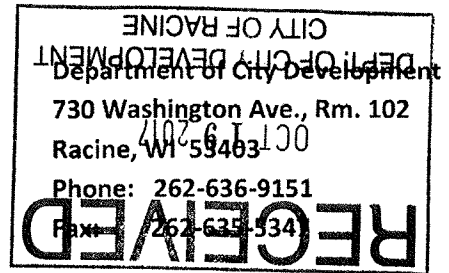




CITY OF RACINE

APPLICATION FOR CONDITIONAL USE



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: Brendon Bourdo
ADDRESS: STREET 5314 Athens Ave. **CITY:** Racine **STATE:** WI **ZIP:** 53406
EMAIL ADDRESS: bbourdo@activebodyfitness.com
TELEPHONE: N/A **CELL PHONE:** 262-994-5321 **FAX:** N/A

AGENT NAME: N/A
ADDRESS: STREET _____ **CITY:** _____ **STATE:** _____ **ZIP:** _____
EMAIL ADDRESS: _____
TELEPHONE: _____ **CELL PHONE:** _____ **FAX:** _____

ADDRESS OF PROPOSED CONDITIONAL USE: 500 Wisconsin Ave. Suite 103
CURRENT / MOST RECENT PROPERTY USE: Bank
PROPOSED USE: Fitness training center- Personal training, exercise
NUMBER OF LEGAL, ON-SITE PARKING SPACES: 51
NUMBER OF DWELLING UNITS: 0
SQUARE FEET OF BUILDING (PER FLOOR): 13,466 per Floor (2 Floors)
SQUARE FEET TO BE USED FOR CONDITIONAL USE (PER FLOOR): 2217 gross on first floor only

NUMBER OF EMPLOYEES: FULL-TIME 1-2 planned **PART-TIME:** 1-3 planned
PROPOSED HOURS/DAYS OF OPERATION: M-F 6A-7P, Sat. 6A-1P, Sun. Closed
ITEMS AVAILABLE TO CUSTOMERS BEYOND HOURS OF OPERATION (IE: ATM, VACUUM, FUEL PUMP, ETC.) N/A

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: 10-17-17 Signature: _____
Print Name: Maja Andersen
Property Owner's Consent: Date: 10-17-17 Signature: _____
Print Name: Brendon Bourdo

****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.**

Business Overview

ActiveBody Fitness, LLC is a physical fitness training firm with a primary focus on personal and small group training. Founded in Racine in July of 2014, we work with people of a wide range of ages and ability levels to help them reach their fitness goals and improve their daily lives with exercise and better habits. ActiveBody Fitness is owned by Brendon Bourdo and Brandon Kutka, both of Racine. Brandon is a NASM-certified Corrective Exercise Specialist and Personal Trainer.

For the past three years, we have focused solely on in-home personal training, where we travel to our clients and work with them at their location. This has proven to be an effective training offering with consistent demand and good growth. Our plan had always been to get to a point where we could also open a training center, making it possible for people to come train with us or have a place to work out if they don't have an ideal space of their own, or if they want to avoid the atmosphere of a typical gym. Many of our clients have been with us since the beginning, and continue to work with us because they see and feel the positive impact better fitness has on their lives.

We decided that it was time to branch off into the in-facility training offerings, and found a great location at 500 Wisconsin Avenue. It's a unique central location for our type of business, where we can provide our services to more people, and contribute to the positive growth of the Downtown area overall.

Facility Overview

The building at 500 Wisconsin Avenue was formerly the Chase Bank building. The building owners have divided the building into a number of suites, with common areas such as entrances, lobbies, bathrooms, etc. Our facility will be an approximately 2200 sq. ft. suite on the first floor, with a lobby entrance from the parking lot adjacent to College Avenue. Our facility is primarily open floor space used for training and exercise, and includes an office, a storage room, an individual changing room, and an individual shower room.

We don't use many of the various machines found in a typical gym. In our facility, you'll find the basics such as a squat/bench press rig, dumbbells, kettlebells, free weights, barbells, resistance bands, ropes and medicine balls. We believe the basics provide a more effective way of training instead of relying on strength machines. We also have a rowing machine and an air bike, with plans to add an additional rower and bike, as well as a treadmill.

Like most fitness facilities, our space is outfitted with a sound system for music, which will be used at a moderate volume level appropriate for the space and activities. Noise from exercise and workout activities is typically minimal. The main noise-generating activities will be some dropping of weights, the use of heavy battle ropes against the floor, and slamming of weighted medicine balls on the floor or tossing them against an exterior wall. The building owner has soundproofed our interior walls using sound batting and sound board to help reduce or eliminate noise passing through.

We have four security cameras monitoring the space for safety and security reasons. We also have a WiFi access point which provides network and internet access for our devices, and also internet access for our clients' mobile devices, as most facilities do.

It is our responsibility to clean and maintain our 2200 sq. ft. facility space, including the shower and changing room; and the building owner or their property management team handles the maintenance and cleaning of the common areas of the building such as lobby, bathrooms, parking lot, building exterior, etc. The building owner or their property management team is also responsible for snow removal, landscape management, waste and recycling disposal bins, and parking lot standards enforcement.

Operations Overview

The primary use of our facility will be for personal and small group fitness training, as mentioned previously. The majority of our clients are one-on-one training. For small groups, the number of individuals in any given session is typically less than four. Our clients may opt to come exercise in our facility on days they do not have a training session scheduled. We also provide a type of non-training membership for people who may already have their own training plan, and simply want a place to work out without the hassles and distractions of a big gym.

We will also offer educational seminars or workshops to the general public, often in partnership with other businesses. These will focus on a particular aspect of fitness and are intended to educate and allow open discussion and questions on the topic presented. In cases of workshops, group physical activity is expected.

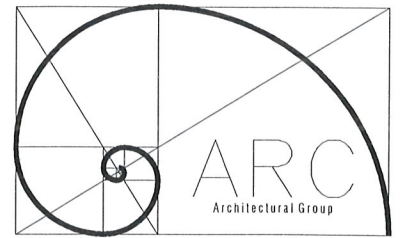
We offer a limited selection of fitness-related items for sale as well. These include things such as ActiveBody Fitness-logoed T-shirts, hoodies, hats, and other small accessories. We also sell commercially-available basic fitness supplements like you would find at stores such as GNC, Walmart, etc. These are typically protein bars, protein powders, multivitamins, fish oil, recovery drinks and the like. It is important to understand that the supplements we offer are commercially-produced, name-brand items sold in factory-sealed containers and packages only. We do not ourselves prepare any kind of consumable item for sale.

