold, white, sans-serif font with a blue shadow effect. A blue, stylized wave graphic curves around the "R" and "S" of "RIVERSIDE". To the right of "RIVERSIDE", the word "MARINE" is written in a smaller, black, sans-serif font.

RACINE
RIVERSIDE
MARINE

City of Racine,

Racine Riverside Marine, Inc. is a growing and thriving company located in down town Racine. We would like to take advantage of the proposed white box program to help expand our business. The scope of our project located at the 1028 Douglas Ave. is a very large project. The first phase of this project has been completed and has proven to be a very successful enterprise. We have more than 100 vessels stored in the below grade section of this building. This has allowed us to expand and maintain our workforce through the winter months. Phase two of this project brings us to the street level section of the building. Our intention is to create a large loft style showroom to house a lots of our new product inventory. Inflatables, Dinghies, tenders and center council boats. The first floor show room will be approximately 30,000 square feet. We would like to bring the interior back to exposed brick surfaces, restore the hardwood floors, install new windows, HVAC Systems, Fire suppression systems and plumbing upgrades. Extensive electrical systems have to be replaced due to much of the copper wiring was stolen while the building lay vacant. Our goal is to restore the building and create a thriving retail space. I will be happy to meet with your committee to discuss this further and provide any details you may need.

Scott Monroe

Service Manager

Racine Riverside Marine, Inc.

