



10:30 AM
MHT

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

Submit by
Jan 24
Feb 7
Meeting
Feb 14
Feb 28
CC
Feb
Mar 6

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:

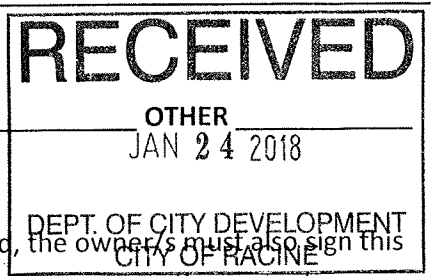
APPLICANT NAME: David Yande 1
ADDRESS: STREET 3111-56th AVE #101 CITY: Kenosha STATE: WI ZIP: 53144
MAIL ADDRESS: Coach, Dave@harborparkcrossfit.com
TELEPHONE: 262-358-9993 CELL PHONE: 262-818-8201 FAX: N/A

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

ADDRESS OF PROPOSED CONDITIONAL USE: 3801 Blue River Dr Ave
CURRENT / MOST RECENT PROPERTY USE: manufacturing
PROPOSED USE: Gym / crossfit and group training
NUMBER OF LEGAL, ON-SITE PARKING SPACES: 15
NUMBER OF DWELLING UNITS: N/A
SQUARE FEET OF BUILDING (PER FLOOR): 12,185
SQUARE FEET TO BE USED FOR CONDITIONAL USE (PER FLOOR): 6,533

NUMBER OF EMPLOYEES: FULL-TIME 2 PART-TIME: 8
PROPOSED HOURS/DAYS OF OPERATION: MON-FRI 5:30A-8PM SAT & SUN 8-NOON
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 _____



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: 1/24/18
Owner's Consent: Date: 1/24/18

Signature: [Signature]
Print Name: David Yandel
Signature: [Signature]
Print Name: EFS Properties

**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.

Go to Page 2 for Submittal Requirements...

- C. **FLOOR PLANS & ELEVATION DRAWINGS. DRAWN TO SCALE:** (Unless otherwise noted, provide 3 copies of the Floor Plan. One of the three copies shall be no larger than 11"x17". The reduced copy does not need to be to scale. (NOTE: Submit 8 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 Floor Plans. Provide an 'as-built' copy, and a 'proposed build out' copy if any changes to the internal layout are requested. Scaled dimensions of all interior areas shall be provided. These areas may include office spaces, general work areas, storage areas, waiting rooms, repair areas, bathrooms, garage areas, kitchen areas, etc.
 - 2.) Show all entrances/exits, loading docks, and overhead doors (existing and proposed).
 - 3.) Provide detail of existing architectural treatments on the entire building exterior. If remodeling, repairing, or new construction work is part of this proposal, also provide information on proposed colors, materials, and extra features such as awnings, canopies, porticos, etc. Identify what materials the building will be constructed of (i.e.: masonry, brick, etc.). Indicate any proposed changes to the materials (including the roof).

D. **OTHER INFORMATION**

- 1.) Provide a **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. Additional information may be requested throughout the review process.
2. Discuss anticipated truck traffic and size of trucks, as well as frequency of deliveries and pick-ups.
- 3.) Provide a site maintenance plan, indicating who will be responsible for things such as grass cutting, garbage and litter removal, enforcement of parking standards, clearing of snow, daily site up-keep, etc. If these duties will be contracted out, include a copy of the contractor's proposal or agreement.
4. Indicate any plans for future expansion, if applicable.
5. **REVIEW FEE:** A non-refundable review fee of **\$695.00** payable by cash or check, made out to the **City of Racine** shall be submitted with the complete submittal+. If this request is being made in conjunction with a rezoning request, the combined fee is \$1,120.00.

