



1509 Rapids Dr

67x79
37 ft. 4/5

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 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: Racine Baseball Cooperative - Non-Profit Org/501c3
ADDRESS: STREET P.O. BOX 080902 CITY: Racine STATE: WI ZIP: 53408
EMAIL ADDRESS: tonyrosettino@gmail.com, TOMS:MONS.8125@gmail.com 0901
TELEPHONE: 262-633-3789 CELL PHONE: 289-1071 FAX: NONE
b2asports@icloud.com, randybiedrzycki@gmail.com

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

ADDRESS OF PROPOSED CONDITIONAL USE: 1509 Rapids Drive, Racine, WI 53404
CURRENT / MOST RECENT PROPERTY USE: 720 Water St, Racine, WI 53403
PROPOSED USE: Baseball Gymnasium For Youth
NUMBER OF LEGAL, ON-SITE PARKING SPACES: Need this
NUMBER OF DWELLING UNITS: NA
SQUARE FEET OF BUILDING (PER FLOOR): NA
SQUARE FEET TO BE USED FOR CONDITIONAL USE (PER FLOOR): MAX. 6400, 3rd Floor, S.E. Sector

NUMBER OF EMPLOYEES: FULL-TIME volunteers NA PART-TIME: NA
PROPOSED HOURS/DAYS OF OPERATION: Varies/M-F-3-9; Sa/Sun-8-7 PM
ITEMS AVAILABLE TO CUSTOMERS BEYOND HOURS OF OPERATION (IE: ATM, VACUUM, FUEL PUMP, ETC.) NA

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: 4/5/18 Signature: Tony Rott
Print Name: Tony Roettino
Property Owner's Consent: Date: 4-4-18 Signature: Chris Decker
Print Name: Chris Decker GT+AM Properties LLC

****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.**

Conditional use permit for the hitting center site at 1509 Rapids Dr.:

- A. Photos: attached
- B. site plan/ must be drawn to an engineer or architect scale and provided the following information (unless otherwise noted, provide 3 copies of the site plan. If full-scale architectural plans are submitted, one copy of the plans shall be no larger than 11" x 17". NOTE: submit eight sets for planned developments). Complete, scale, and legible plans are required. If you are unable to provide this information addressing all requirements below, you may wish to contact an architect to assist you in creating your documents for submittal.
 1. Clearly identify the lot being requested for conditional use:
 - see accompanying photo marked: A. The RBC is leasing a 6700sq. ft. area on the 3rd floor toward the southwest corner of a roughly 300,000 square foot building at 3509 Rapids Drive, Racine, WI 53404
 2. location of all structures on the lot. All structures shall be drawn and dimensioned. Show the distance of the structures from the property lines, as well as the distance from other buildings on the lot:
 - see accompanying Photo P and diagram E, marked E2/ 59 ft from door to property line
 3. Show access drives and their widths, into the site. Also, show any recorded ingress/egress or other easements:
 - see accompanying diagram E marked: E3/13.5 feet
 4. Show on-site parking areas with stall sizes. Legal stall size is 9 feet wide by 19 feet deep. Indicate the width of wall Drive aisles accessing the parking. Show the curb line, wheel stops, any loading areas on the building site, and location of handicapped spaces:
 - see accompanying diagram marked E4
 5. Show the location of trash or utility areas and how they will be, or are, screened (fencing with slats, Wood fencing, landscaping, etc.). Trash bins and dumpsters require 6-foot opaque screening with closing front gates:
 - Building dumpsters, provided by the building owner, are located adjacent to parking lot on the Rapids Drive side of the building. They are housed in a 3-sided structure in that location. RBC will have two 35-gallon garbage pails available in the hitting center for any accumulated refuse and will transport and dispose of this into the existing dumpsters as needed.
 7. Show all existing and proposed outdoor lighting located on the building and on the site itself. Provide the height of the lights by measuring from grade to the top of the fixture. Identify the type of fixture and angle and direction of the light beam:
 - see accompanying diagram marked: E7; approximately 15 feet above the ground
 9. indicate surface area of all outdoor areas (i.e. grass, gravel, asphalt, concrete, pavers, etc.)
 - driveway and parking area is composed of asphalt. There is a grassy area adjacent to the driveway. See accompanying diagram marked: E9

C. floor plans and elevation drawings drawn to scale: (unless otherwise noted, provide three copies of the floorplan. One of the three copies shall be no larger than 11 x 17". The reduced copy does not need to be to scale.) (NOTE: submit eight sets for planned developments): if you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your documents for submittal.

