



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: Alexander Eising
ADDRESS: STREET 2045 Lathrop Ave CITY: Racine STATE: WI ZIP: 53405
EMAIL ADDRESS: Eising Alexander relentless@yahoo
TELEPHONE: 262-636-4702 CELL PHONE: _____ FAX: _____

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

ADDRESS OF PROPOSED CONDITIONAL USE: 2045 Lathrop Ave
CURRENT / MOST RECENT PROPERTY USE: _____
PROPOSED USE: Fitness Facility
NUMBER OF LEGAL, ON-SITE PARKING SPACES: _____
NUMBER OF DWELLING UNITS: _____
SQUARE FEET OF BUILDING (PER FLOOR): 3,600
SQUARE FEET TO BE USED FOR CONDITIONAL USE (PER FLOOR): _____

NUMBER OF EMPLOYEES: FULL-TIME 1 PART-TIME: _____
PROPOSED HOURS/DAYS OF OPERATION: 8AM-9PM MON-Friday / SAT 9am-9pm / Sun-9AM-6PM
TEMS 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: 6-9-17 Signature: Alexander Eising
Owner's Consent: Date: 6-10-17 Signature: _____
Print Name: Alexander Eising
Signature: _____
Print Name: Abed Mohammed

****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.**

Vicken Baklayan

300 S. Australian Ave. Suite 1610
West Palm Beach, FL 33401
561-909-6222 – phone
561-9090-6223 – fax

June 22, 2017

Alexander Ersing
Mt. Sinai Gym
2045 Lathrop Ave

Property: 2005 Lathrop Ave Racine, WI 53405

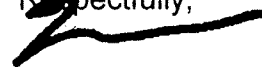
Property Owner: Vicken Baklayan

Dear Alexander Ersing:

Please accept this letter as the property owner's approval and authorization for you to obtain a conditional use permit for your business.

Please call me 443.804.4393 with any questions.

Respectfully,



Vicken Baklayan

Mt. Sinai Gym

My name is Alexander Eising and we are opening a one of a kind fitness facility specifically for the growth of the racine community.

Located at 2045 Lathrop Ave right behind family video. Roughly 3,600 sq ft with an additional 2,000 back space area. Our facility

creates a launching pad for aspiring ninja warriors, strongmen, special olympics, powerlifting, muscle gain and weightloss, team building and overall positive reinforcement while promoting

fitness. We will be launching alot of Racines potential through this gym. In the facility

itself we have roughly 30 machines, 7 indoor obstacles, flaking stairs, salmon ladder, finger tip ladder, pegboard, twelves bridge, strongman stones and tires. Personal training will also be provided

for every level of athlete. We we also currently training/sponsoring the special

olympics. My personal area in front/back is my responsibility to clean and in order,

Snow removal will be the owner's duty.