CONDITIONAL USE REQUEST – REVIEW PROCESS

CITY OF RACINE

1. The applicant is **STRONGLY** encouraged to discuss their proposal with City Development Staff prior to a formal submittal. Contact 262-636-9151 to set up an appointment for a pre-application meeting.
2. Upon completion of the application and all requirements, the application is submitted to the Department of City Development at 730 Washington Avenue, Room 102. Submittals will be accepted no later than 14 days prior to the desired meeting date. The application will not be scheduled for the next meeting if turned in late. If upon review by Staff the application submission is deemed incomplete or inaccurate, the request will not be scheduled for a hearing or meeting until all requirements have been met. Submittal requirements are on pages 2 & 3 of this form.
3. City Development Staff shall:
 - a. Review the application for completeness. If complete, the item will be scheduled for a Public Hearing to be held before the City Plan Commission (CPC). The CPC generally meets the 2nd and last Wednesdays of each month at 4:15 p.m.
 - b. Notify all property owners within 200' of the site requested for the Conditional Use, as well as the Alderperson for the district where the property is located.
 - c. Prepare a planning report for the Public Hearing on the request.
 - d. During this time, requests may be made by Staff for additional information to adequately and accurately assess the Conditional Use.
4. City Plan Commission shall:
 - a. Hold the Public Hearing on the request.



At our core, we are a health and wellness center – a place our members come to get healthy and to improve their life. But we don't just want to change individual lives; our aspirations are greater than that. We want to change our community. We live in an area that is riddled with obesity to the point that unhealthy lifestyles are preferred over healthy ones. We want to build a community of people to fight chronic disease, obesity, and unhealthy lifestyles. We want to build a community of people that champion the fitness lifestyle and everything that a fitness lifestyle entails.

So what exactly is a fitness lifestyle? We believe a fitness lifestyle is a lifestyle that prioritizes health, wellness and fitness. It might not be realistic for fitness to be a person's top priority, but it should definitely be within their top 5 priorities in life. In order to make this happen, we need to educate our members, our followers and our community on how to change their habits, their routines and their activities to support fitness as a priority. We do that through CrossFit.

CrossFit is our preferred method of teaching this lifestyle because CrossFit is so much more than just a workout. If you've spent any amount of time at a CrossFit gym, you know how encapsulating the experience can be. You're surrounded by like-minded people, all focusing on bettering themselves through hard work. But it's more than that. They don't just care about bettering themselves in the gym, something about this environment trickles into everyday life. You go to CrossFit for the workout, but the impact is that you want to improve and maximize everything in your life.

So, through CrossFit we are able to take ordinary people, put them in an environment they can succeed in, and then watch them elevate all aspects of their lives. Their health and wellness is improved, their mindset is improved, performance at their job is improved and their relationships are improved. This is the fitness lifestyle we are creating in people, and this is how we will create a community of people who embrace and fully live the fitness lifestyle. This is how we will battle chronic disease and obesity; this is why we exist.

1. MISSION AND VISION

The following Mission and Vision statements are our roadmap – they are what will guide us to ultimately achieving our purpose. The core values are the principals that filter our strategies, tactics and actions along the journey.

Mission Statement:

Our mission is to use CrossFit as a platform to create a community of people who are passionate about the fitness lifestyle, who are passionate about being positive influences, and who are passionate about being the best human beings they can be.





Vision Statement:

Our vision is a community of incredible members who help us achieve our purpose of decreasing chronic illness and obesity. The community will do this by promoting the healthy lifestyle they believe in and in turn actively challenge the social norms of unhealthy, sedentary lifestyles.

Our Core Values:

The following 6 core values were created by our team of coaches and apply to not only our staff, but to our members as well. These 6 values are our moral compass, and guide our actions and decisions:

1. Build positive and lifelong relationships.
2. Never settle and always strive to be better.
3. Be a positive influence inside and outside of the gym.
4. Do more and think less.
5. Remember why you started.
6. Be stronger than your strongest excuse.

1. OUR PHILOSOPHY

You know about our reason for existence, our purpose, and our values. By embracing the vision and core values every day, we have found ourselves thriving while competing gyms are forced to consolidate or close their doors all together. As you've learned, our goal is to give our members the knowledge, confidence, and skillset to improve their health and wellness not only while they are at the gym, but away from it as well. In order to accomplish this lofty objective, we follow a few guidelines:

We believe in fun. In order to be effective in a long-term sense, exercise has to be enjoyable and creative. We are the segue into a more healthy, active life. That responsibility means introducing clients to new activities, making them comfortable with working out in any environment, and giving them attributes they can display with pride at or away from the gym.

We believe in hard work. Our own hard work will be recognized by our clients and will encourage them to work harder in the face of challenge. We push each other to break down





mental barriers so that new levels of mental toughness can be attained, and this will carry over into all aspects of life.