Our typical hours of operation will be Mon.-Fri. 6AM-7PM, Sat. 6AM-1PM, and closed Sunday. However, we may schedule clients slightly outside of these hours if their schedules require it. We will not have 24-hour access for clients or members.

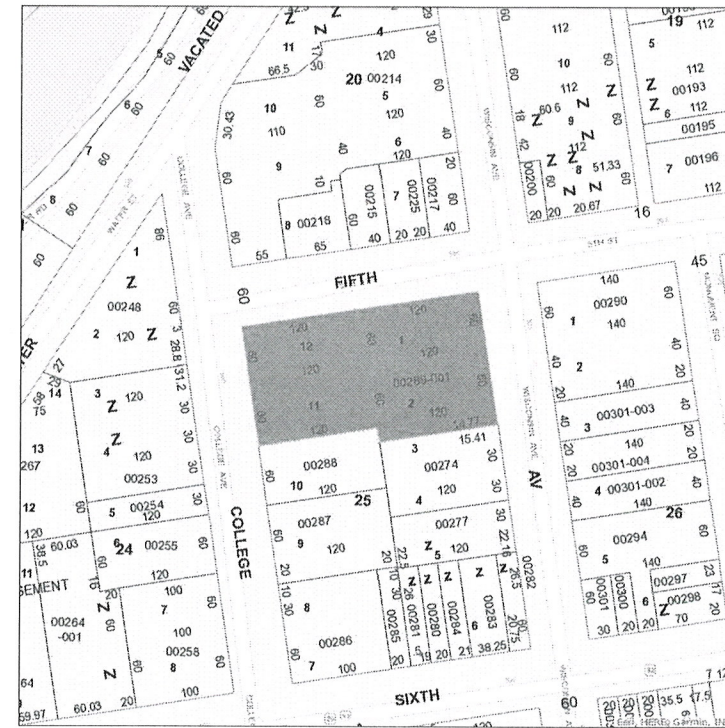
With regard to truck traffic, we do not use trucks in our business and we do not expect major deliveries often. We will have one or two deliveries via LTL when we order our initial equipment, but aside from that, we will have occasional deliveries each month from UPS or FedEx as any business would. We will also have bottled water service delivered monthly from one of the typical vendors.

We plan to have one owner working full-time and the other part- to full-time; and 1-2 part-time employees initially, with plans to increase employees as needed. We strive to have the best training staff, with fitness-related educational backgrounds and/or certifications. All staff are required to have CPR/AED/First Aid certification as well.

Tenant Space Conditional Use Application
ActiveBody Fitness, LLC
 500 Wisconsin Avenue - Tenant Space 2
 Racine, Wisconsin 53403
 Owner: 500 Wisconsin LLC



546 State Street - Racine, Wisconsin 53402
 Phone 262.637.6100 Fax 262.637.6105
 www.ARCArchitecturalGroup.com



SITE LOCATION



SHEET INDEX

- G.1.0 SITE PLAN
- A.1.0 BASEMENT FLOOR PLAN
- A.1.1 EXISTING / DEMO FIRST FLOOR PLAN
- A.1.2 NEW FIRST FLOOR PLAN
- A.1.3 WALL TYPES / RESTROOM MOUNTING HEIGHTS
- A.1.4 WINDOW DETAIL / DEMISING WALL ELEVATION
- A.1.5 WORK AREA
- A.1.6 SHOWER DRAWING

| | | | | | | | | | |
|-------|-----------------------|--------|-------------|--------|-------------------|--------|------------------------|--------|------------------------|
| @ | At | COMP. | Compact | FEC | FE Cabinet | MECH | Mechanical | SQ | Square |
| ADJ. | Adjustable | CONC. | Concrete | FG | Fiberglass | MIL | .001 inch | SS | Stainless Steel |
| AFF | Above Finish Floor | CONT. | Continuous | FIN. | Finish(ed) | MIN. | Minimum | STA. | Stationary |
| ALUM | Aluminum | CPT | Carpet | FIXT. | Fixture | MISC. | Miscellaneous | STD. | Standard |
| ARCH | Architectural | CSD | Cased | F.J. | Floor Joist | M.O. | Masonry Opening | STL. | Steel |
| ASPH. | Asphalt | DBL. | Double | FLR. | Floor | NEC | National Electric Code | TBD | To Be Determined |
| AWN. | Awning | DET. | Detail | FLOUR. | Fluorescent | N.I.C. | Not In Contract | T & G | Tongue & Groove |
| AUTO | Automatic | DH | Double Hung | FTG. | Footing | NO. | Number | T.O. | Top of |
| BLDG. | Building | DIA. Ø | Diameter | GA. | Gauge | N.T.S. | Not to Scale | TYP. | Typical |
| B.O. | Bottom of | DIM | Dimension | GALV. | Galvanized | O.C. | On Center | UNEX. | Unexcavated |
| BSMT. | Basement | DN | Down | G&N | Glued & Nailed | O.H.D. | Overhead Door | U.N.O. | Unless noted otherwise |
| BTM. | Bottom | EA. | Each | GWB | Gypsum Wallboard | POLY. | Polyethylene | VCT | Vinyl composition tile |
| BTW | Between | ELEC | Electrical | GYP | Gypsum | PROJ. | Projection | VIF | Verify in Field |
| ¢ | Center Line | ELEV. | Elevation | HDR. | Header | RAD. | Radius | W/ | With |
| C.J. | Control Joint | EQ | Equal | INSUL. | Insulation | RD | Roof Drain | W/O | Without |
| CLG. | Ceiling | EXP. | Exposure | INT. | Interior | RM | Room | WD | Wood |
| CT | Ceramic Tile | EX | Existing | L.V.L. | Laminated Veneer | R.O. | Rough Opening | W.F. | Wide Flange |
| CMU | Concrete Masonry Unit | EXT. | Exterior | LAV. | Lavatory | SEC. | Second | W.H. | Water Heater |
| C.O. | Cased Opening | FD | Floor Drain | FE | Fire Extinguisher | S.L. | Side Lite | W.W.F. | Welded Wire Fabric |
| COL | Column | | | MAX. | Maximum | SLDR. | Slider | | |

