



Application for Conditional Use Permit

Applicant Name: Chris Becker
Address: 6631 Hidden Creek Rd City: Racine
State: WI Zip: 53402
Telephone: 262-416-1105 Cell Phone: 262-416-1105
Email: info@thecenterracine.com

Agent Name: Chris Becker
Address: 6631 Hidden Creek Rd City: Racine
State: WI Zip: 53402
Telephone: 262-416-1105 Cell Phone: 262-416-1105
Email: info@thecenterracine.com

Property Address (Es): 1509 Rapids Drive and 1820 N. Memorial Drive, Racine WI
Current Zoning: [I-2] 1509 Rapids Drive and [I-1] 1820 N. Memorial Drive
Current/Most Recent Property Use: [I-2] 1509 Rapids Drive and [I-1] 1820 N. Memorial Drive
Proposed Use: Mixed Use Development



DEPARTMENT OF CITY DEVELOPMENT



The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare;

The property has been operating in the current form, what I we are calling a "mixed-use business center incubator" for many decades. Current tenants include business offices, industrial spaces, manufacturing, commercial, storage, and artists. The property will continue to be run in this capacity. The businesses located within this complex are all professional operations, business and art oriented. They add positive status to the city and neighborhood, creating jobs, revenue, and activity in this re-purposed 100-year-old plus manufacturing building.

- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The existing complex is largely self-contained. The existing brick buildings will remain as-is, with the potential for supplemental windows, door openings, and improvements to the existing facades. There are two main entries to the property: on the north side off of Rapids Drive and on the west side, off of Memorial Drive. The property is bounded on the south by High Street, and on the east by railroad tracks. The operations under the new mixed-use definition will remain much as they have for many decades. Future uses will be reviewed with the City of Racine, and will be developed to maintain or improve the relationship with the neighborhood.

- (3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The operations under the new mixed-use definition will remain much as they have for many decades. The businesses are largely contained within the complex. Vehicles will come and go, but the overall look will remain the same.

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

The existing utilizes, driveway entries, and drainage are adequate and will remain in place.

- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

The existing driveway entries will remain in place. Potential future projects within this property that may impact traffic, ingress and egress, will be reviewed with the City of Racine and designed to work with the existing public streets.

- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

The existing driveway entries will remain in place. Potential future projects within this property that may impact traffic, ingress and egress, will be reviewed with the City of Racine and designed to work with the existing public streets.

- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

N/A





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Conditional Use Review Application	<input checked="" type="checkbox"/>	
2. Written description of project, including: <ol style="list-style-type: none"> a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot 	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none"> a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are "Existing" or "Proposed" e. Dimensioned parking spaces and drive aisle layout f. Trash enclosure location and materials g. Loading spaces h. Fire hydrant locations i. Location of signage, with setbacks 	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table <ol style="list-style-type: none"> a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces 	<input checked="" type="checkbox"/>	
5. Landscape Plan <ol style="list-style-type: none"> a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting. 	<input type="checkbox"/>	





**DEPARTMENT OF
CITY DEVELOPMENT**



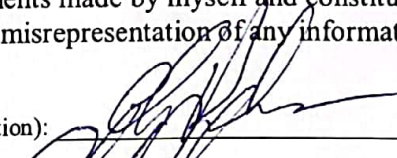
Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property.	<input type="checkbox"/>	
7. Floor Plan a. Preliminary floor plan layout of all buildings/structures b. Labels for the type of use of the area c. Labels for square footage of the area	<input checked="" type="checkbox"/>	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	<input type="checkbox"/>	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	<input type="checkbox"/>	
10. Building/site elevations (if new building or exterior changes planned) a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area	<input type="checkbox"/>	
11. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	
12. Review Fee	<input type="checkbox"/>	


Acknowledgement and authorization signatures

A conditional use is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements;

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization):  Date: 11-11-22

Applicant Signature (acknowledgement):  Date: 11-11-22

Racine County

MIXED USE DEVELOPMENT: 1509 Rapids Drive

TO: Department of City Development
FROM: Chris Becker
DATE: November 14, 2022
SUBJECT: Application for Conditional Use Permit: Mixed Use Development

SUMMARY:

Chris Becker, applicant / owner of GJ & AM LLC and 1509 Rapids Drive | 1820 N. Memorial Drive is requesting approval of a Conditional Use Permit for Mixed Use Development. The operation in its current form could be called a “mixed-use business center incubator” for many decades. Current tenants include business offices, industrial spaces, manufacturing, commercial, artists. For transition to the next property owner, we are studying how to generally define the entire property in the current 2022 Building Codes and City of Racine Zoning and Ordinances, what this means for present-day operations and long-term future operations.

This property is approximately 6.491 acres of land located SE 1/4 SECTION 5-3-23 PCL N OF HIGH ST, S OF RAPIDS DR, E OF N MEMORIAL DR + W OF C N W RR CO ROW 6.780 AC MOL, Zoned I-2 (General Industrial). The subject property is in the Milwaukee/Madison market at 1509 Rapids Drive, Racine, WI and may be further identified by Racine County APN/Parcel ID: 21114-000.

ACTION REQUESTED:

Approval of Conditional Use Permit: Mixed Use Development

ATTACHMENTS:

	Page
Report for Mixed Use Development Application	2
Aerial of the Subject Site	3
Buildings: Area Measurements	4
Land Survey - ALTA - Red Stamp	5
Tenant List - Permissible Uses under I-2 General Industrial	6-9
Demographic, Nearby Properties, Occupations	10
Application for Conditional Use Permit	11-18

Report for Mixed Use Development Application

APPLICATION SUMMARY	
Property Owner / Applicant	Chris Becker
APN/Parcel ID	21114000
Acreage	6.491
Minor Civil Division	Racine
Current Zoning District	I-2, General Industrial
Proposed Zoning District	Mixed Use Development