We believe in the long haul. We know that short-term fixes don't work, and we advocate against them. While we may occasionally have a 6-week challenge or program, it is designed with the long-term in mind. The main objective is to teach skills that will be carried over and turned into healthy habits in every day life.

We believe in the process. Continual progress is necessary for self-actualization; if you're not moving ahead, you're falling behind. We set milestones and celebrate when they're reached, and then we reach further. As a part of our team, it is expected that you will take education seriously, always pushing yourself to learn more and to continue to develop in all areas – physically, mentally and emotionally.

Finally, and above all, we believe in ourselves and our athletes!

DETAILED WRITTEN DESCRIPTION

Harbor Park CrossFit, at its' core is a health and wellness facility that provides personal training and group training services to its' clients. But that's not all, we pride ourselves in being the best, and providing the best coaching and personal training services in all of Southeast Wisconsin. We even put it in our vision statement.

Harbor Park CrossFit has been in existence since 2015. We opened our first facility in Kenosha, which is our flagship location, located at 3417 – 14th Ave.

On January 1, 2017, we opened our second facility in Racine, located at 1344 Lathrop Ave. This location has been so successful for us, that we are experiencing exponential growth at the facility and have already out grown the facility, thus requiring us to look for a new, bigger facility so we can continue to provide top tier services for our clients. We won't be closing our Racine location, we just need to relocate to a larger facility.

We aren't a typical gym, we don't require large amounts of equipment. Instead, we rely on wide open spaces with high ceilings. This is what makes the industrial buildings so appealing. We enjoy the rugged look and the feel of these types of facilities... We also believe that industrial buildings provide everything we need from large overhead doors, tall ceilings and wide-open space.





Our program is unique, but fairly simple. We will run our training classes at specific times throughout the day. Our proposed schedule will mimic our existing Racine location, which is currently:

Monday – Open 5:30am, 6:30am, 8:00am, 12pm, 4pm, 5pm, 6pm, 7pm and closing at 8pm
Tuesday – Open 5:30am, 6:30am, 8:00am, 12pm, 4pm, 5pm, 6pm, 7pm and closing at 8pm
Wednesday – Open 5:30am, 6:30am, 8:00am, 12pm, 4pm, 5pm, 6pm, 7pm and closing at 8pm
Thursday – Open 5:30am, 6:30am, 8:00am, 12pm, 4pm, 5pm, 6pm, 7pm and closing at 8pm
Friday – Open 5:30am, 6:30am, 8:00am, 12pm, 4pm, 5pm, 6pm, 7pm and closing at 8pm
Saturday – 8am, 9am and close at 11am (summer; March - December) / 9am, 10am and close at noon (Winter; December – March)
Sunday – 8am, 9am and close at 11am (summer; March - December) / 9am, 10am and close at noon (Winter; December – March)

Each day the classes will be on the schedule above, and in between classes our facility will remain open for personal training and client consultations... we call this our office hours.

Our equipment and machinery is pretty simple. We will have a pull-up rig, which attaches to the concrete floors and the brick walls. This rig doubles as our squat racks. We then use barbells, and free weights to do the majority of our movements.

During our workouts, we do turn up the music, but these short periods last 5 to 30 minutes in length during the entire class time. The noise has never been an issue and we have never received any complaints from neighbors at either of our current locations.

Site maintenance will mostly be performed by staff members as part of their job duties, however we do have janitorial services provided by Coverall cleaning, which cleans the floors, dusting, and wiping down equipment and high touch point locations. On top of these services, we require each client to wipe off their equipment after EVERY use to help keep the facility clean. Each client must also put back their equipment after use to help keep things orderly.