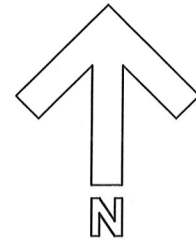
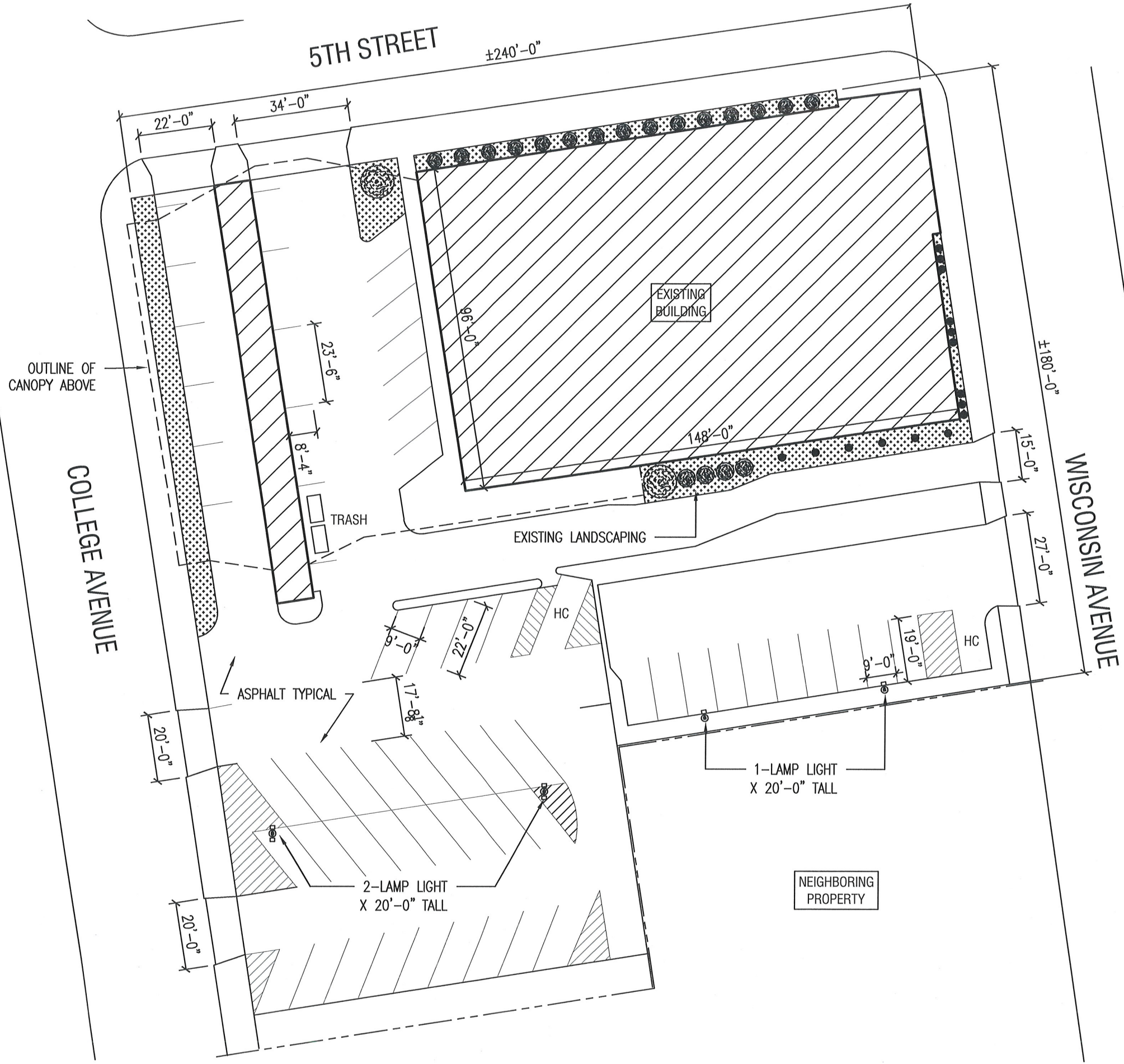
Project Information

Address: 500 Wisconsin Ave, Racine 53403
 Parcel ID: 276000000289001
 Owner: 500 Wisconsin LLC
 Zoning: B-4
 Parcel Size: 30,572.4 SF (.70 acre)
 Legal Description: BLK 25 Original Plat of Racine
 Lots 1,2,11,12 + N 14.77 FT Lot 3
 Year Built: 1953
 Building Gross Area: 13,466 SF per floor
 Finished Area: 27,426.5 sf

Building Construction: Type 1B - 2 story
 Occupancy Classes: Basement S Storage
 First Floor B Business - Offices
 Second Floor B Business - Offices
 On Site Parking: 60 spaces (2) H/C Designated
 Occupant Load: Storage 12,743 GSF/300 = 43
 per Code Business 25,640/100 = 256
 Total potential occupant load = 299
 (per 1004.1.2)
 Actual Occupant Load will be ≤ 80

PLAN DATE: 10/18/2017 DRAWN BY:

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 Changes, details, and structural elements, if any, may not be used for other projects without prior written
 review and approval of the Architect. The design, information, and data contained herein is proprietary and
 is disseminated in confidence for this project only, and shall not be disclosed, used, duplicated, in whole or
 in part, for any purpose whatsoever without prior written review and approval of the Architect. The
 Construction Documents (Construction Drawings, Plans, Schedules and the Project Specifications Manual) are on
 these only, and shall be retained by ARC by check or otherwise to perform the work. Review and
 acceptance of these Construction Documents shall be deemed to be an acceptance of the conditions
 specified herein.