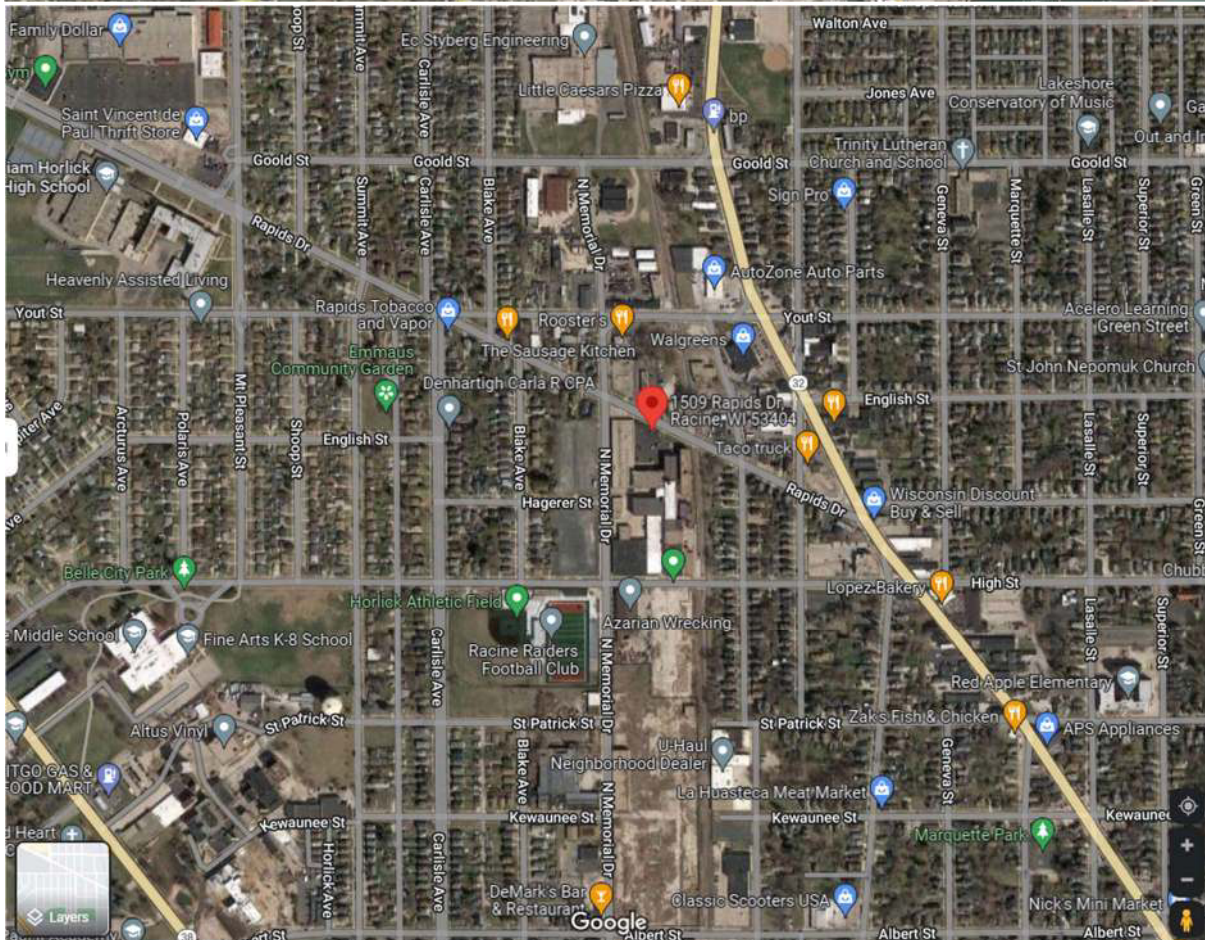
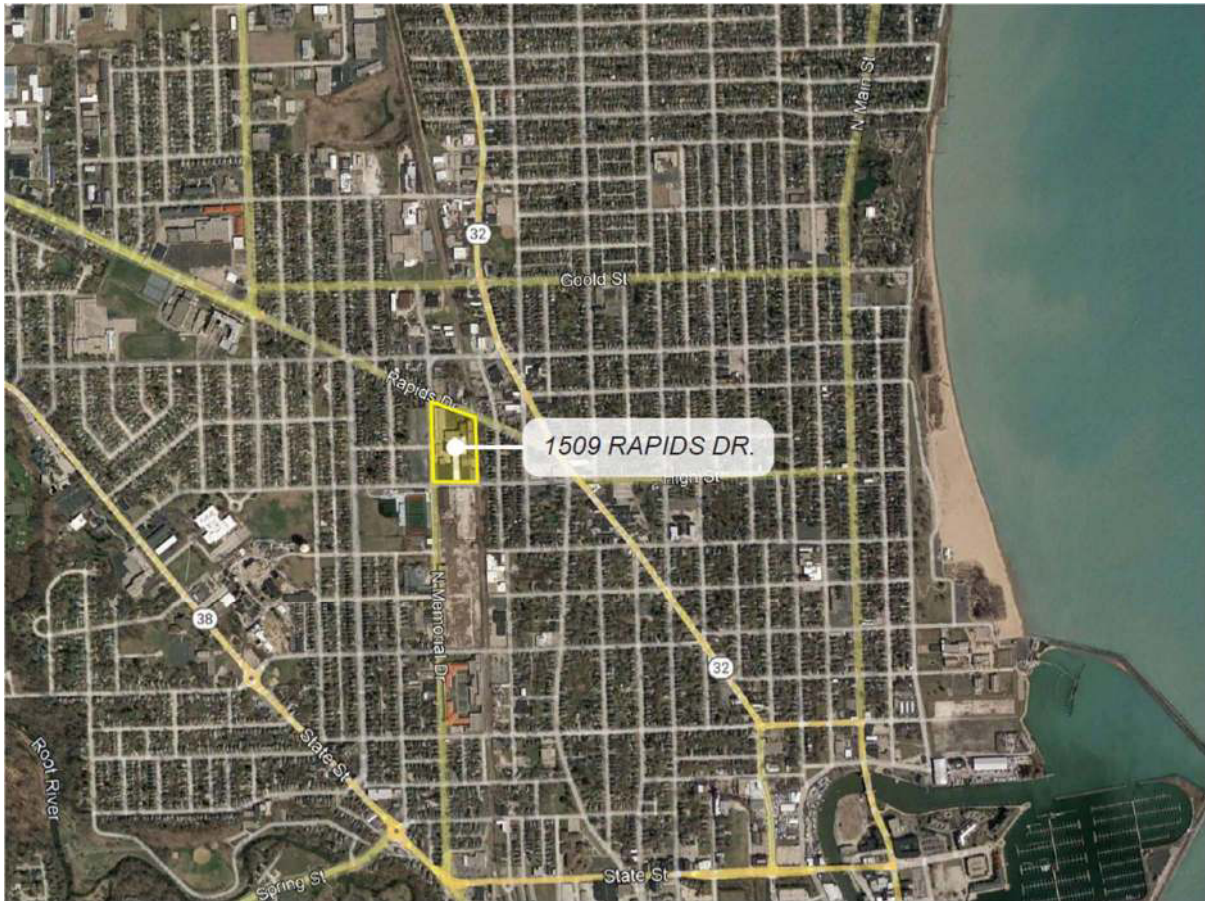
MIXED USE REVELPMENT PROPOSAL

Chris Becker, applicant / owner of GJ & AM LLC and 1509 Rapids Drive | 1820 N. Memorial Drive is requesting approval of a Conditional Use Permit for Mixed Use Development. The operation in its current form could be called a “mixed-use business center incubator” for many decades. Current tenants include business offices, industrial spaces, manufacturing, commercial, artists. For transition to the next property owner, we are studying how to define the entire property in the current 2022 Building Codes and City of Racine Zoning and Ordinances, what this means for present-day operations and long-term future operations.

