



## Application for Conditional Use Review

Applicant Name: DaJerrian Smith

Address: 7324 92Ave City: Kenosha

State: WI Zip: 53142

Telephone: \_\_\_\_\_ Cell Phone: 262-902-1161

Email: DJ.Grindseason@gmail.com

Agent Name: Steven Robert Sharpe

Address: 5110 S. Loomis Road City: Waterford

State: wi. Zip: 53185

Telephone: \_\_\_\_\_ Cell Phone: 414-807-4000

Email: ssharpel82@gmail.com

Property Address (Es): 2917 Durand Ave, Racine WI 53403

Current Zoning: B-2

Current/Most Recent Property Use: Community Shopping

Proposed Use: Gym/Fitness Center





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



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 checked="" 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): *Dana Smith* Date: 12-17-20

Applicant Signature (acknowledgement): \_\_\_\_\_ Date: \_\_\_\_\_

Tenant's obligation to provide such financial information shall be conditioned upon Landlord and Landlord's mortgagee executing Tenant's standard confidentiality agreement with regards to the disclosure of Tenant's financial information.

14. The consent or approval by the Landlord to or of any act by the Tenant requiring the Landlord's consent or approval shall not be deemed to render unnecessary the Landlord's consent or approval to or of any subsequent similar act by the Tenant. No breach of a covenant or condition of this Lease shall be deemed to have been waived by the Landlord unless such waiver is in writing and is signed by the Landlord.
15. If the Tenant is more than one natural person, the individuals collectively referred to herein as the Tenant shall be jointly and severally liable with respect to the obligation to pay Rent and all of the other obligations, covenants and agreements of the Tenant set forth in this Lease.
16. If the Tenant is a Corporation, Limited Liability Company, or other business entity, the Tenant represents and warrants that the execution and delivery of this Lease has been duly authorized by the board of directors and/or members of the Tenant, and that the officers or members of the Tenant who are executing and attesting to this Lease have full power, authority and right to do so, and the execution of this Lease by such officers and/or members is sufficient and legally binding on the Tenant without the joinder or approval of any other party.
17. The term "Business Day" as used herein shall specifically exclude Sundays and Federal holidays. All other references to "day" or "days" shall be construed as calendar days.
18. Landlord hereby notifies Tenant that Landlord shall not store any property left on the Leased Premises by the Tenant after the termination or expiration of the Lease. With the exception of prescription medication and prescription medical devices, which landlord shall store in accordance with the requirements of the Wisconsin Statutes, all other property of the Tenant left on the Leased Premises after termination or expiration of the Lease shall be considered abandoned property and Landlord may dispose of such abandoned property in any manner that the Landlord sees fit, without further notice and without further obligation to account to the Tenant for such abandoned property.
19. Except as expressly otherwise provided, all of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the heirs, personal representative, successors in interest and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Lease as of the date first written above.

Landlord:

  
2901 Durand Avenue, LLC  
By: Bachan Singh, Member

Tenant:

 4/3/21  
GRINDSEASON, LLC  
By: Dajorian Smith, Member



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;

My Fitness center will not endanger the public health, safety, morals, comfort, or general welfare. Grind Season will follow all guidelines to keep the place clean and safe.

- (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;

Grind Season fitness center only wants to bring value to the neighborhood. This location has been vacant for a while now and I believe that my fitness center will bring life to 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;

NO

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

yes.

- (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;

yes.

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

- (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.

yes.



Here is a written description:

Grind Season Sports & Fitness Center is a Training facility in Racine Wisconsin. Our mission is to have a lasting impact in our clients lives by sharing our knowledge and love for health and fitness. It is understood that we have the chance to change someone's life forever. So we pride ourselves on customer service and results. We will deliver the best possible fitness and nutrition solutions and provide a fun and safe atmosphere for all our members.

As soon as you walk in you'll be greeted by a member on the team. Members will check in and potential members will be seated in the lobby. The next available program director will introduce themselves and then take you on tour around the facility.

Hours of operation will be from 4AM to 10Pm on weekdays and on weekends will be by appointment only.

Our facility gets cleaned once a day but we always have someone there just in case of an emergency.

The facility will include an aerobic room, field turf, basketball court, cardio room and weight room.

The program director will also tell you about the programs that are offered: Memberships, Personal Training, group classes, and Sports performance.

Following the tour, you will be taken to our desk and presented the membership options.