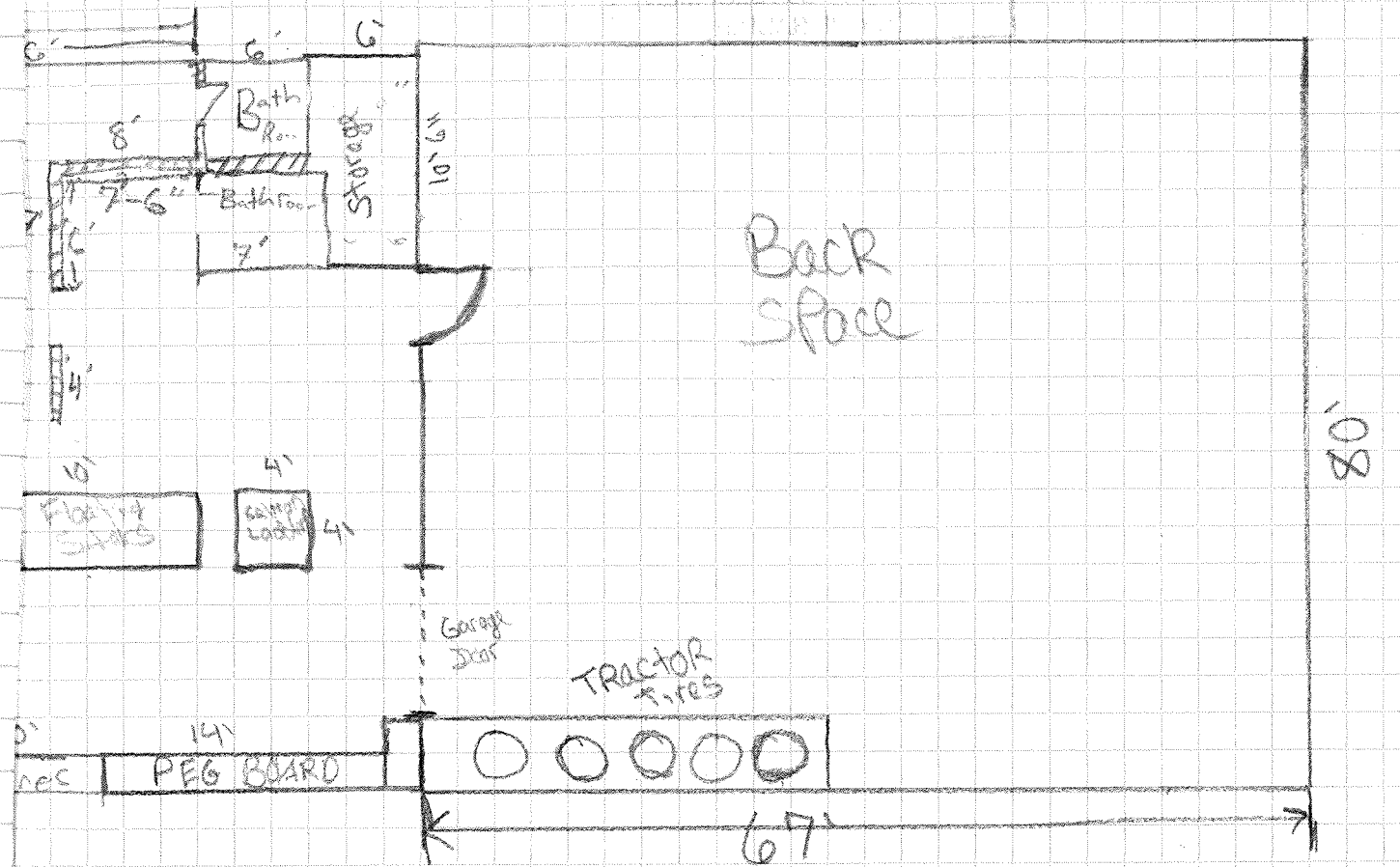
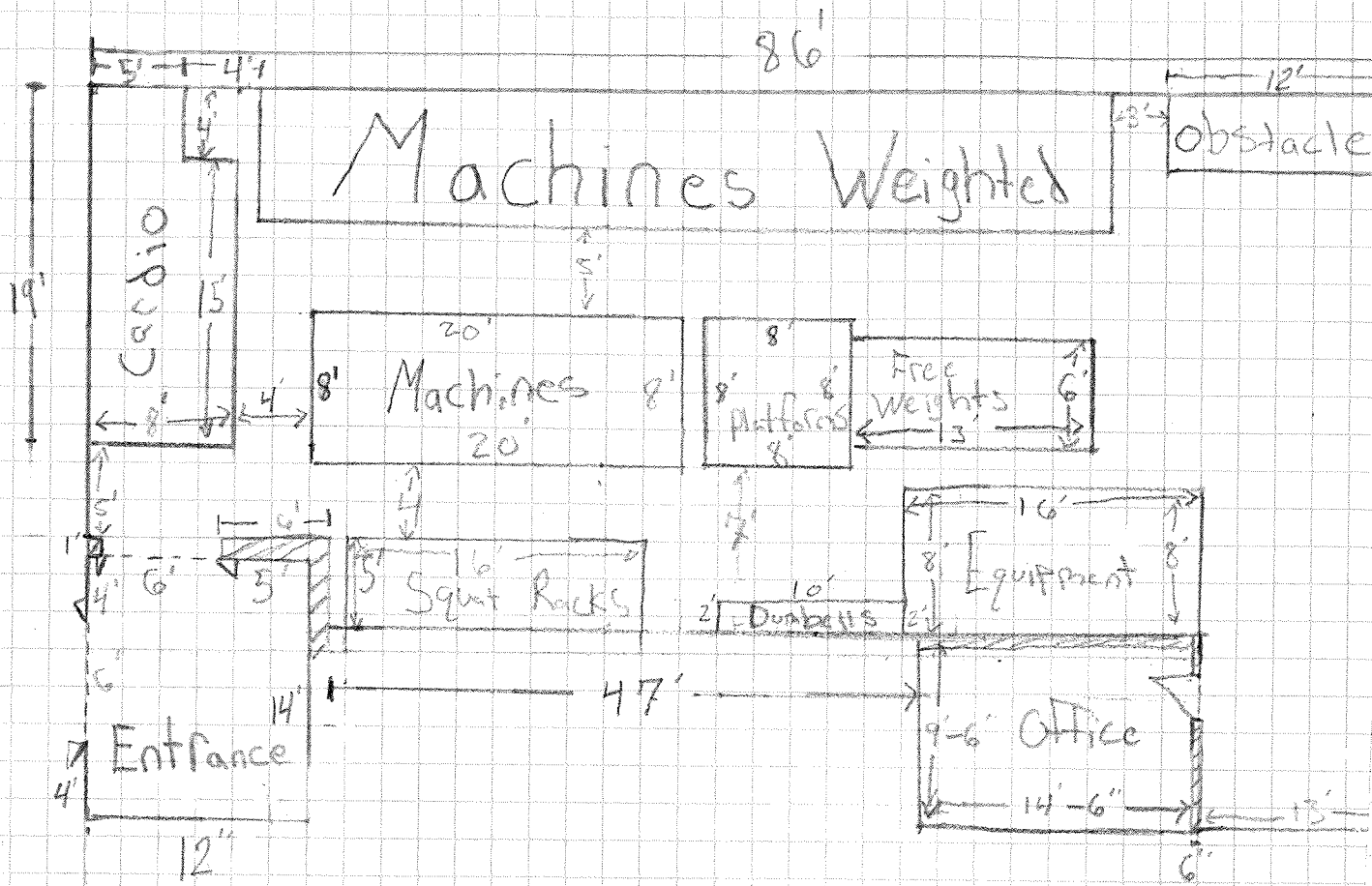
Hours are M-F 5am-9pm, S-7am-9pm and