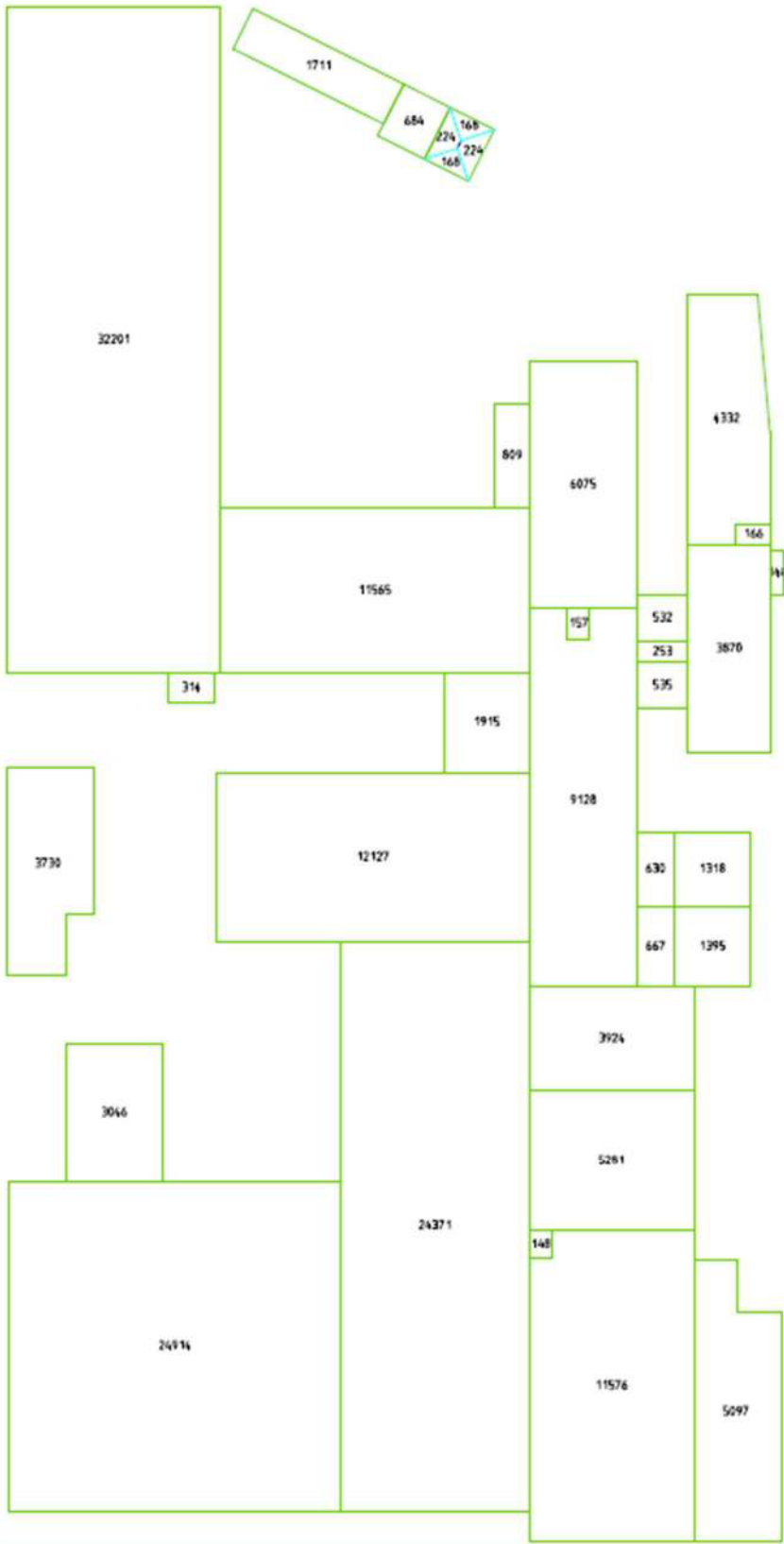
This property is approximately 6.491 acres of land located SE 1/4 SECTION 5-3-23 PCL N OF HIGH ST, S OF RAPIDS DR, E OF N MEMORIAL DR + W OF C N W RR CO ROW 6.780 AC MOL, Zoned I-2 (General Industrial). The subject property is in the Milwaukee/Madison market at 1509 Rapids Drive, Racine, WI



