



**CITY OF RACINE**

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

**APPLICATION FOR ACCESS CORRIDOR**  
**REVIEW**

**NOTE:** Incomplete submittals will not be scheduled for review.

PLEASE CLEARLY PRINT ALL INFORMATION REQUESTED BELOW. IF NOT APPLICABLE, INDICATE WITH A "N/A" IN THE BLANK:

APPLICANT NAME: Brenda Johnson <sup>703 North Street 53402</sup>  
ADDRESS: STREET 3402 Douglas Ave CITY: Racine STATE: WI ZIP: 53402  
EMAIL ADDRESS: bjohnson95@att.net  
TELEPHONE: 202-989-5793 CELL PHONE: same FAX: \_\_\_\_\_

AGENT NAME: \_\_\_\_\_  
ADDRESS: STREET \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

ADDRESS OF PROPOSED USE: 3402 Douglas Ave  
PROPOSED USE: ~~Est. Bar~~ Fitness Center + Juice Bar  
CURRENT / MOST RECENT PROPERTY USE: Fitness Center (un-permitted)  
NUMBER OF LEGAL, ON-SITE PARKING SPACES: 10+  
NUMBER OF DWELLING UNITS: \_\_\_\_\_  
SQUARE FEET OF BUILDING (PER FLOOR): 5,495 +/-  
SQUARE FEET TO BE USED FOR USE (PER FLOOR): 2700 +/-

NUMBER OF EMPLOYEES: FULL-TIME 0 PART-TIME: 6  
PROPOSED HOURS/DAYS OF OPERATION: 5a-8p + Group Fitness class throughout the day  
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**

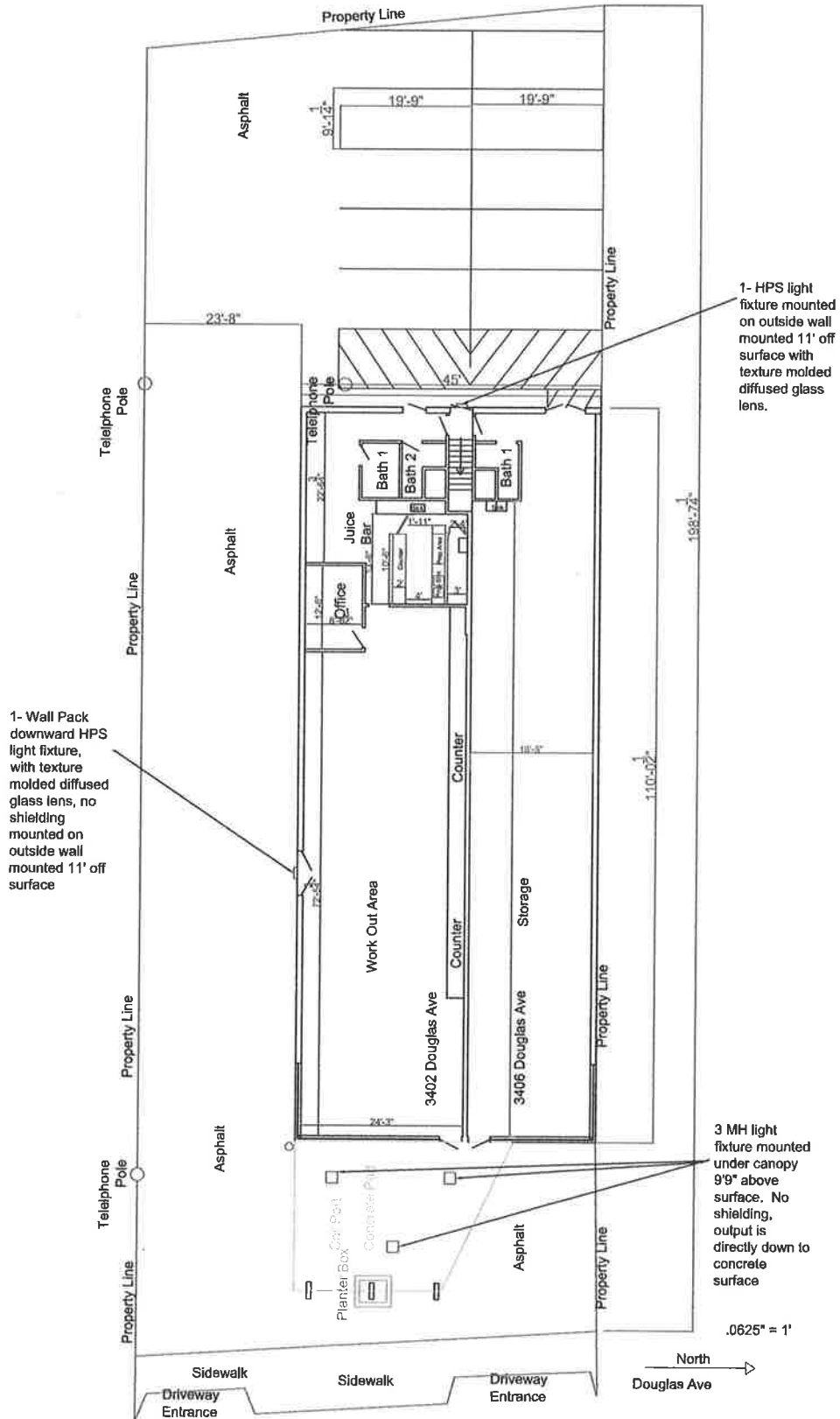
If you currently are not the owner of the property for which the Use is requested, the owner/s must also sign this form, or provide a separate written, dated, and signed statement that authorizes the applicant to process the request.