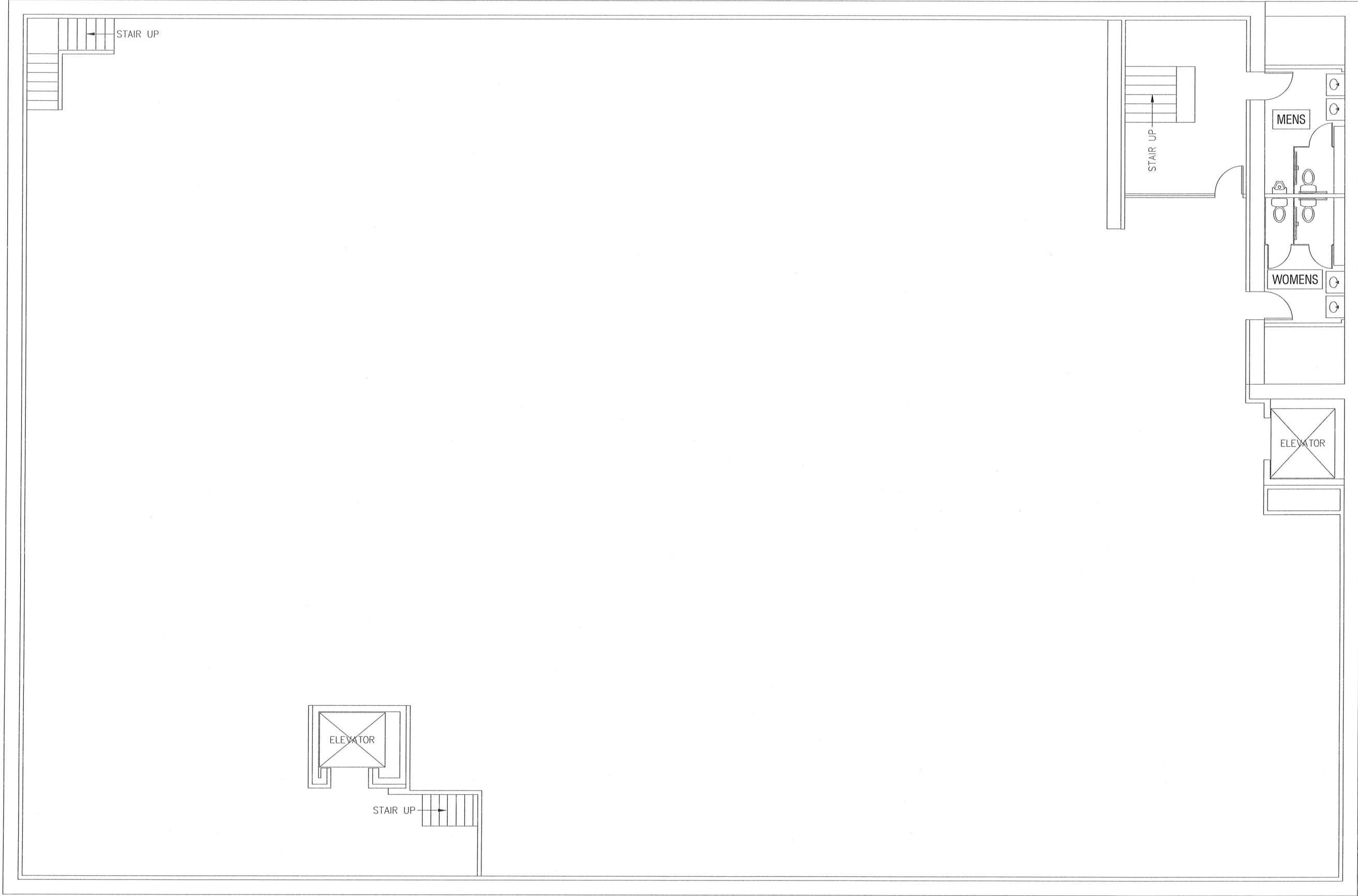


ARC Architectural Group, L.L.C.
546 State Street P 262-637-6100
Racine, Wisconsin 53402 F 262-637-6105
PRINT FILE '500 WISCONSIN AVE.DWG'

Scale: 1/32" = 1'
Date: 10/18/2017
Drawn by: ARC

500 Wisconsin Ave.
Racine, Wisconsin 53404

G1.0



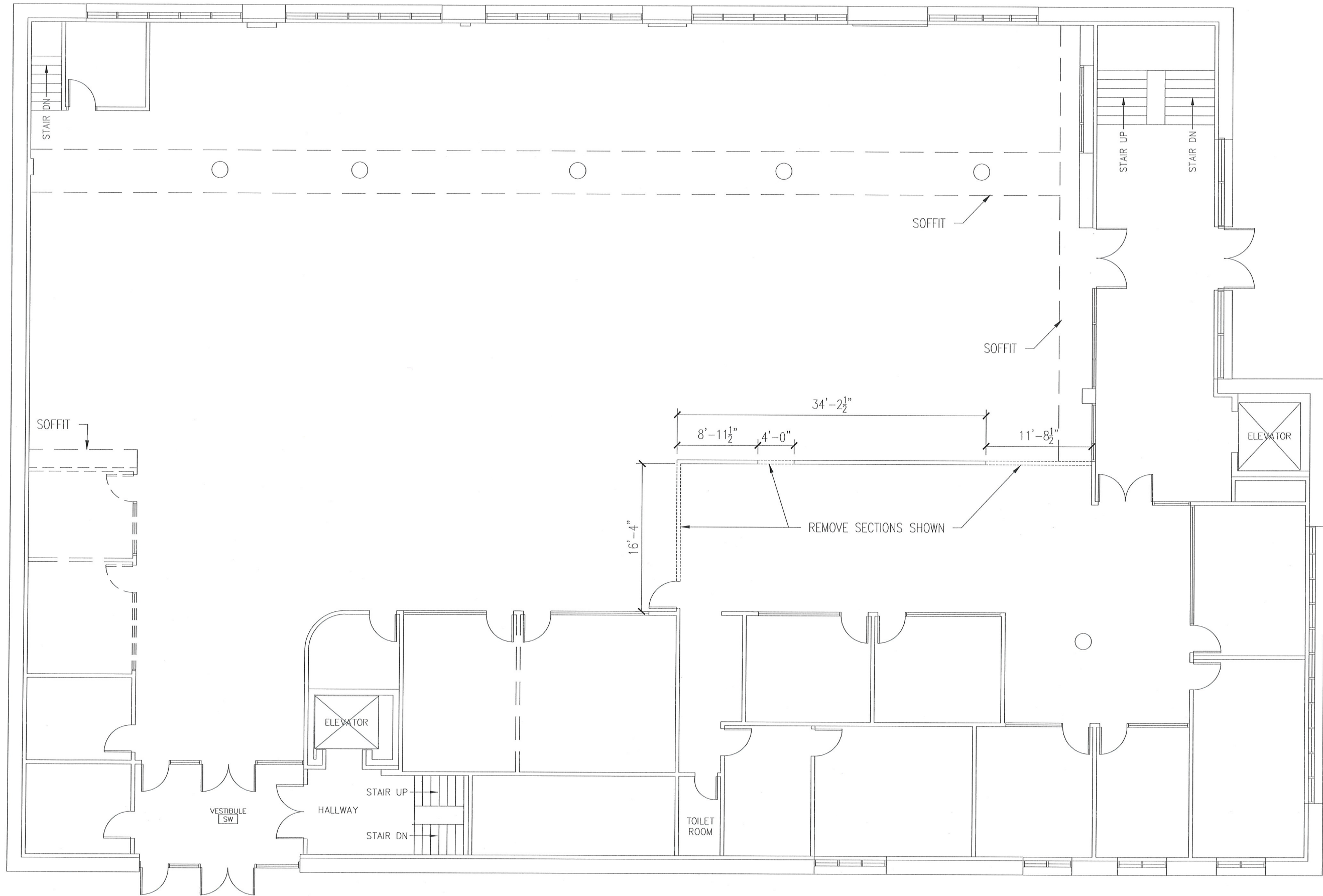
1 Basement Floor Plan
3/32" = 1'