262-994-1416

1021 Douglas
Cots storage
needs
slats

1021 Douglas

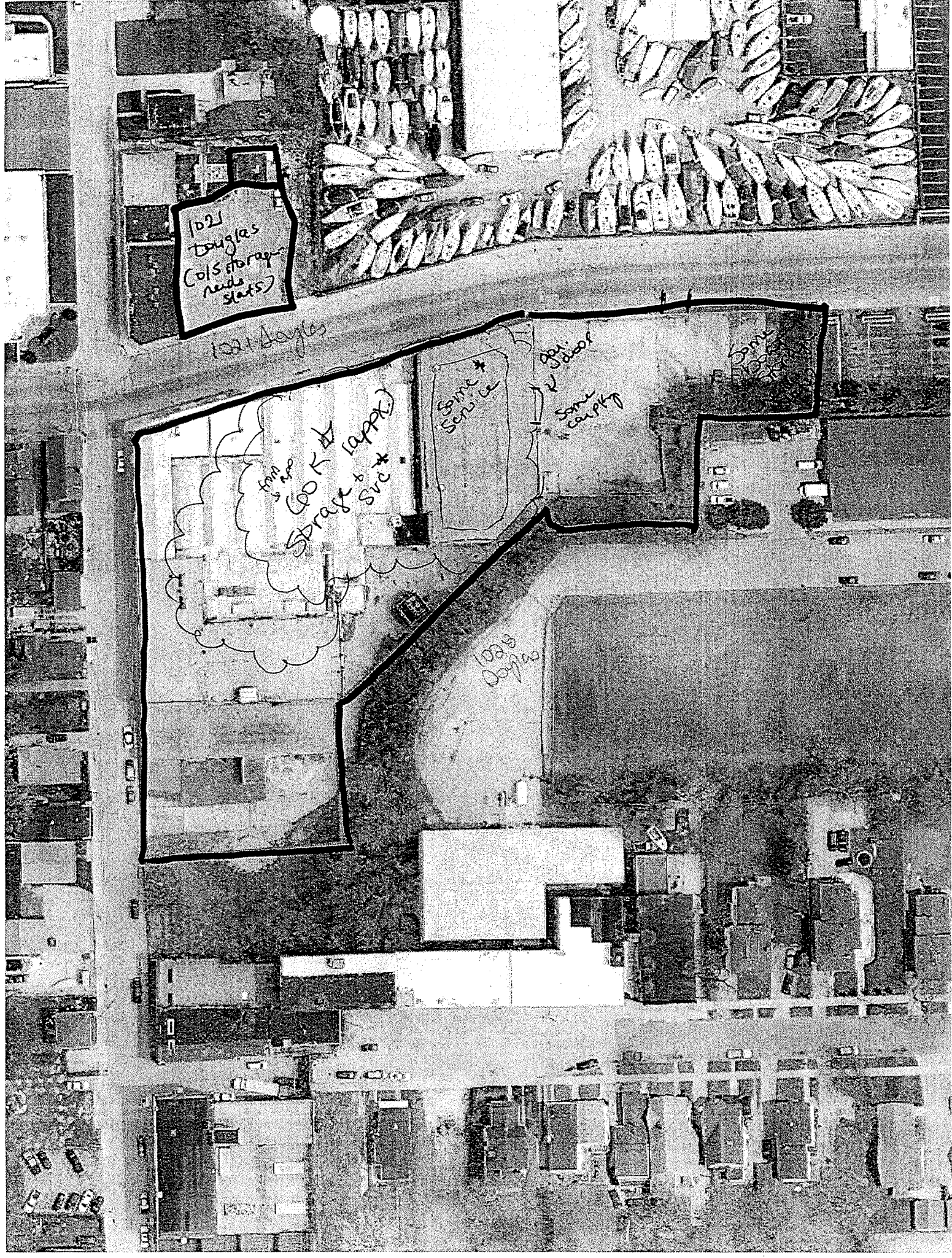
from
& up
600 K (approx)
stray +
svc +

some
service

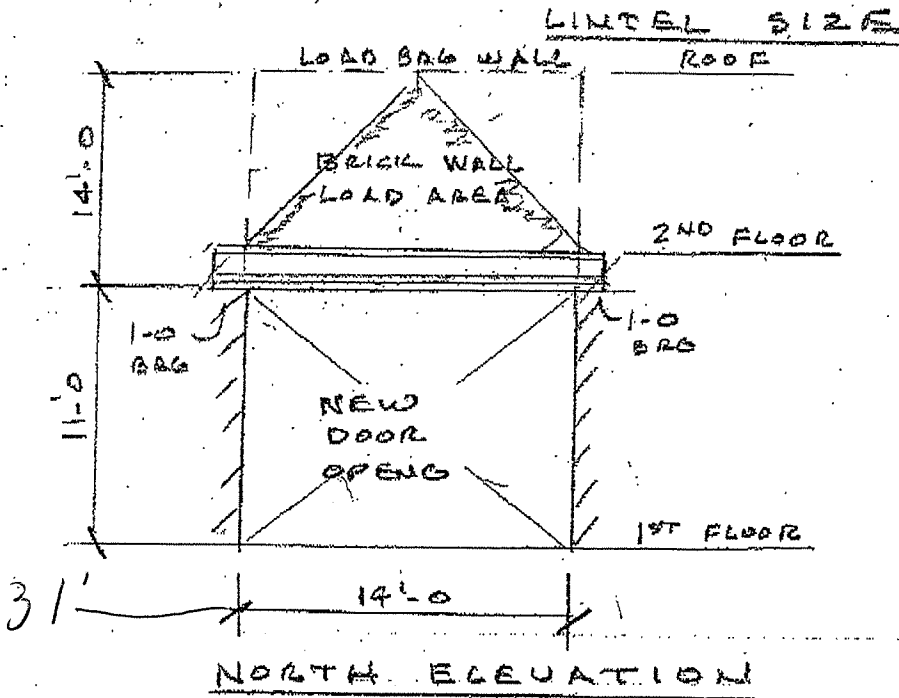
get
some
compt

some
compt

1023
Douglas



EDGE OF BUILDING CORNER



LOADS
 ROOF = 35 PSF
 2ND FLOOR = 100 PSF
 BRICK = 120 PSF

Handwritten signature:
 Mettger Metal

ROOF	—	14' X 16'	X .035 KSF	=	7.84K
2ND FLOOR	—	14' X 7'	X .100 KSF	=	9.80
BRICK	—	14' X 14'	X .120 KSF	=	+ 21.76
					2
					29.4
					+ 2.94 (10% SAFETY)
					32.34K → 33K
					TOTAL NEEDED