1. scaled the floor plans: see diagram I
2. show all entrances and exits: see diagram I-2

D. Other information

1. provided detailed written description of the proposed business. Provide information about the type of business, machinery involved, type of product produced and/ or services being provided, noise issues, parking data, etc. Provide as much detail about the business as possible. The Additional information may be requested throughout the review process:

The Racine Baseball Cooperative is a nonprofit volunteer organization that has operated an indoor baseball practice and training facility for 21 years at 720 Water St. in Racine. The organization has provided opportunities for affiliated and nonaffiliated baseball teams to practice hitting, pitching, some fielding, and catching in a safe and supervised indoor environment. The organization has run quality training clinics in the months November into March on weekends, after school on weekdays, and during some weekday and weekend evenings. Various organizations, teams, and schools have utilized the facility principally to train baseball and some softball players in age groups from preadolescent through college age during the cold months of the year. We have a wide array of baseball practice equipment available including four hitting tunnels, dozens of hitting tees, two of the hitting tunnels for live pitching and hitting as needed, two throwing machines, and an open area for practicing fielding. Some adult softball and the baseball teams have used our facility for training, as have high school softball teams.

The Racine baseball Cooperative also provides support, both technical and financial, and assistance for development of competitive summer youth through college teams in the area. This may or may not imply use of the hitting facility during periods of inclement weather.



Since the building that housed our facility is no longer available, our goal is to reconstruct it in about a 6400 Square foot section of the building at 1509 Rapids Drive, third floor. No noise or other hazards (projectiles) or issues are anticipated that would impinge upon the activities in the public domain (pedestrians, automobiles) or private domiciles, in the general area. Noise and projectiles are contained within the structure of the facility. Further, there are no apparent business or commercial activities conducted in the area of the facility, other than those carried in the building compound at 1505 Rapids Drive itself. Approximately 12-15 parking spaces are anticipated in the area adjacent to the entryway to the facility off of High St. Public parking is available approximately a half of a block away on the northwest corner of Memorial Drive and High St., and on street parking is also available along High Street west of Memorial Drive. The owner/proprietor of 1509 Rapids Drive has a parking lot available to anyone accessing that structure.

Lights noted in item B7 above: 3 halogen quartz lights above and to the right of the entrance/exit door, and at two other locations on the exterior of that area of the building in proximity to the parking areas as marked on the diagram (marked E7).

Untitled Map

Write a description for your map.

js6-09-Rapids-Dr

- Legend**
-  1509 Rapids Dr
 -  Feature 1



(ENTRANCE) " HIGH STREET " ORIGINAL

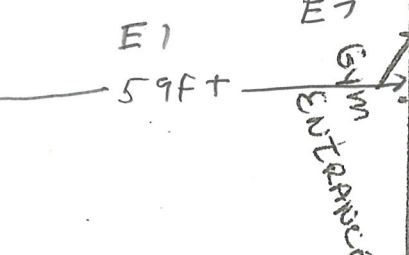
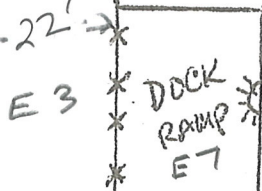
"The Center"

1501-1509 RAPIDS DRIVE
RACINE WI

South
BUILDING
3-FLOORS



DRIVE
E9
(PAVEMENT)