A1.0

Scale: 3/32" = 1'
Date: 10/18/2017
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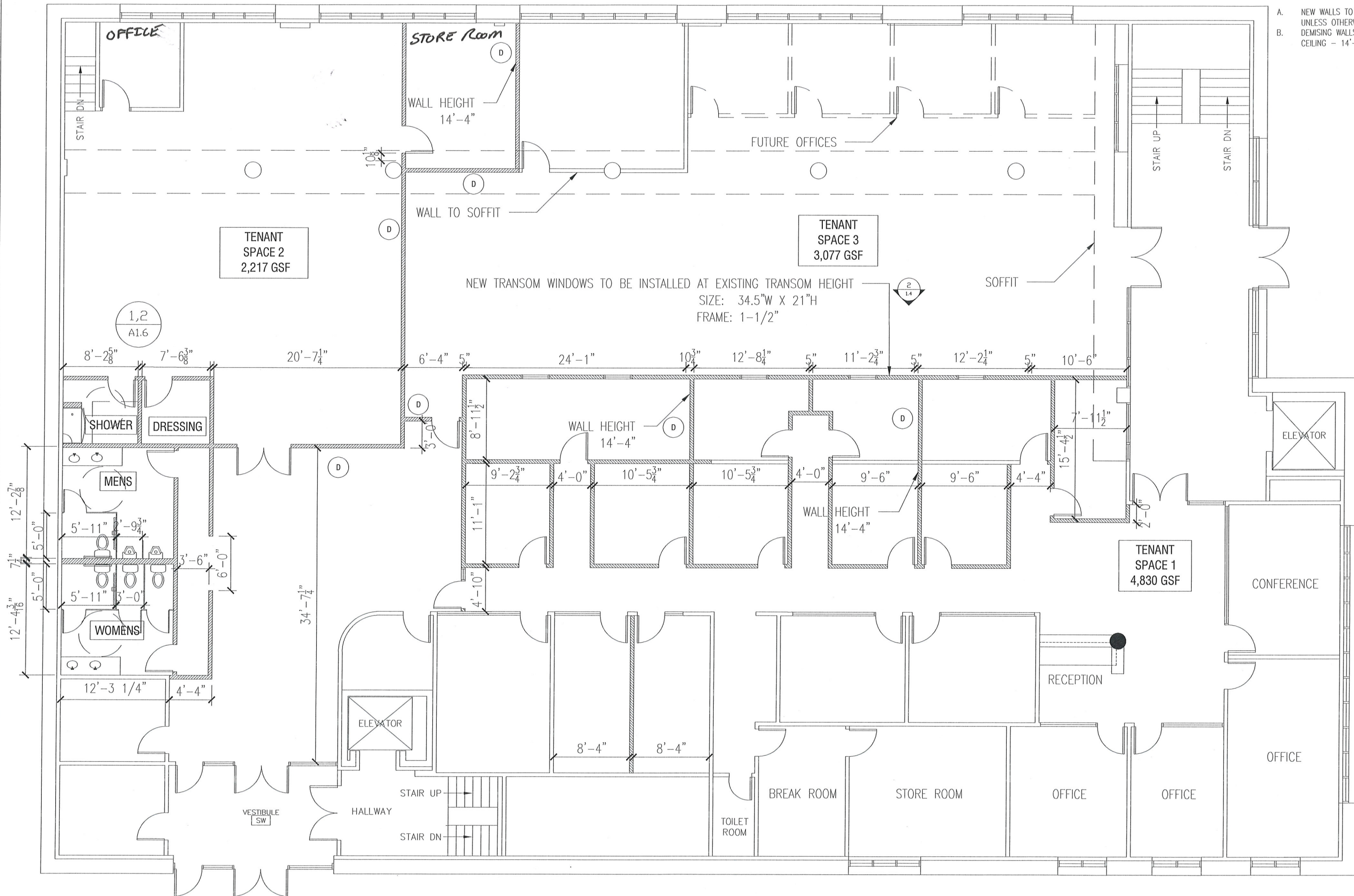
1 Existing / Demo First Floor Plan
3/32" = 1'

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A1.1



- A. NEW WALLS TO BE 107" HIGH UNLESS OTHERWISE NOTED
- B. DEMISING WALLS SHALL EXTEND TO CEILING - 14'-4"

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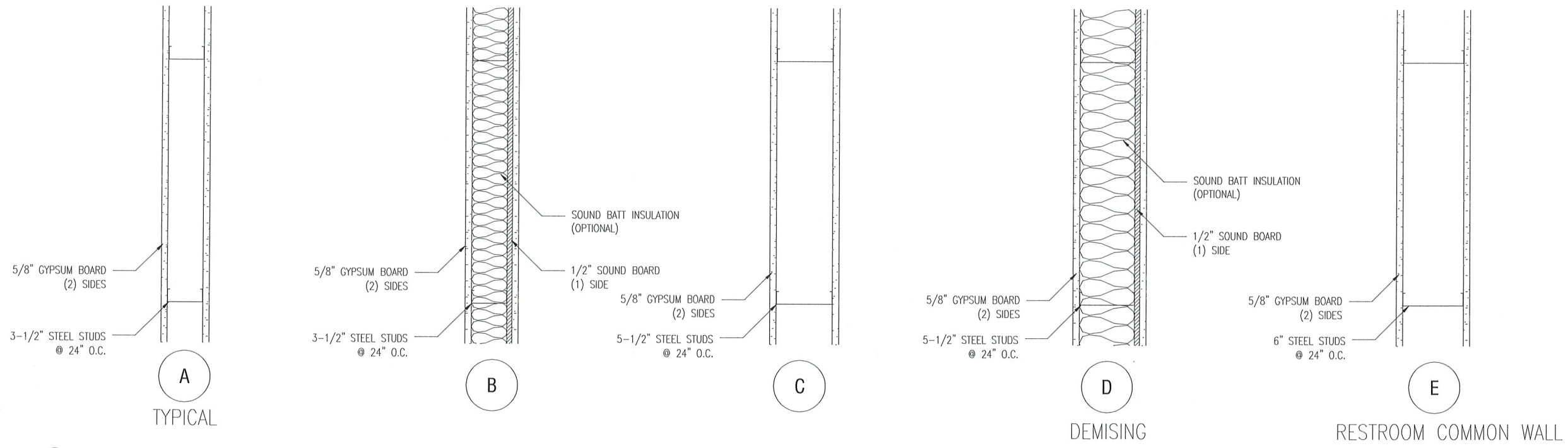
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A1.2