Applicant: Date: 3-28-19 Signature: Brenda R. Johnson  
Print Name: Brenda R. Johnson  
Property Owner's Consent: Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

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

? - Need Payment  
? - deed owner signature  
? - signage





Urban Fitness Studio LLC, herein UFS, located at 3402 Douglas Avenue, is a niche market fitness studio providing a variety of group format fitness classes to its members. UFS is owned and operated by Brenda Johnson of Racine, Wisconsin, who has instructed a wide variety of group format fitness classes for twelve years. UFS will also provide healthy snacks, fresh-pressed juices, smoothies, and coffees that will be available for purchase via an in-house “coffee shop”.

Members of UFS can sign up for a monthly membership to participate in these classes, “drop-in” on a class for a flat fee or pay for ten classes for a set discounted price. All pricing and class information will be viewable from our social media accounts, website, and the Schedulicity app. Schedulicity will allow members of UFS to sign up for available classes in advance to guarantee their spot in each class. The app also allows UFS to capture each member email to send them confirmation for their purchase and/or enrollment in each class.

UFS will offer the following group format fitness classes:

- *Urban Ride*: a high-energy spin class using both upper and lower body muscles
- *Urban Booty*: a targeted, intense lower-body workout
- *Urban Step*: a high-energy step class using a step board and pre-choreographed routines
- *Urban Blast*: a targeted, intense lower-body and core workout
- *LES MILLS Body Pump*: a total body workout using light to moderate weights with scientifically proven moves and techniques to achieve results
- *LES MILLS Body Flow*: a yoga-based class that involves elements of Tai Chi and Pilates
- *LES MILLS Body Combat*: a high energy martial art inspired workout (all non-contact)
- *WERQ*: a pre-choreographed cardio dance workout

The LES MILLS programs offered stem from an international brand, which is present in over 100 countries around the world. UFS and its instructors are licensed by LES MILLS to provide these highly effective and sought after group fitness classes. The Urban-branded group fitness classes are all choreographed/designed by Brenda Johnson.

The machinery that will be utilized at UFS includes: stationary spin bikes, barbells with weights, handheld weights, step boards, and yoga mats. Many of the workouts solely use body weight and mechanics to complete and, therefore, a wide space of the studio is open to accommodate all classes. Machinery involved with an in-house coffee shop will include the following commercial appliances: coffee maker, juicer, blender, and refrigeration.