TRY W8 X 35 BEAM

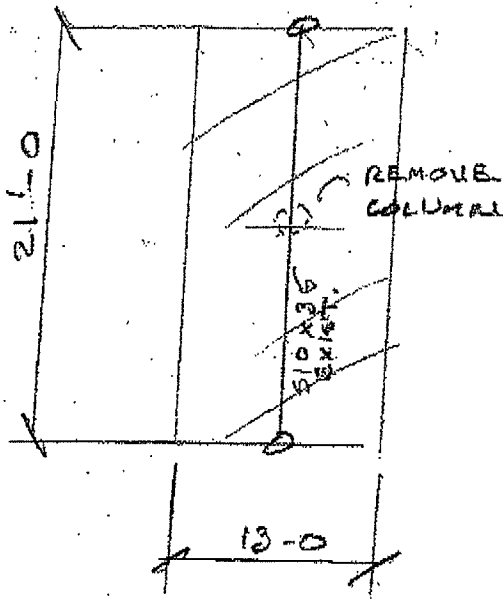
FROM AISC STEEL MANUAL—
 W8 X 35 SPANNING 14'
 BEAM CARRIES 49K OF LOAD
 49K > 33K OK

CHECK DEFLECTION

$$\Delta = \frac{.013(33) 168^3}{29,000(127)} = .55''$$

$\frac{168^4}{360} = .47''$
 ACCEPTABLE
 ALLOWED

USE W8 X 35 W/ BOTH FE 12 1/2 X 3/8
 (TO CARRY BRICK WALL)



LOAD = 100 PSF (10 KSF)

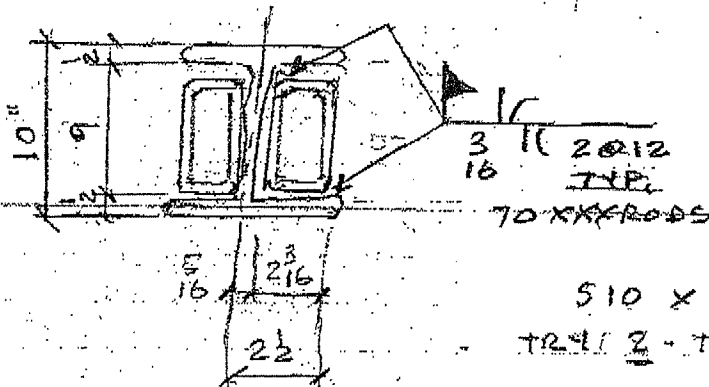
TOTAL LOAD = 22' x 13' x .10 = 28.6

$510 \times 35, S_x = 29.4^{in^3}$
 $2-TS 8 \times 2 \times \frac{3}{8}, S_x = +20.0$
 49.4^{in^3}

MR ~ 97 K INCHES

$M = \frac{(13 \times .10) 21^2}{8} = 71.7^{in-k}$
 NEEDED

97 K > 71.7 K OK



510×35 (EXIST. BEAM) $I_x = 147.2$
 $2-TS 8 \times 2 \times \frac{3}{8}, I_x = 40.1 \times 2 = +80.2$
 227.2