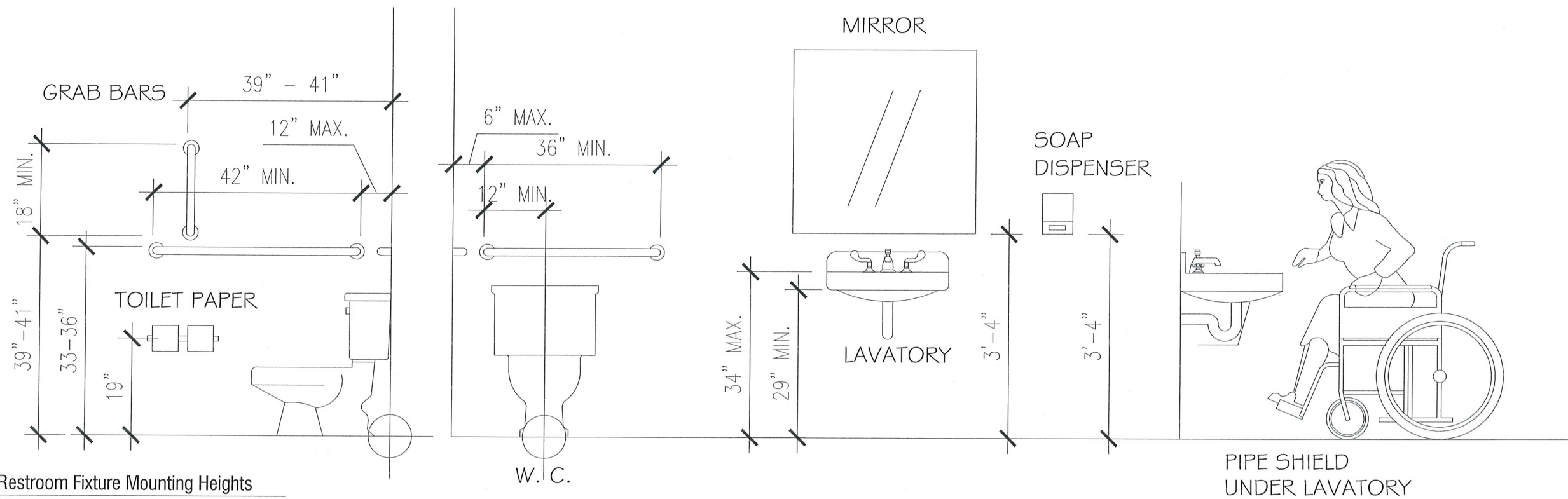
1 New First Floor Plan
 3/32" = 1'

PRINT FILE '500 WISCONSIN AVE.DWG'

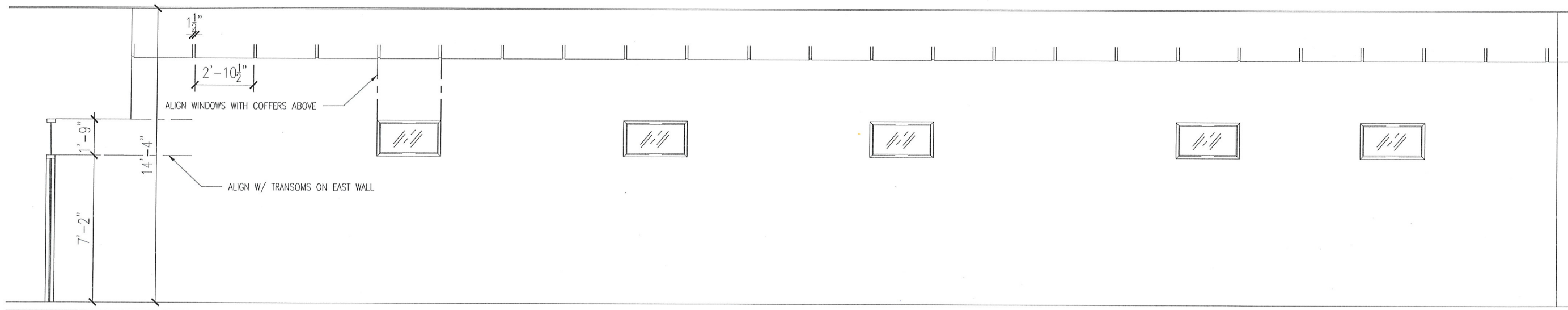


1 Wall Types
1"=1"

ALL FIXTURES & ACCESSORIES SHALL COMPLY W/ REQUIREMENTS OF THE A.D.A. GUIDELINES / ANSI 117.