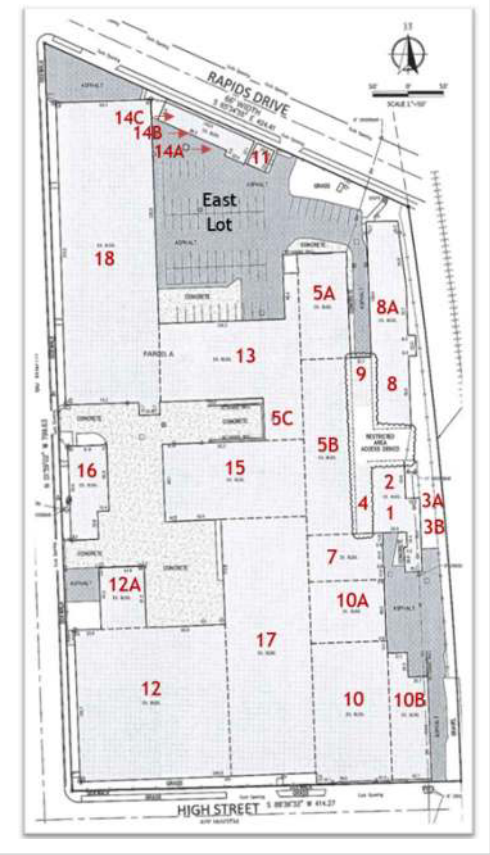
Aerial of the Subject Site



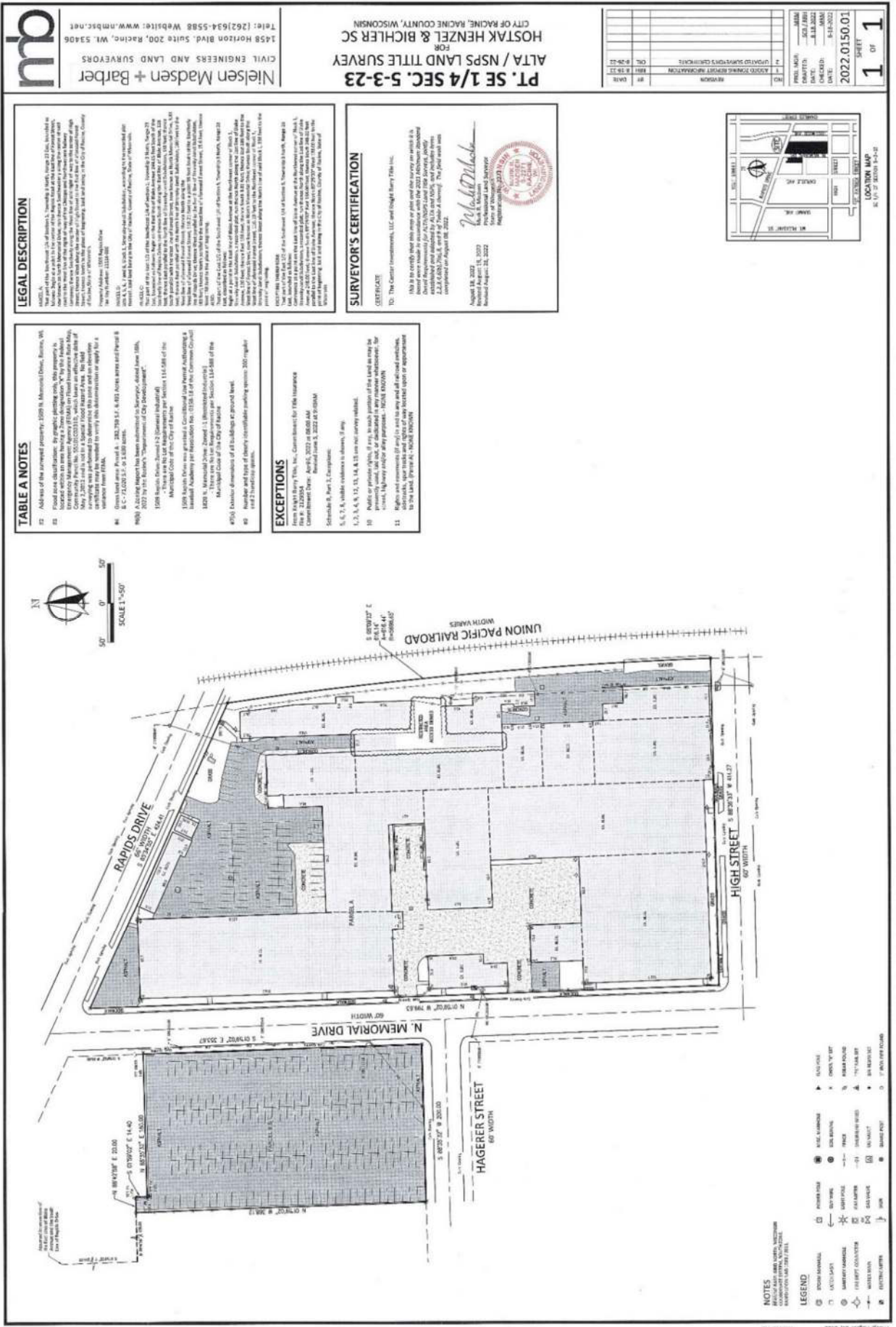
Buildings: Area Measurements



Building Locations



Land Survey – ALTA – Red Stamp



LEGAL DESCRIPTION

NOTE: The Survey was conducted in accordance with the provisions of Chapter S.C.S. 31.01, Wisconsin Statutes, and Chapter S.C.S. 31.02, Wisconsin Administrative Code, and the provisions of the Wisconsin Land Surveying and Mapping Act, Chapter S.C.S. 31.01, Wisconsin Statutes, and Chapter S.C.S. 31.02, Wisconsin Administrative Code. The Survey was conducted by the Surveyor on the date of recording and the Surveyor certifies that the Survey was conducted in accordance with the provisions of the Wisconsin Land Surveying and Mapping Act, Chapter S.C.S. 31.01, Wisconsin Statutes, and Chapter S.C.S. 31.02, Wisconsin Administrative Code.

SURVEYOR'S CERTIFICATION

I, the Surveyor, do hereby certify that the Survey was conducted in accordance with the provisions of the Wisconsin Land Surveying and Mapping Act, Chapter S.C.S. 31.01, Wisconsin Statutes, and Chapter S.C.S. 31.02, Wisconsin Administrative Code. The Survey was conducted by the Surveyor on the date of recording and the Surveyor certifies that the Survey was conducted in accordance with the provisions of the Wisconsin Land Surveying and Mapping Act, Chapter S.C.S. 31.01, Wisconsin Statutes, and Chapter S.C.S. 31.02, Wisconsin Administrative Code.

TABLE A NOTES

- The lot area is as shown on this plat and is based on the actual measurements of the lot.
- The boundaries shown on this plat are based on the actual measurements of the lot and are not necessarily in accordance with the recorded plat.
- The boundaries shown on this plat are based on the actual measurements of the lot and are not necessarily in accordance with the recorded plat.

EXCEPTIONS

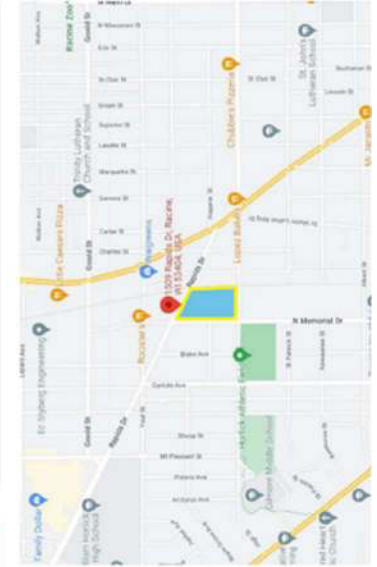
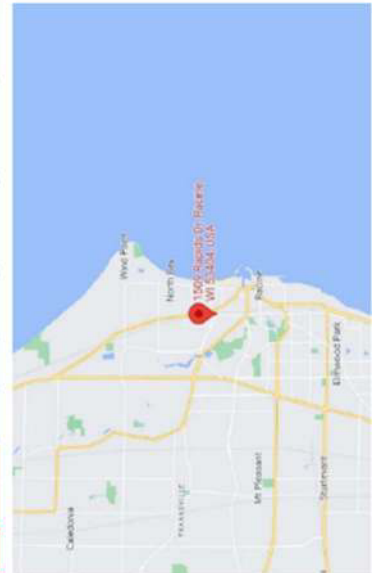
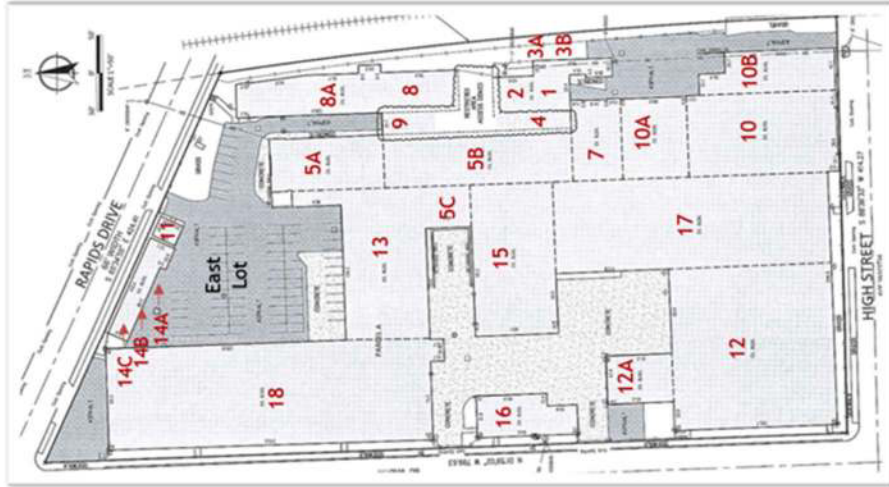
- Public or private utility, or any other easement or right-of-way shown on this plat.
- Any other easement or right-of-way shown on this plat.
- Any other easement or right-of-way shown on this plat.

NO	ADDITIONAL SHEETS	1
DATE	2022.01.10.01	
CHECKED	3/11/2022	
DRAWN	3/11/2022	
CHECKED	3/11/2022	
DRAWN	3/11/2022	
DATE	3/11/2022	



Tenant List – Permissible Uses under I-2 General Industrial (page 1 of 4)

BLOOM	Floor #	Unit #	Client	Area (sq ft)	Use Type	Tenant Name	Business	Uses related to the underlying I-2 General Industrial are permitted by right:
18	1	26,000	33 x 280	Warehouse	A & L MFG	Warehouse / Storage	11 (2) Warehousing, storage and storage	
14A	1	484	22 x 22	Garage	Mean Green Landscape Company	Landscape	11 (3) Outlets for the storage, repair, and servicing of motor vehicles	
14C	1	180	18 x 18	Garage	HAVAN LLC	Storage / Retail	11 (5) Retail products	
13	1	9,216	60 x 130	Industrial	Red Sky	Manufactures and sells LED lights	11 (14) Light machinery production, Appliances, business machines, etc.	
13	2	2,560	32 x 80	Industrial	Esly Products	Hand & Edge	11 (14) Light machinery production, Appliances, business machines, etc.	
13	3	3,200	64 x 50	Industrial	Seams Unlimited	Customize shop	11 (15) Shop products	
13	3	3,200	64 x 50	Industrial	Seams Unlimited	Customize shop	11 (15) Shop products	
13	3	180	18 x 10	Office	Appraisals/MIS	Office Appraisal	11 (14) Light machinery production, Appliances, business machines, etc.	
13	2	240	16 x 15	Storage	Nooze Dealer	Storage	11 (14) Light machinery production, Appliances, business machines, etc.	
13	2	240	16 x 15	Storage	Nooze Dealer	Storage	11 (14) Light machinery production, Appliances, business machines, etc.	
13	2	1,486	31 x 48	Storage	Esly Products	Storage	11 (14) Light machinery production, Appliances, business machines, etc.	
13	3	70	7x10	Commercial	2 way Radio	Supplier of Radio Parts	11 (14) Light machinery production, Appliances, business machines, etc.	
15	1	0	1,621	0	Commercial	Priest Center	Commercial office	
15	3	308	1,066	24 x 32	Industrial	River City Dental	Dental Lab	
15	3	310	4,653	0	Industrial	Brannon Shop	Manufactures car seat parts	
15	1	2	3,183	86 x 37	Industrial	JNB	11 (15) Light machinery production, Appliances, business machines, etc.	
15	1	3	512	16 x 32	Industrial	First Glass	Commercial	
15	1	346	43 x 22	Industrial	Custom Surface Design	Design Services	11 (14) Light machinery production, Appliances, business machines, etc.	
15	3	309	528	24 x 22	Office	Brannon Office	Manufactures Hydrolics	
15	2	450	15 x 30	Storage	Cogg N Kics	Storage	11 (14) Light machinery production, Appliances, business machines, etc.	
15	2	3,600	48 x 80	Storage	Recine Theater	Storage	11 (14) Light machinery production, Appliances, business machines, etc.	
15	3	800	17 x 47	Storage	Development	Storage	11 (14) Light machinery production, Appliances, business machines, etc.	
16	1	3,840	105 x 42	Commercial	KAR Hearing	Industry Building Equipment	11 (14) Light machinery production, Appliances, business machines, etc.	
17	1	26,880	168 x 160	Warehouse	Southern ISS	Large machine	11 (2) Warehousing, storage, and storage	
17	1	30,000	93 x 280	Commercial	Cooker/Pellets	Storage	11 (14) Light machinery production, Appliances, business machines, etc.	
17	1	3,200	52 x 35	Storage	Recurve Museum	Storage	11 (14) Light machinery production, Appliances, business machines, etc.	