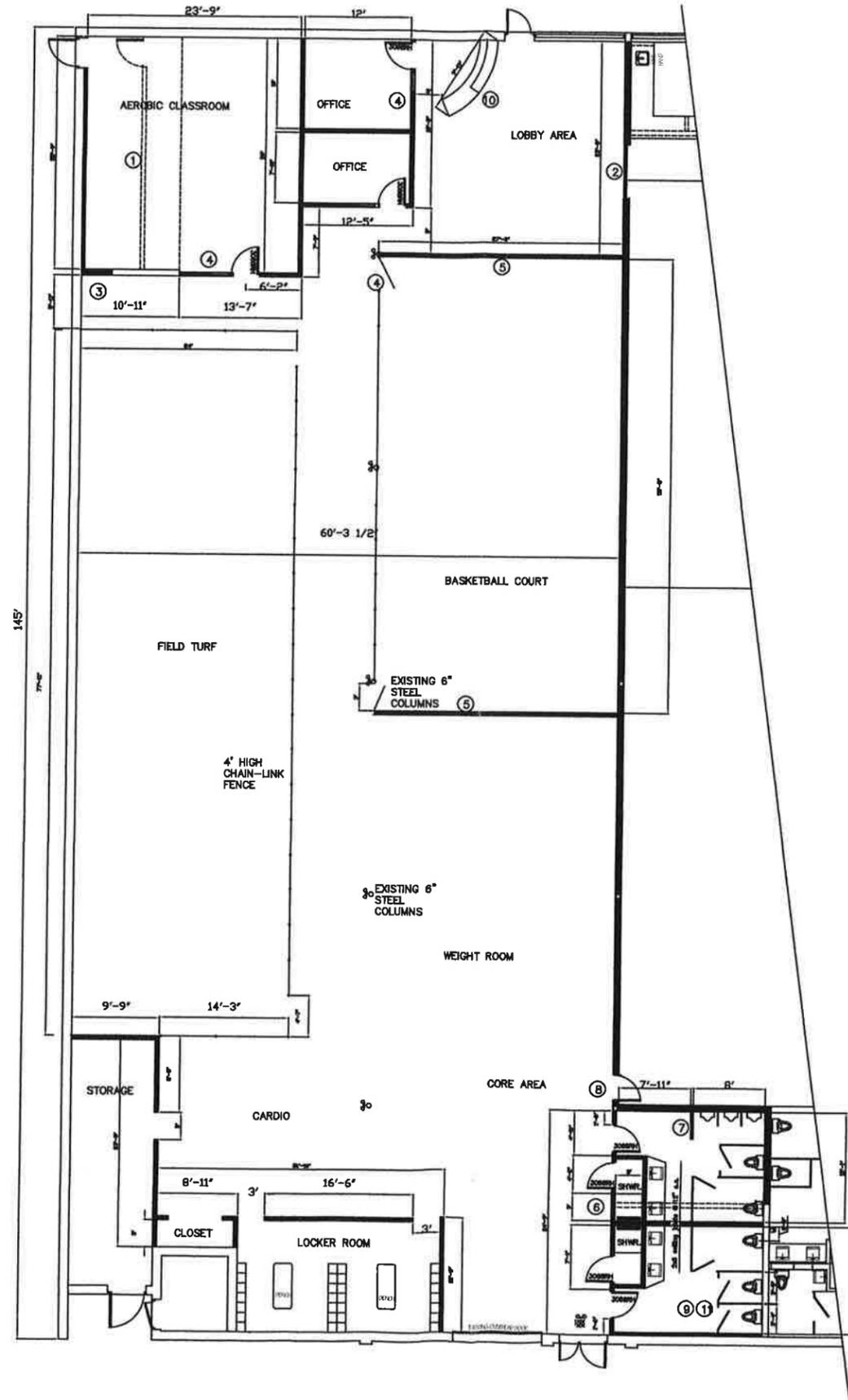
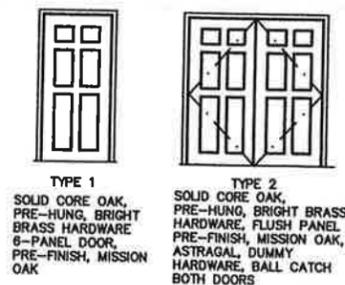
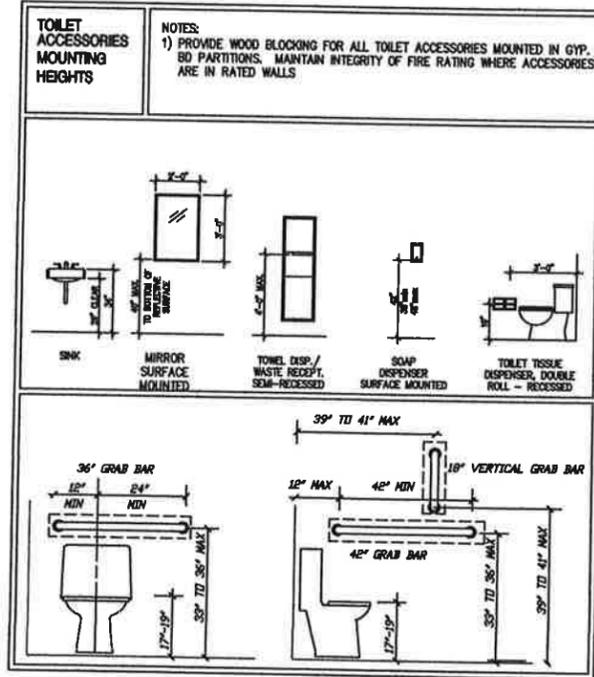
I will have independent contractors but the program directors and the front desk will be employed. So independent contractors and about 4 employees.