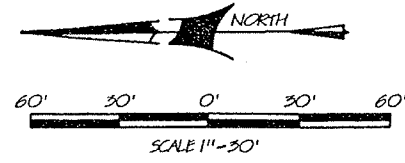
Sun-9am-6pm. We have 6 security cameras

currently and installing 4 more. Also a keypad

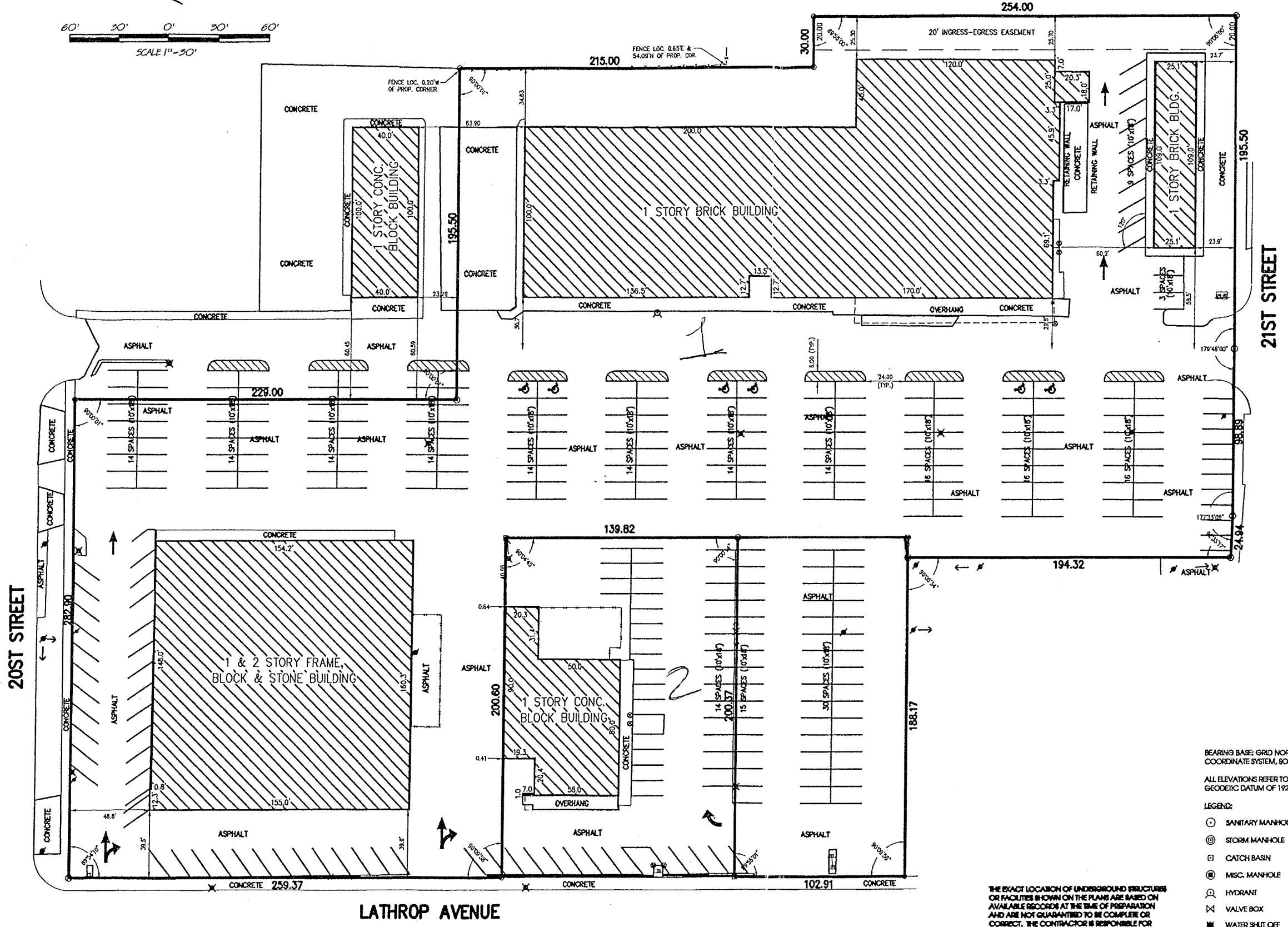
keycard system will also be installed shortly.