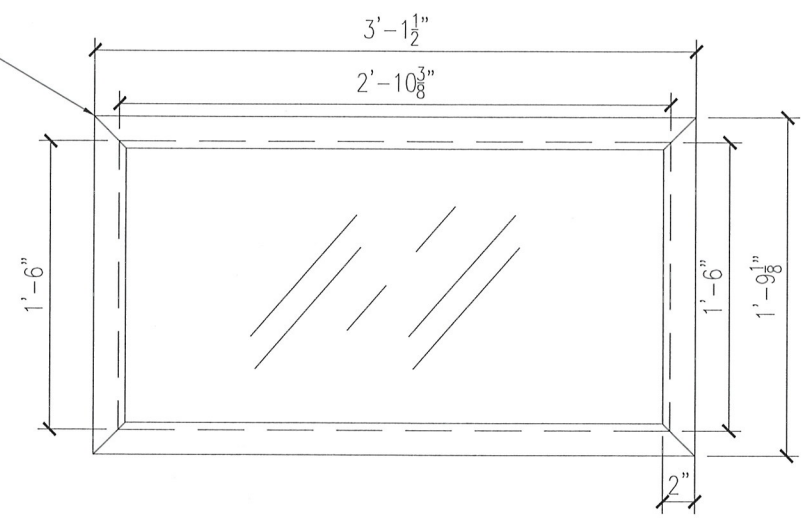


2 Restroom Fixture Mounting Heights
1/2"=1"



2 Demising Wall Elevation
3/16"=1'

DS GLASS IN 1/4" POPLAR FRAME
FRAME W/ 1/2" X 2" POPLAR CASING
PAINT FINISH



2 Window Detail
1"=1'

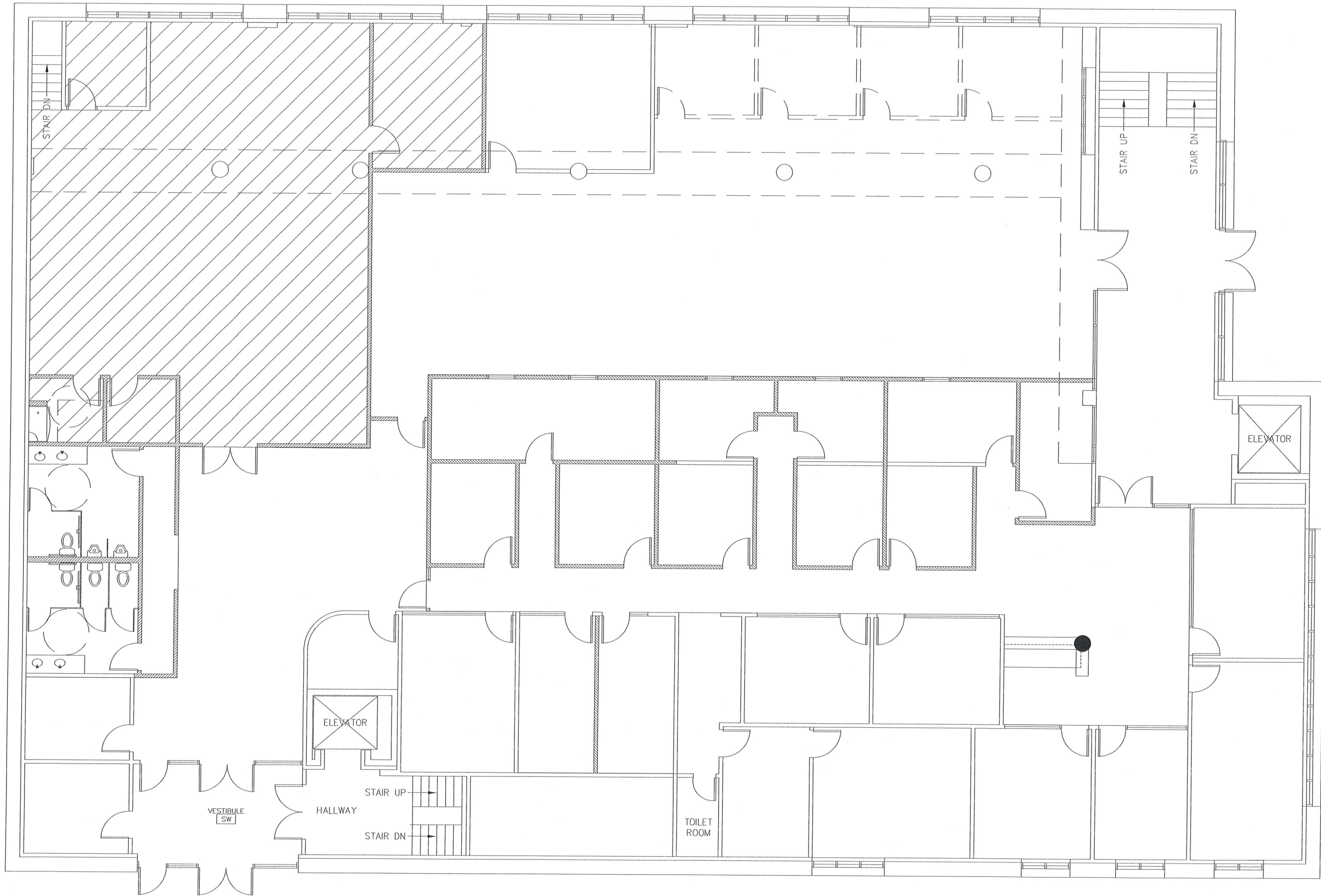
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Scale: AS NOTED
Date: 10/18/2017
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Racine, Wisconsin 53404