INSTALLATION DETL.
 ADDING 2 #8 x 2'S
 TO EXIST. 510 x 35

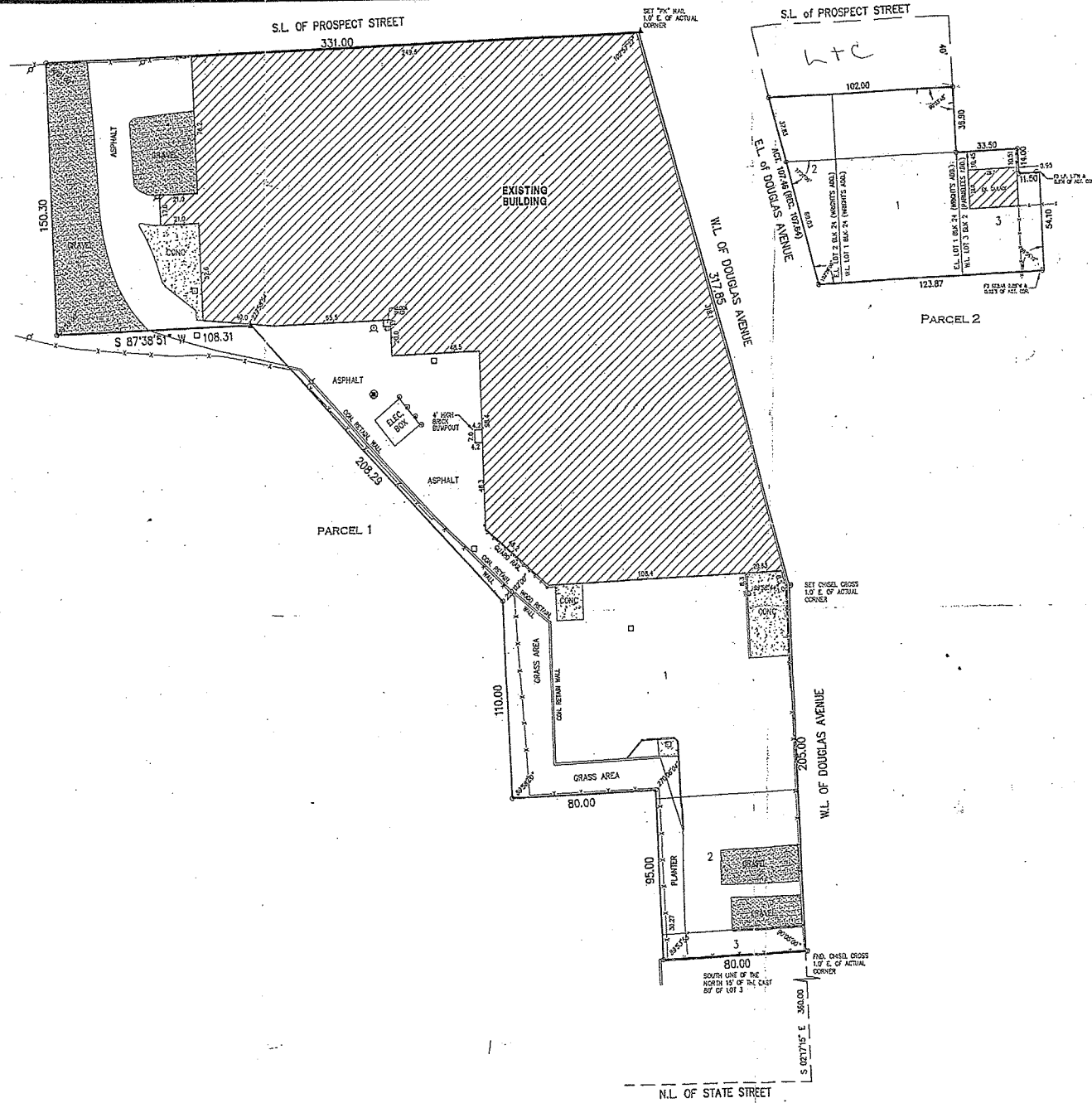
ADD 2-TS 8 x 2 x 3/8

$\Delta = \frac{.013(28.6) 252}{29,000 (227.2)} = .00004$

VERY CLOSE
 252^{in}
 360^{in}
 ALLOW (+)

WILL WORK FOR
 DEFLECTION

[Handwritten signature]
 pros



Descriptions are from Landmark Title of Racine, Inc. File No. SH-10146

PARCEL 1: That part of Block 24, Wright's Addition to Racine, according to the recorded plat thereof, bounded as follows: begin at the point of intersection of the South line of Prospect Street with the West line of St. Clair Street and run thence Southwesterly along St. Clair Street to the South line of said Block; thence West along said South line of said Block 150 feet; thence North 40° West to a point which is 150.3 feet South of the South line of Prospect Street; thence West parallel with said street line to a point 150.3 feet due South of a point which is 331 feet West of the place of beginning; thence North 150.3 feet to the South line of Prospect Street; thence East along Prospect Street 331 feet to the place of beginning. Also the North 110 feet in width of Lot 1, Block 16, Sage's Addition to Racine, according to the recorded plat thereof. Said land being in the City of Racine, Racine County, Wisconsin.

AND The North 31.25 feet of the East 80 feet of Lot 2, Block 16, Sage's Addition, according to the recorded plat thereof. Said land being in the City of Racine, Racine County, Wisconsin.