PARKING LOT





Parking Spaces



BEARING BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
ALL ELEVATIONS REFER TO NATIONAL
GEODETIC DATUM OF 1929.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 258-1161
Heating/Insulation TDD (800) 542-2289
www.DiggersHotline.com

- LEGEND:
- SANITARY MANHOLE
 - ⊙ STORM MANHOLE
 - CATCH BASIN
 - ⊙ MISC. MANHOLE
 - HYDRANT
 - ⊗ VALVE BOX
 - ⊞ WATER SHUT OFF
 - DOWNSPOUT
 - ⊙ BORING
 - ⊙ P.K. NAIL
 - ⊙ POWER POLE
 - ← GUY WIRE
 - PAD MOUNT TRANS
 - CATV BOX
 - ⊞ ELEC BOX
 - ⊞ ELEC METER
 - GAS METER
 - ⊞ GAS SHUT OFF
 - ⊗ YARD LIGHT
 - ⊞ FOUND R.R. SPIKE
 - ⊗ LIGHT POLE
 - TELE BOX
 - ⊞ SIGN
 - ⊞ HVAC
 - ⊞ GUARD POST
 - MAIL BOX
 - ▶ FLAG POLE
 - SET 1" IRON PIPE
 - IRON STAKE FOUND
 - ⊙ CHISEL MARK
 - X - FENCE
 - G - GAS MAIN
 - E - ELECTRIC LINE
 - T - TELEPHONE LINE
 - WM - WATERMAIN
 - CATV - CABLE TV LINE
 - O - GUARD RAIL
 - ⊗ CONIFEROUS TREE
 - DECIDUOUS TREE

THE EXACT LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.

REVISIONS	BY	DATE	REVISIONS	BY	DATE
REVISE LAYOUT	MRM	5-29-03			

LAYER MANAGER	PAPER SPACE DRAWINGS	SCALES:
<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	1" = 30'
DRAWN BY	DATE	DRAWING NAME
SCB	04-15-03	2003083.DWG
FIELD WORK	DATE	DESIGN BY
MMR JRN	04-11-03	XXX
		DATE
		01-01-03

NM & B NIELSEN MADSEN & BARBER S.C.
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
1339 WASHINGTON AVE. RACINE, WI. 53403
TELEPHONE (262) 634-5688 FAX (262) 634-5024 E-MAIL NMB@NMBSC.NET

POTENTIAL PARKING FOR LATHROP CENTER, LLC
CITY OF RACINE, RACINE COUNTY, WISCONSIN

SHEET No.	1 OF 1
JOB	2003.083