BLOOM	Floor #	Unit #	Client	Area (sq ft)	Use Type	Tenant Name	Business	Uses related to the underlying I-2 General Industrial are permitted by right:
11	1	480	20 x 24	Storage	Harick Freight	Storage, Guard Shack	11 (14) Light machinery production, Appliances, business machines, etc.	
9A	3	802	38 x 50	Storage	AOA	Storage	11 (14) Light machinery production, Appliances, business machines, etc.	
9A	3	2,240	32 x 70	Storage	Robot Warehouse	Artist & musician	11 (14) Light machinery production, Appliances, business machines, etc.	
9	1	1,931	50 x 38	Industrial	Class 1 Rail	Operates within the Railroad Transportation	11 (2) Warehousing, storage, and storage	
8	2	301	36 x 40	Industrial	Muler Industries	Batteries	11 (14) Light machinery production, Appliances, business machines, etc.	
8	2	0	663	0	Shop	Tim Devicks	Wood shop	
9	3	801-A	15 x 20	Storage	John Phege	Storage	11 (14) Light machinery production, Appliances, business machines, etc.	
8	3	801-B	16 x 16	Storage	Rock High	Storage	11 (14) Light machinery production, Appliances, business machines, etc.	
8	2	0	728	0	Studio	David Solier	Wood shop	
9A	2	207A02008	14 x 22	Industrial	Wink the Plank	Manufacturing, maker of deck	11 (14) Light machinery production, Appliances, business machines, etc.	
9A	2	207A02008	14 x 22	Office	Wink the Plank	Office, maker of deck	11 (14) Light machinery production, Appliances, business machines, etc.	
9A	1	102	235	9 x 25	Office	Fresh Carethers	Real Estate Agent	
9A	3	301	349	16x20x10	Office	Top World	Multimedia	
9A	2	204C02082	63 x 14	Office	Liberty Auto Sales	Office, Auto	11 (14) Light machinery production, Appliances, business machines, etc.	
9A	2	209	711	26 x 38	Office	Azaron Wrecking	Office, Contractor	
9A	2	209	324	16 x 14	Office	Michaels	Artist / Painter	
9A	2	201	140	10 x 14	Office	Roberson LLC	Agency	
9A	3	304	280	28 x 10	Office	JNB office	Office space - desk	
9A	3	304	280	28 x 10	Office	JNB office	Office space - desk	
9A	3	307	208	16 x 13	Storage	Chris Lampson	Storage	
9B	2	3	1,220	41 x 30	Industrial	Chris Becker	Storage	
9B	2	3	1,220	41 x 30	Industrial	Chris Becker	Storage	
9B	1	3	1,584	48x52	Industrial	Let's Get Storage	Storage of D&L	
9B	2	1	4,770	116x40	Warehouse	Edy Warehouse	Manufacturing	
9B	2	1	1,072	0	Warehouse	Bertrand Schel	Hand & Edge	
9B	3	2	1,500	0	Warehouse	Aadre Jones	Distributor	
7	3	1	6,232	7x10	Commercial	Racine Baseball	Sports, Racine Baseball	
7	2	4	2,303	47 x 49	Industrial	Lenker B&P	Storage and light repair air intake	
7	2	1	320	20 x 16	Studio	PHL Secon	Artist / Painter	
10A	2	0	598	0	Industrial	Random Creative Eco Goods	Supplier, interior and outdoor	
10	1	11,000	150 x 75	Industrial	RK Ventures	Manufactures / Purifiers	11 (14) Light machinery production, Appliances, business machines, etc.	
10	1	11,000	150 x 75	Industrial	RK Ventures	Supplier of Air Purifiers	11 (14) Light machinery production, Appliances, business machines, etc.	
10	1	11,000	150 x 75	Industrial	RK Ventures	Manufactures / Purifiers	11 (14) Light machinery production, Appliances, business machines, etc.	
10	1	11,000	150 x 75	Storage	RK Ventures	Supplier of Air Purifiers	11 (14) Light machinery production, Appliances, business machines, etc.	

Tenant List – Permissible Uses under I-2 General Industrial (page 2 of 4)

In accordance with Secs. 114-587(b) Permitted of the MUNICIPAL CODE OF THE CITY OF RACINE, WISCONSIN all uses listed below (included in the table below) in the underlying I-2 General Industrial are permissible by right and is included in the table below (pages 7 - 9)

BLDG#	Floor #	Unit #	Sq Ft (approx)	Dimen. (approx)	Type	Tenant Name	Business	Uses listed in the underlying I-2 General Industrial are permissible by right:
18	1	1	26,000	93 x 280	Warehouse	A & E MFG	Warehouse / Storage	I-1 (25) Warehouse, storage, and distribution facilities.
14A	1	1	484	22 x 22	Garage	Mean Green Landscape	Storage: Landscape Company	I-1 (33) Garages for the storage, repair, and servicing of motor vehicles.
14C	1	1	180	10 x 18	Garage	HAVAN LLC	Storage: Realtor	I-1 (4) Building materials, sales and storage.
13	1	1	9,216	80 x 130	Industrial	Red Sky	Manufactures: durable LED lights	I-1 (14) Light machinery production: Appliances, business machines, etc.
13	2	4	2,560	32 x 80	Industrial	Eddy Products Shop	Manufactures: Hand & Edge Tools	I-1 (14) Light machinery production: Appliances, business machines, etc.
13	3	316	3,200	64 x 50	Industrial	Seams Unlimited	Costume shop	I-1 (6) Cloth products manufacturing.
13	3	316	3,200	64 x 50	Industrial	Seams Unlimited	Costume shop	I-1 (6) Cloth products manufacturing.
13	2	3	180	18 x 10	Office	JRH Appraisals/ABS	Office: Appraising business for homes	I-1 (4) Building materials, sales and storage.
13	2	1	240	16 x 15	Storage	Reese Deiter	Storage	I-1 (6) Building materials, sales and storage.
13	2	1	240	16 x 15	Storage	Reese Deiter	Storage	I-1 (6) Building materials, sales and storage.
13	2	2	1,488	31 x 48	Storage	Eddy Products	Storage: Manufacturing Hand & Edge Tools	I-1 (6) Building materials, sales and storage.
15	3	3	70	7x10	Commercial	2 way Radio	Supplier of Radio Parts	I-1 (14) Light machinery production: Appliances, business machines, etc.
15	1	0	1,621	40x40	Industrial	Print Color	Commercial printer	I-1 (14) Light machinery production: Appliances, business machines, etc.
15	3	308	1,088	24 x 32	Industrial	River City Dental	Dental Lab	I-1 (12) Laboratories: Research and testing.
15	3	310	4,653	68x68	Industrial	Brannon Shop	Manufactures: Hydraulics	I-1 (14) Light machinery production: Appliances, business machines, etc.
15	1	2	3,183	86 x 37	Industrial	JNB	Manufactures: car wash parts	I-1 (14) Light machinery production: Appliances, business machines, etc.
15	1	3	512	16 x 32	Industrial	Flat Glass	High Quality Residential & Commercial Glass Repair & New Installations	I-1 (33) Garages for the storage, repair, and servicing of motor vehicles.