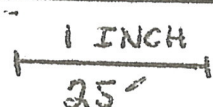


(PAVEMENT)
E3

← OVER HEAD DOOR







DRAWN TO SCALE

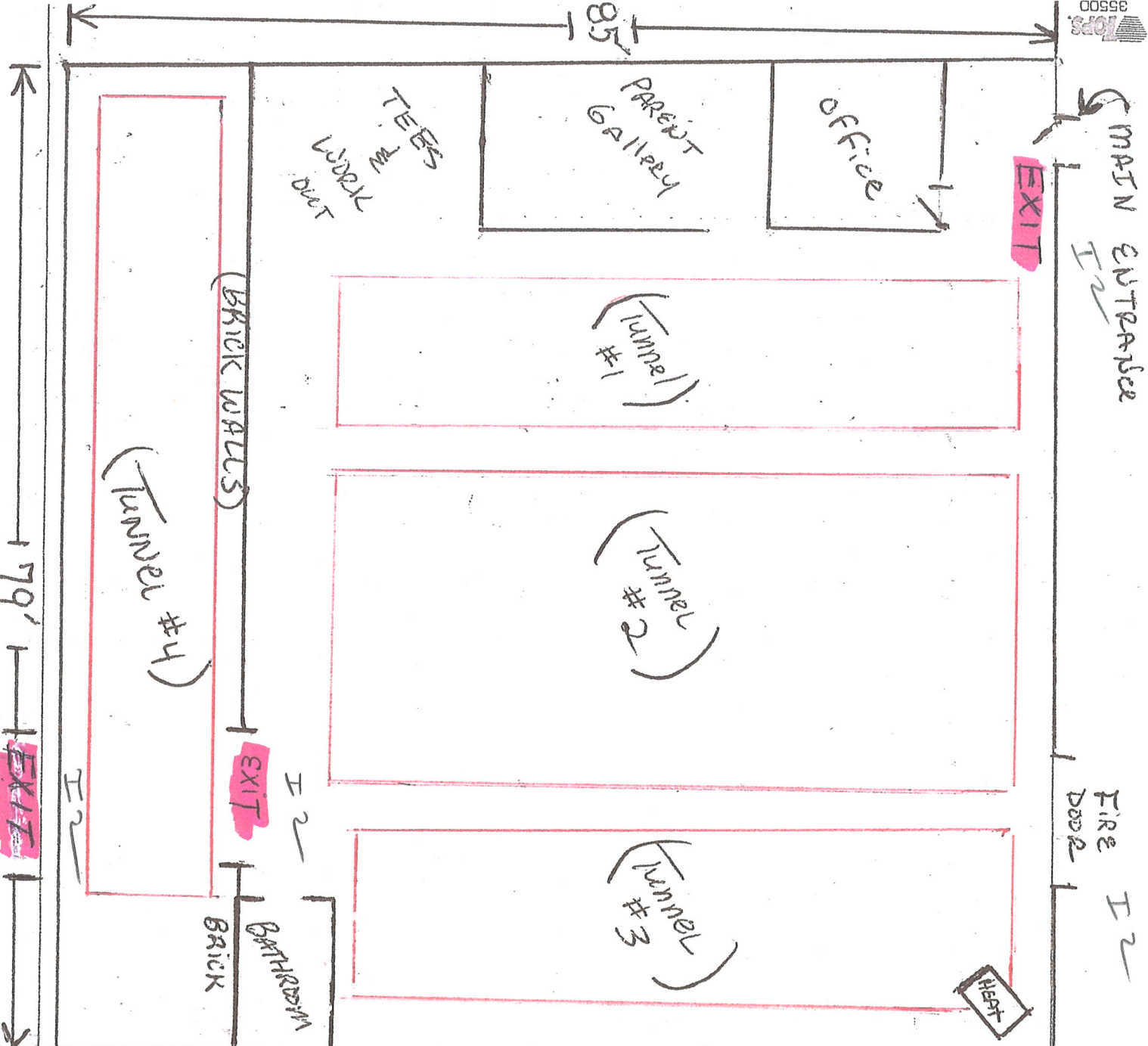


DRAWN BY:
Thomas N. Summers
4-2-18 R.B.C.

PROPOSED
B.B.C
2nd
FLOOR

KEY

-  = LIGHT FIXTURE
-  = DUMPSTER
-  = CHAIN LINK FENCE
-  = GRAVEL



The CENTER
 1501 & 1509 RAPIDS
 RACINE WI

PROPOSAL - R.B.C.
 RACINE BASEBALL
 HITTING CENTER



NORTH

SO-FT 6715

DRAWN TO SCALE

1" = 12'

4-2-18

RACINE BASEBALL CO-OP

DRAWN BY - THOMAS N. SPANIS

(ENTRANCE) | HIGH STREET | (PARKING)

"The Center" DIAGRAM

1501-1509 RAPIDS DRIVE
RACINE WI






South
BUILDING
3-FLOORS

DRAWN TO SCALE

1 INCH = 25'
DRAWN BY:
Thomas N. Simons
4-2-18 R.B.C.

PROPOSED
R.B.C.
3RD FLOOR

KEY

-  = LIGHT FIXTURE
-  = DUMPSTER
-  = CHAIN LINK FENCE
-  = GRAVEL
-  = PARKING PAVEMENT