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A1.4



1 Work Area: 2,217 SF
3/32" = 1'

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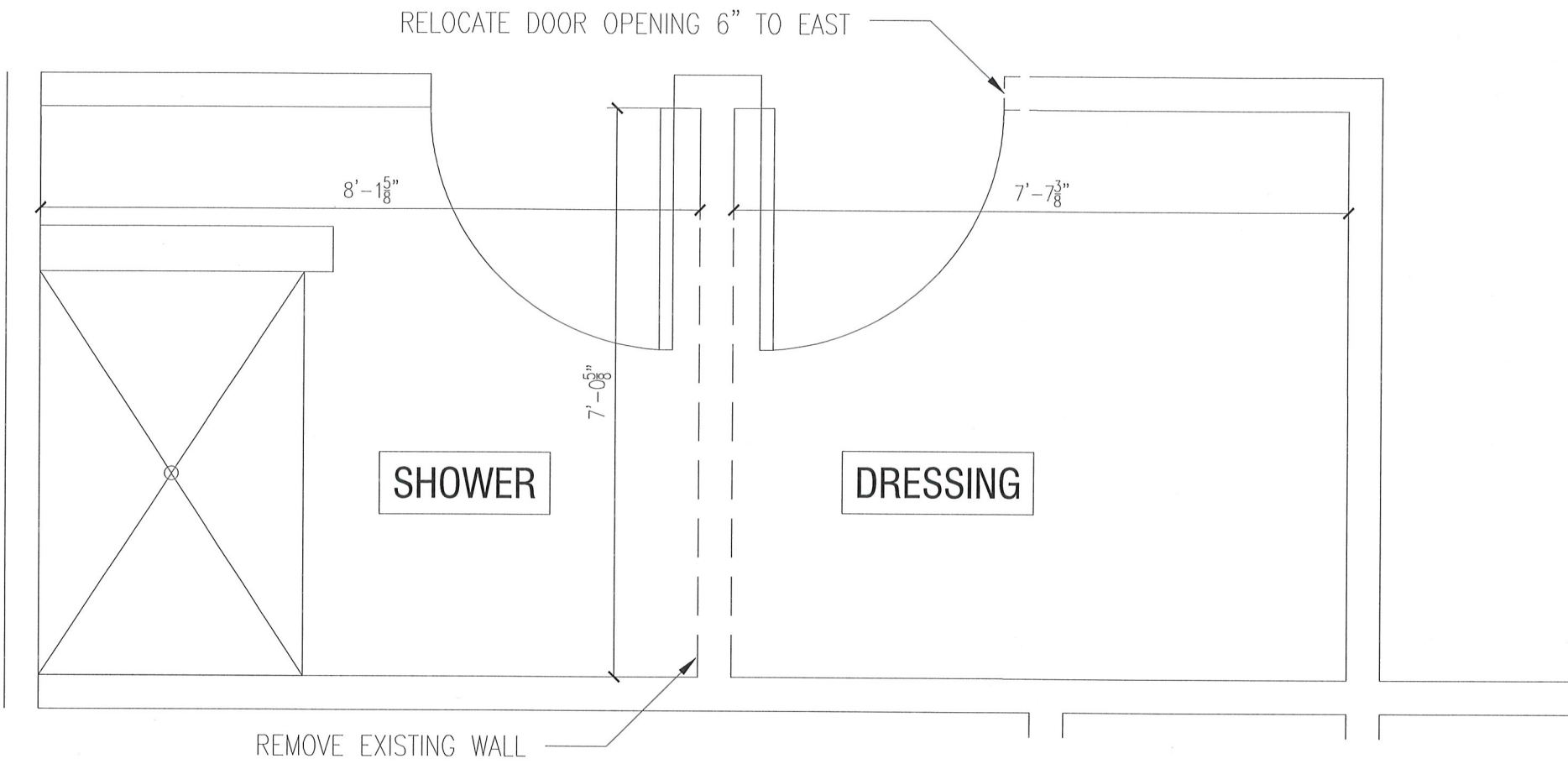
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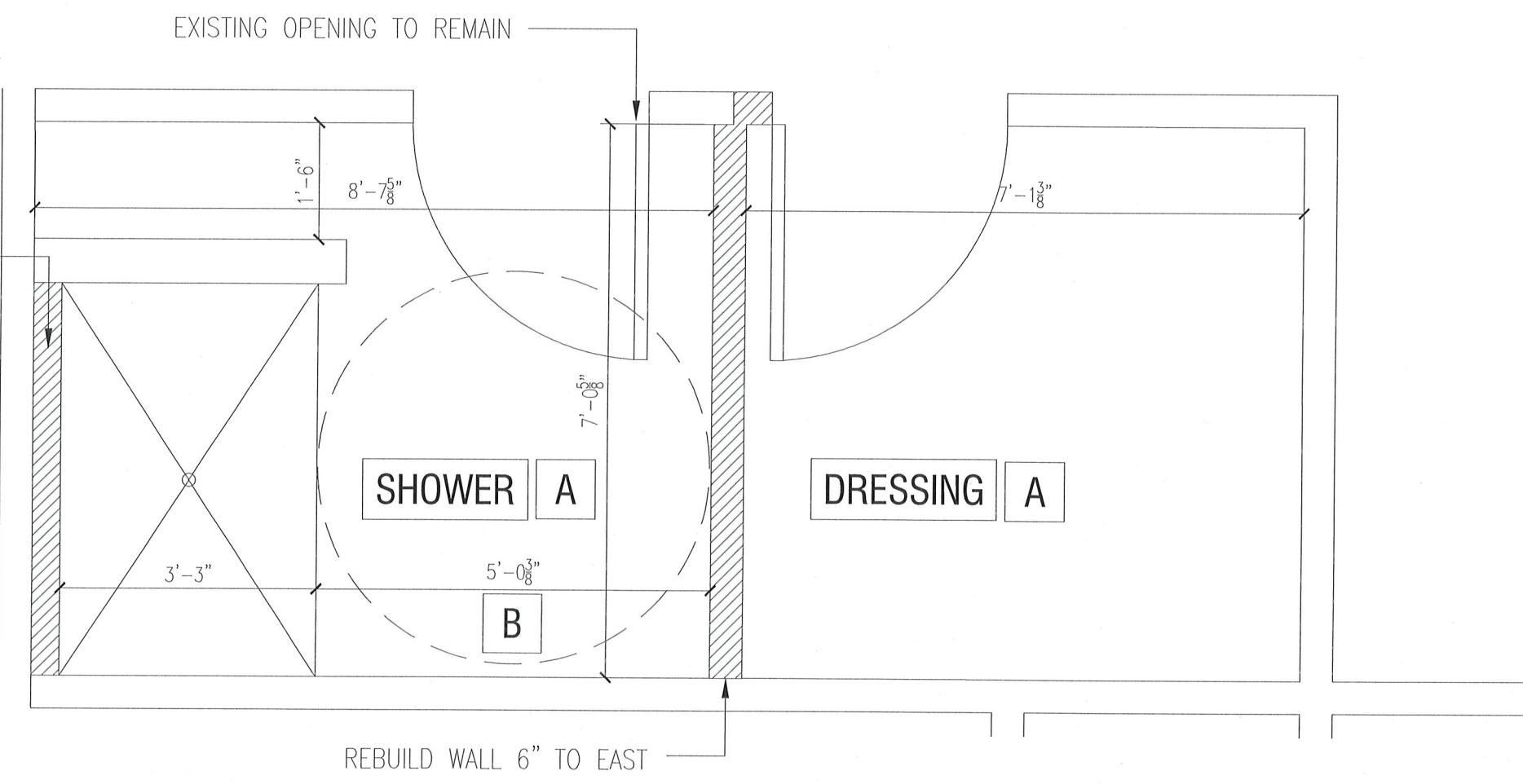
A1.5

PLAN NOTES

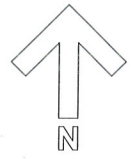
- A) REMOVE AND REBUILD CEILING IN SHOWER AND DRESSING ROOMS AS NEEDED
- B) VERIFY ALL MEASUREMENTS. HOLD 5'-0" MINIMUM FROM EDGE OF SHOWER MODULE TO NEW EAST WALL.



1 Supplemental Shower Drawing (Existing)
1/2" = 1'



2 Supplemental Shower Drawing (Proposed)
1/2" = 1'



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A1.6