Tenant List – Permissible Uses under I-2 General Industrial (page 3 of 4)

15	1	4	946	43 x 22	Industrial	Custom Surface Design	Design Services business / industry within the Business Services sector	I-1 (14)Light machinery production: Appliances, business machines, etc.
15	3	309	528	24 x 22	Office	Brannon Office	Office: Manufactures Hydraulics	I-2 (9)Contractor or construction offices, shops and yards.
15	2	2	450	15 x 30	Storage	Cops N Kids	Storage	I-1 (6)Building materials, sales and storage.
15	2	2	3,600	40 x 80	Storage	Racine Theater Guild	Storage	I-1 (6)Building materials, sales and storage.
15	3	3	800	17 x 47	Storage	Prestige Development	Storage	I-1 (6)Building materials, sales and storage.
16	1	1	3,840	100 x 42	Commercial	K&R Heating	Industry: Building Equipment Contractor, HVAC Specialty Trade	Part of Mixed-Use Development objective is to retain tenant
12	1	1	26,880	168 x 160	Warehouse	Industrial Service Solutions ISS	Large machine movers	I-1 (25)Warehousing, storage, and distribution facilities.
17	1	1	30,000	93 x 280	Commercial	CookinPellets	Storage	I-1 (6)Building materials, sales and storage.
17	1	2	3,200	93 x 35	Storage	Racine Heritage Museum	Storage	I-1 (6)Building materials, sales and storage.
11	1	1	480	20 x 24	Storage	Horlick Football	Storage: Guard Shack	I-1 (6)Building materials, sales and storage.
8-A	3	802	1,900	38 x 50	Storage	AOA	Storage	I-1 (6)Building materials, sales and storage.
8-A	3	1	2,240	32 x 70	Studio	Robert Fleischman	Artist & musician	I-1 (30)Studios or work spaces for artist, sculptor, photographer, composer or other similar artisans or artists.
8	1	2	1,931	50 x 38	Industrial	Class 1 Rail	Operates within the Railroad Transportation sector	I-1 (2)Air, motor, water, and railroad freight terminals.
8	2	801	598	36 x 40	Industrial	Muller Industries	Manufactures: Batteries	I-1 (14)Light machinery production: Appliances, business machines, etc.
8	2	0	663	25x25	Shop	Tim Deadrick	Wood shop	I-2 (38)Woodworking and wood products.
8	3	801-A	300	15 x 20	Storage	John Phelps	Storage	I-1 (6)Building materials, sales and storage.
8	3	801-B	256	16 x 16	Storage	Rick Hajdu	Storage	I-1 (6)Building materials, sales and storage.
8	2	0	738	27x27	Studio	David Soller	Wood shop	I-2 (38)Woodworking and wood products.
5A	2	207&208	308	14 x22	Industrial	Walk the Plank	Light Manufacturing: maker of deck overlays	I-1 (14)Light machinery production: Appliances, business machines, etc.
5A	2	207&208	308	14 x22	Office	Walk the Plank	Office: Light Manufacturing: maker of deck overlays	I-2 (9)Contractor or construction offices, shops and yards.
5-A	1	102	225	9 x 25	Office	Tiesh Carothers	Real Estate Agent	I-1 (4)Building materials, sales and storage.
5-A	3	301	340	10x20+10x14	Office	Top World Entertainment	Musician	I-1 (30)Studios or work spaces for artist, sculptor, photographer, composer or other similar artisans or artists.

Tenant List – Permissible Uses under I-2 General Industrial (page 4 of 4)

5-A	2	204/205	882	63 x 14	Office	Liberty Auto Sales	Office: Auto Sales	I-1 (6) Building materials, sales and storage.
5-A	2	206	711	26 x 38	Office	Azarian Wrecking	Office: Contractor Demolition	I-2 (9) Contractor or construction offices, shops and yards.
5-A	2	209	224	16 x 14	Office	Michaela Swanson	Artist / Painter	I-1 (30) Studios or work spaces for artist, sculptor, photographer, composer or other similar artisans or artists.
5-A	2	201	140	10 x 14	Office	Tameika Robinson LLC	Employment Agency	I-1 (6) Building materials, sales and storage.
5-A	3	304	280	28 x 10	Office	JNB office	Office space - desk	I-2 (9) Contractor or construction offices, shops and yards.
5-A	3	304	280	28 x 10	Office	JNB office	Office space - desk	I-2 (9) Contractor or construction offices, shops and yards.
5-A	3	307	208	16 x 13	Storage	Chris Lampton	Storage	I-1 (6) Building materials, sales and storage.
5-B	2	3	1,230	41 x 30	Industrial	Chris Becker	Storage	I-1 (6) Building materials, sales and storage.
5-B	2	3	1,230	41 x 30	Industrial	Chris Becker	Storage	I-1 (6) Building materials, sales and storage.
5-B	1	3	1,584	48x52	Industrial	Lee's Deli storage	Storage of Deli	I-1 (6) Building materials, sales and storage.
5-B	2	1	4,720	118x40	Warehouse	Eddy Warehouse	Manufacturing Hand & Edge Tools	I-1 (14) Light machinery production: Appliances, business machines, etc.
5-B	2	2	1,072	32x32	Warehouse	Richard Scheel	Storage: cousin to eddy products	I-1 (6) Building materials, sales and storage.
5-B	3	2	1,500	38x38	Warehouse	Andre Jones	Distributor	I-1 (25) Warehousing, storage, and distribution facilities
7	3	1	6,232	7x10	Commercial	Racine Baseball	Sports: Racine Baseball	1509 Rapids Drive was granted a Conditional Use Permit Authorizing a Baseball Academy per Resolution No.: 0158-18 of the Common Council
7	2	4	2,303	47 x 49	Industrial	Linden Schulz	Storage and light repair on antique items	I-2 (38) Woodworking and wood products.
7	2	1	320	20 x 16	Studio	Phil Saxon	Artist / Painter	I-1 (30) Studios or work spaces for artist, sculptor, photographer, composer or other similar artisans or artists.
10-A	2	0	598	24x24	Industrial	(Random Creative Grp) Eco Geeks	Supplier: indoor and outdoor cleaning, care and living	I-1 (4) Building materials, sales and storage.
10	1	1	11,000	150 x 75	Industrial	RK Ventures	Manufactures / Supplier of Air Purifiers	I-1 (14) Light machinery production: Appliances, business machines, etc.
10	1	1	11,000	150 x 75	Industrial	RK Ventures	Manufactures / Supplier of Air Purifiers	I-1 (14) Light machinery production: Appliances, business machines, etc.
10	1	1	11,000	150 x 75	Industrial	RK Ventures	Manufactures / Supplier of Air Purifiers	I-1 (14) Light machinery production: Appliances, business machines, etc.
10	1	1	11,000	150 x 75	Storage	RK Ventures	Manufactures / Supplier of Air Purifiers	I-1 (6) Building materials, sales and storage.