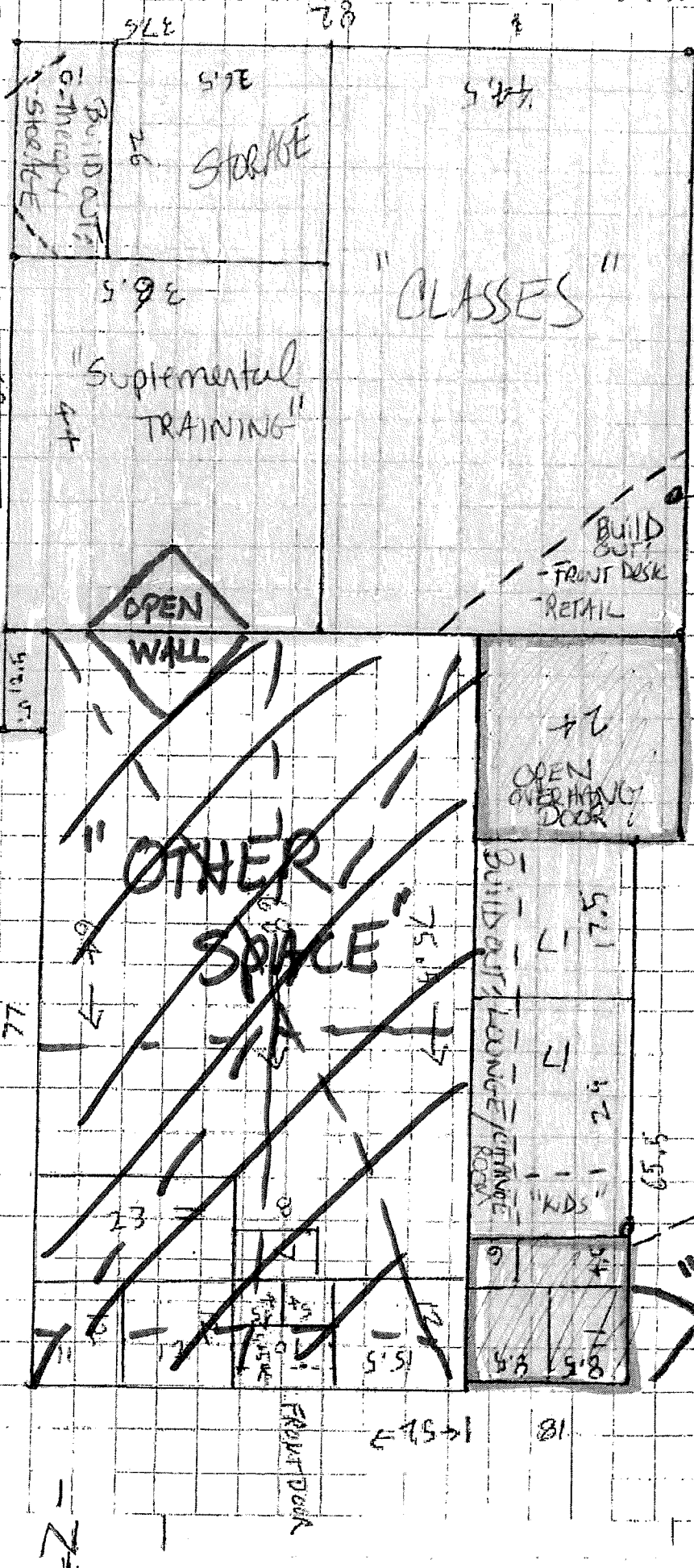
Clearing the parking lot, salting, sidewalks and lawn maintenance will be provided by the landlord of the facility as described in the lease. We will however help maintain the facilities exterior to make sure there is no excess garbage or other debris in the area. We will have a dumpster at the facility as well, which is contracted through Advanced Disposal.



CROSSFIT MAP

CROSSFIT TO FILL OUT

RECEIVED
 JAN 24 2018
 DEPT. OF CITY DEVELOPMENT
 CITY OF RACINE



Exclusive
 = 6,523 sqft.