AND That part of Lots 2 and 3, Block 16, Sage's Addition to Racine, according to the recorded plat thereof, bounded as follows: begin on the East line of said Block 171.53 feet South from the Northwest corner of said Block; run thence West 80 feet; thence South 30.27 feet; thence East to the East line of said Block; thence North 30.27 feet to the place of beginning. Said land being in the City of Racine, Racine County, Wisconsin.

AND Part of Lot 2, Block 16, Sage's Addition, according to the recorded plat thereof, bounded as follows: begin on the East line of said Block at a point 141.23 feet South of the Northeast corner of said Block; thence West 80 feet; thence South 30.27 feet; thence East 80 feet to the East line of said Block; thence North to the place of beginning. Said land being in the City of Racine, Racine County, Wisconsin.

PARCEL 2: That part of Lots 1 and 2, Block 24, Wright's Addition, according to the recorded plat thereof, bounded as follows: begin on the East line of said Lot 1, 40 feet South from the South line of said Prospect Street; run thence South about 35.9 feet to a point in the North line of land conveyed to C.R. Carpenter by Deed recorded in Volume 120 of Deeds, page 71; run thence West to the Eastern line of Douglas Avenue; thence Northwesterly along the Eastern line of Douglas Avenue to a point West from beginning; thence East to the place of beginning. Said land being in the City of Racine, Racine County, Wisconsin.

The North 33.1 feet of the South 68.1 feet of Lots 1 and 2, Block 24, Wright's Addition and that part of Lot 3, Block 2, Pamela's Addition, bounded: begin at a point on the West line of Lot 3, 35 feet North of the Southwest corner; thence North 33.1 feet; thence East 33-1/2 feet; thence South 14 feet; thence East 11-1/2 feet; thence South 19.1 feet; thence West 45 feet to beginning. Said land being in the City of Racine, Racine County, Wisconsin.

The South 35 feet of Lots 1 and 2, Block 24, Wright's Addition, according to the recorded plat thereof, lying East of Douglas Avenue. Except as to a right-of-way over the North 10 feet thereof. Said land being in the City of Racine, Racine County, Wisconsin.

The South 35 feet of the West 45 feet of Lot 3, Block 2, Pamela's Addition to Racine, according to the recorded plat thereof. Except as to a right-of-way over the North 10 feet thereof. Said land being in the City of Racine, Racine County, Wisconsin.

Property Address: 1023 Douglas Avenue
Tax Key No. 02933001 & 01743000

SURVEYOR'S NOTE

Parcel 1 as surveyed also includes the South 5 feet of the East 80 feet of Lot 1, Block 16, Sage's Addition, according to the recorded plat thereof as shown on Nelson Madsen & Barber survey of 9-21-95 (survey # 95-178).

Certification

The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof.

4/4/2008 *Mark H. Madsen*

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.
ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1923.

- LEGEND**
- HYDRANT
 - ⊙ MISC. MANHOLE
 - ⊕ POWER POLE
 - STOCKADE FENCE
 - CATCH BASIN
 - ▨ GRAVEL
 - ⊙ CHISEL CROSS
 - ⊙ GUARD POST
 - FOUND IRON PIPE
 - SET 3/4" REBAR
 - ▲ SET P.K. NAIL
 - ▩ CONCRETE

Monday, April 07, 2008 3:45:05 PM

REVISIONS	BY	DATE	REVISIONS	BY	DATE

LAYER MANAGER	PAPER SPACE DRAWINGS	SCALES: 1" = 30'
<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
DRAWN BY	DATE	DRAWING NAME
JER/SCB	4-3-2008	2008053.DWG
FIELD WORK	DATE	DESIGN BY
PTH/ER	4-2-2008	

NM & B NIELSEN MADSEN & BARBER S.C.
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
1399 WASHINGTON AVE. RACINE, WI 53403
TELEPHONE (262)634-5588 FAX (262)634-5024 EMAIL: NMBS@NMBS.COM

PLAT OF SURVEY
FOR
RAPIDS BUSINESS CENTER
CITY OF RACINE, RACINE COUNTY, WISCONSIN

SHEET No.
1 OF 1
JOB 2008.053

Prospect Street