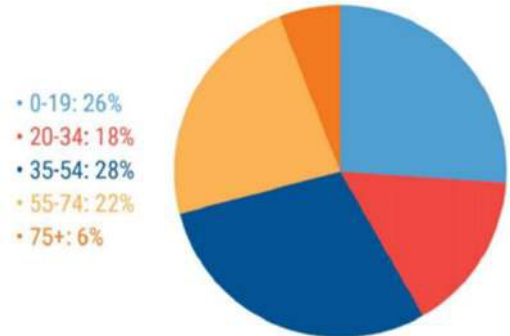
Demographic, Nearby Properties, Occupations

POPULATION	ZIP	CITY	COUNTY	NATIONAL
Population	14,936	77,002	197,694	331,426,769
Population Density	3,354	4,982	595	94
People per Household	2.7	2.5	2.5	2.6
Median Age	34.2	36.6	41.1	39
Median Income	\$41,422	\$44,030	\$60,381	\$61,963
Average Income	\$19,946	\$22,018	\$30,546	\$33,235
Cost of Living Index	98	89	94	100

DEMOGRAPHICS

Population	15,397 (-0.3% since 2020)
Median Income	\$31,881
Median Age	28.4
Unemployment Rate	7.7%
Median Home Price	\$136,100
Comfort Index (Climate)	9.2 / 4.4 (Summer / Winter)

**Racine County Population by Age
2017**



TOP OCCUPATION IN RACINE

PROFESSIONS	POPULATION EMPLOYED
PROFESSIONAL SERVICES	10,253
HEALTHCARE	6,219
SALES	5,729
MANUFACTURING	4,060
FOOD	3,867
MAINTENANCE	3,234
TRANSPORTATION	2,640
MANAGEMENT	2,524
SOCIAL SERVICES	2,175
CONSTRUCTION	1,804



SOME MAIN NEARBY PROPERTIES

ADDRESS	LAND USE	TOTAL SQUARE FEET	LOT SIZE	ZONING
1400 Rapids Dr, Racine, WI	Storage	5666	0.5469 AC	I1
1414 Rapids Dr, Racine, WI	Auto Repair	2460	0.6535 AC	I2
1727 Edgewood Ave, Racine, WI	Duplex	1654	0.0964 AC	R3
1727 Blake Ave, Racine, WI	Duplex	2089	0.101 AC	R3
1338 Rapids Dr, Racine, WI	Duplex	2916	0.0819 AC	B2
1721 Rapids Dr, Racine, WI	County Property	1366	0.101 AC	R3
1838 Rapids Dr, Racine, WI	Warehouse	3969	0.137 AC	I1
1813 Rapids Dr, Racine, WI	Duplex	2255	0.1964 AC	R3
1508 Rapids Dr, Racine, WI	Carwash	3659	0.9591 AC	
1819 Rapids Dr, Racine, WI	Duplex	2214	0.1964 AC	R3

Page 2 of 4: Application for Conditional Use Permit

1509 Rapids Drive
Racine, WI

The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

(1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare;

The property has been operating in the current form, what I we are calling a “mixed-use business center incubator” for many decades. Current tenants include business offices, industrial spaces, manufacturing, commercial, storage, and artists. The property will continue to be run in this capacity. The businesses located within this complex are all professional operations, business and art oriented. They add positive status to the city and neighborhood, creating jobs, revenue, and activity in this re-purposed 100-year-old plus manufacturing building.

(2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The existing complex is largely self-contained. The existing brick buildings will remain as-is, with the potential for supplemental windows, door openings, and improvements to the existing facades. There are two main entries to the property: on the north side off of Rapids Drive and on the west side, off of Memorial Drive. The property is bounded on the south by High Street, and on the east by railroad tracks. The operations under the new mixed-use definition will remain much as they have for many decades. Future uses will be reviewed with the City of Racine, and will be developed to maintain or improve the relationship with the neighborhood.

(3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The operations under the new mixed-use definition will remain much as they have for many decades. The businesses are largely contained within the complex. Vehicles will come and go, but the overall look will remain the same.

(4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

The existing utilizes, driveway entries, and drainage are adequate and will remain in place.

(5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

The existing driveway entries will remain in place. Potential future projects within this property that may impact traffic, ingress and egress, will be reviewed with the City of Racine and designed to work with the existing public streets.

(6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

The current zoning of this property is I-2, Industrial. The new mixed-use definition is the most accurate categorization of this property, and the one that will provide the owners the most comprehensive, flexible, inclusive zoning possible to continue to operate the property as a “mixed-use business center incubator”.

Page 3 of 4: Application for Conditional Use Permit

1509 Rapids Drive
Racine, WI

1. Conditional Use Review Application
 - a. Pages 1 - 18 will be the complete submission for this ‘Application for Conditional Use Permit: Mixed Development
2. Written description of project, including:
 - a. Hours of operation
 - i. Hours of operation of uses classified by the Zoning Ordinance as “Industrial” should typically be between 8:00 AM and 8:00 PM on all days. Other use classifications shall adhere to the City Noise Ordinance. All uses, regardless of use classification, shall be conducted indoors.
 - b. Anticipated delivery schedule
 - i. Between the hours 8:00 AM and 8:00 PM on all days is which deliveries are scheduled.
 - c. Maintenance plan
 - i. Under the scope of property maintenance, there are two maintenance workers that handle a wide range of responsibilities and requests. A few of these might include responding to a tenant's maintenance requests, maintaining landscaping, servicing, and repairing HVAC systems, performing pest control, or even cleaning or painting common areas. Other maintenance may include upkeep of machinery, mechanical equipment, structure of a building in repair. Duties may involve pipe fitting; insulating; welding; machining; carpentry; repairing electrical or mechanical equipment; installing, aligning, and balancing new equipment; and repairing buildings, floors, or stairs.
 - ii. Developed own preventative maintenance plan which include appropriate inspection, maintenance, and replacement cycles where applicable for overhead and underground distribution plant, transmission, generation, and substation facilities. Designed to ensure high quality, safe and reliable service, considering cost, geography, weather, applicable codes, national electric industry practices, sound engineering judgment and experience. Each utility maintains records to allow auditing of its preventative maintenance plan implementation.
 - d. General use of the building and lot
 - i. Reference: Tenant List - Permissible Uses under I-2 General Industrial (Pages 6 - 9)
3. Site Plan (drawn to scale), including:
 - a. Fully dimensioned property boundary
 - i. Reference: Land Survey (Page 5)
 - b. All buildings (existing and proposed)
 - i. Reference Existing: Ariel View (Pages 3)
 - ii. Reference Existing: Buildings: Area Measurements (Page 4)
 - iii. Reference Existing: Land Survey (Page 5)

Page 3 of 4: Application for Conditional Use Permit (cont.)