= Known 942 sqft. Common Areas

= CrossFit Build Outs

= AREA FOR PARKING AND OUTDOOR FITNESS

CrossFit Main Entrance For Customers

COMMON AREA OVER HANG DOOR

AREA FOR DESIGNATED PARKING AND OUTDOOR FITNESS

CrossFit to have Additional Entrance For Customers

"COMMON" BATHROOM W/SHOWER

BATHROOM

~~OTHER SPACE~~

~~4,000 OTHER SPACE~~

FRONT DOOR

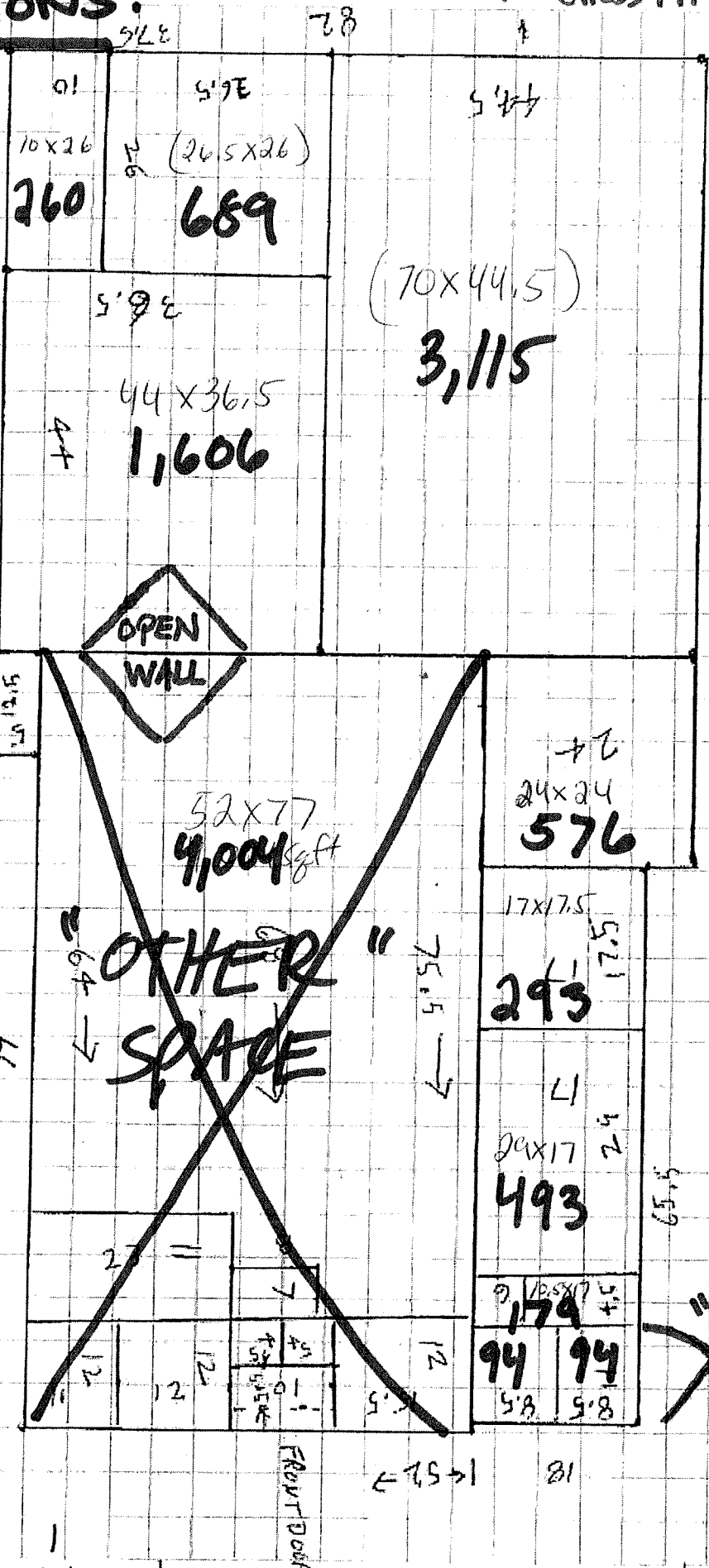
BUILD OUT LOUNGE/ENTRANCE ROOM

"KIDS"

DIMENSIONS:

* CROSS FIT TO FILL OUT *

RECEIVED
 JAN 24 2018
 DEPT. OF CITY DEVELOPMENT
 CITY OF RACINE



CROSSFIT EXCLUSIVE
 SPACE DIMENSIONS:
 $689 + 260 + 1,606$
 $+ 3,115 + 298 + 63$
 $+ 493 = 6,523$

Common Area
 Dimensions
 $576 + 179 + 94$
 $+ 94 = 942$

TOTAL = 7,465

"OTHER SPACE"
 $\approx 4,004$ Sqft.

"COMMON"
 BATHROOM
 W/SHOWER

* TOTAL BUILDG = $7,465 + 4,004 = 11,469$