1509 Rapids Drive
Racine, WI

3. Site Plan (drawn to scale), including:
 - c. Setbacks from property lines
 - i. Reference: [Land Survey \(Page 5\)](#)
 - d. Identification as to whether all elements are “Existing” or “Proposed”
 - i. Reference: All elements are “Existing” [Land Survey \(Page 5\)](#)
 - e. Dimensioned parking spaces and drive aisle layout
 - i. Reference: [Land Survey \(Page 5\)](#)
 - f. Trash enclosure location and materials
 - i. Located between building 15 and 16
 1. [Buildings: Area Measurements \(Page 4\)](#)
 - g. Loading spaces
 - i. Loading docks are located at these buildings: 5C, 12A, 18
 1. [Buildings: Area Measurements \(Page 4\)](#)
 - h. Fire hydrant locations - N/A
 - i. Location of signage, with setbacks
 - i. Signage for the site is less than 250 square feet in total.
 1. Existing Small sign: approx. 4x2 on the front of building 18
 2. Existing Small sign: approx. 4x2 on the side of building 12
4. Zoning Analysis Table
 - a. Land area (in acres and square feet)
 - i. 6.491 Acres or 282,748 square feet
 - b. Building area (in square feet)
 - i. Total SqFt for Buildings: 322,000
 - ii. Reference: [Buildings: Area Measurements \(Page 4\)](#)
 - c. Setbacks (required yards in feet)
 - i. Reference: [Land Survey \(Page 5\)](#)
 - d. Floor Area Ratio (building area divided by lot area)
 - i. Reference: [Land Survey \(Page 5\)](#)
 - e. Lot Coverage (building footprint divided by lot area)
 - i. Reference: [Land Survey \(Page 5\)](#)
 - f. Height of all buildings and structures - No Changes
 - g. Percentage of greenspace (landscaped areas divided by lot area) - No Changes
 - h. Parking space - No Changes
5. Landscape Plan - No Changes
 - a. Buffer yards
 - b. Parking Areas
 - c. Screening and fencing locations
 - d. Plant lists include the following: Latin and Common Names, Number of each planting material, and Size at planting.

Page 4 of 4: Application for Conditional Use Permit

1509 Rapids Drive

Racine, WI

6. Lighting Plan - No Changes

- a. Location of light fixtures
- b. A cut sheet of light fixtures with indication of cut-offs or shielding
- c. Illumination diagram indicating intensity of lighting on the property.

7. Floor Plan - No Changes

- a. Preliminary floor plan layout of all buildings/structures
 - i. Reference: [Buildings: Area Measurements \(Page 4\)](#)
 - ii. Reference: [Land Survey \(Page 5\)](#)
 - iii. Reference: [Tenant List - Permissible Uses under I-2 General Industrial \(Pages 6 - 9\)](#)
- b. Labels for the type of use of the area
 - i. Reference: [Tenant List - Permissible Uses under I-2 General Industrial \(Pages 6 - 9\)](#)
- c. Labels for square footage of the area
 - i. Reference: [Buildings: Area Measurements \(Page 4\)](#)

8. Engineering Plan - N/A

- a. Stormwater Plan (Drainage pattern, flow, detention)
- b. Existing and proposed roadway and access configurations
- c. Cross access

9. Signage Plan - No Changes

- a. dimensioned color elevations of signage
- b. A diagram showing the location of the proposed signage

10. Building/site elevations (if new building or exterior changes planned) - N/A

- a. Building elevations showing all four sides of the buildings in color
- b. Elevation of trash enclosure area

11. Building Material Samples (if making exterior changes) - N/A

12. Review Fee

The \$795 fee will be included with this complete submission of application and report.

For this 'Application for Conditional Use Permit: Mixed Development Pages 1 - 18 will be the complete submission.



Application for Conditional Use Permit

Applicant Name: Chris Becker
Address: 6631 Hidden Creek Rd City: Racine
State: WI Zip: 53402
Telephone: 262-416-1105 Cell Phone: 262-416-1105
Email: info@thecenterracine.com

Agent Name: Chris Becker
Address: 6631 Hidden Creek Rd City: Racine
State: WI Zip: 53402
Telephone: 262-416-1105 Cell Phone: 262-416-1105
Email: info@thecenterracine.com

Property Address (Es): 1509 Rapids Drive and 1820 N. Memorial Drive, Racine WI
Current Zoning: [I-2] 1509 Rapids Drive and [I-1] 1820 N. Memorial Drive
Current/Most Recent Property Use: [I-2] 1509 Rapids Drive and [I-1] 1820 N. Memorial Drive
Proposed Use: Mixed Use Development



(262) 636-9151



CityDevelopment@cityofracine.org



730 Washington Avenue, Room 102
Racine, Wisconsin 53403



www.buildupracine.org



DEPARTMENT OF
CITY DEVELOPMENT



The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare;

The property has been operating in the current form, what I we are calling a "mixed-use business center incubator" for many decades. Current tenants include business offices, industrial spaces, manufacturing, commercial, storage, and artists. The property will continue to be run in this capacity. The businesses located within this complex are all professional operations, business and art oriented. They add positive status to the city and neighborhood, creating jobs, revenue, and activity in this re-purposed 100-year-old plus manufacturing building.

- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The existing complex is largely self-contained. The existing brick buildings will remain as-is, with the potential for supplemental windows, door openings, and improvements to the existing facades. There are two main entries to the property: on the north side off of Rapids Drive and on the west side, off of Memorial Drive. The property is bounded on the south by High Street, and on the east by railroad tracks. The operations under the new mixed-use definition will remain much as they have for many decades. Future uses will be reviewed with the City of Racine, and will be developed to maintain or improve the relationship with the neighborhood.

- (3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The operations under the new mixed-use definition will remain much as they have for many decades. The businesses are largely contained within the complex. Vehicles will come and go, but the overall look will remain the same.

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

The existing utilizes, driveway entries, and drainage are adequate and will remain in place.

- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

The existing driveway entries will remain in place. Potential future projects within this property that may impact traffic, ingress and egress, will be reviewed with the City of Racine and designed to work with the existing public streets.

- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

The existing driveway entries will remain in place. Potential future projects within this property that may impact traffic, ingress and egress, will be reviewed with the City of Racine and designed to work with the existing public streets.

- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

N/A



(262) 636-9151



CityDevelopment@cityofracine.org



730 Washington Avenue, Room 102
Racine, Wisconsin 53403



www.buildupracine.org

For this 'Application for Conditional Use Permit: Mixed Development Pages 1 - 18 will be the complete submission.



If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Conditional Use Review Application	<input checked="" type="checkbox"/>	
2. Written description of project, including: <ol style="list-style-type: none"> a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot 	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none"> a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are "Existing" or "Proposed" e. Dimensioned parking spaces and drive aisle layout f. Trash enclosure location and materials g. Loading spaces h. Fire hydrant locations i. Location of signage, with setbacks 	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table <ol style="list-style-type: none"> a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces 	<input checked="" type="checkbox"/>	
5. Landscape Plan <ol style="list-style-type: none"> a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting. 	<input type="checkbox"/>	



(262) 636-9151



CityDevelopment@cityofracine.org



730 Washington Avenue, Room 102
Racine, Wisconsin 53403



www.buildupracine.org

For this 'Application for Conditional Use Permit: Mixed Development Pages 1 - 18 will be the complete submission.



DEPARTMENT OF
CITY DEVELOPMENT



Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property.	<input type="checkbox"/>	
7. Floor Plan a. Preliminary floor plan layout of all buildings/structures b. Labels for the type of use of the area c. Labels for square footage of the area	<input checked="" type="checkbox"/>	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	<input type="checkbox"/>	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	<input type="checkbox"/>	
10. Building/site elevations (if new building or exterior changes planned) a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area	<input type="checkbox"/>	
11. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	
12. Review Fee	<input type="checkbox"/>	

Acknowledgement and authorization signatures

A conditional use is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements;

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization): _____ Date: _____

Applicant Signature (acknowledgement): _____ Date: _____



(262) 636-9151



CityDevelopment@cityofracine.org



730 Washington Avenue, Room 102
Racine, Wisconsin 53403



www.buildupracine.org