# Grind Season Gym

2917 Durand Avenue, Racine, Wisconsin

## Scope of Work

- ① Remove existing wall and upper display floor framing
- ② Fire doors to be closed at all times and sign posted "no access"
- ③ Remove Door and Frame. Infill with studs and drywall
- ④ Provide 24" x 60" tempered glass vision panels. Three thus
- ⑤ Provide a full height wall with 1/2" drywall both sides. Provide 1/2" laminated FRP board centered to backboard 8' wide for wall protection.
- ⑥ Provide two (2) shower stalls with ceramic tile floors and walls up to 72" above floor level. Slope floors 1/2" towards trench drain. Provide privacy curtains.
- ⑦ Provide 60" high privacy wall. Ceramic tile all sides and top.
- ⑧ Door to remain for utility sink access.
- ⑨ Toilet partitions to be powder coated metal finish. Typical
- ⑩ Site built reception counter with epoxy countertops. Discuss color with owner.
- ⑪ Provide mezzanine storage area above toilet rooms with 3/4" plywood deck. Provide access door. Water heater located here with sump drain.



**CODE DATA**

**APPLICABLE CODES**  
INTERNATIONAL EXISTING BUILDING CODE 2015 (IEBC)  
2015 IBC, 2015 IECC, 2015 IFD, ICC/ANSIA117.1-2003

**SITE CRITERIA**  
ZONING DESIGNATION: Local Business

**BUILDING INFORMATION**  
ONE STORY, MASONRY VENEER STEEL BAR JOISTS, BUILT-UP ROOFING  
SLAB ON GRADE  
EXISTING TENANT SPACE 8,700 SQ. FT. separated by 2hr. Rated Fire Barrier  
ALTERATION AREA = 8,700 SQ. FT.

**Chapter 3 - Occupancy Classifications -**  
303.4 Occupancy Group "B" SERVICE

**Chapter 5 - General Building Heights and Areas/Mezzanine Requirements**  
Table 506 Group B; Construction Type II B  
2 stories and 23,000 S.F. allowed

**Chapter 6 - Types of Construction**  
602.2 Type II B - Non-Sprinklered  
Table 601 - Type IIB - 0 hour rating for Structural frame, Flooring Construction and Roof Construction. 0 hour rating required for Exterior Bearing Walls.  
Table 602 - Group B - Exterior walls and fire separation distance: 210' = 0hr. Construction All other exterior walls 0 hr. rated

**Chapter 9 - Fire Protection Construction**  
903.2.1.3 Group B Occupancy is not required to be protected by an automatic sprinkler system

**Chapter 10 - Means of Egress**  
Number by Table 1004.1.2, based on 50sf GROSS = 174 persons

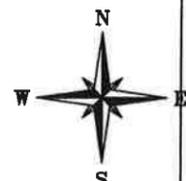
1005.1 Table 1005.1 Group "B" without sprinklers  
0.20 per occupant (174 X .20 = 34.8)  
Provided exit width = 84"

1017.5 Exit access travel distance. Maximum length of exit access travel required by In Occupancy "B" without sprinkler system shall not exceed 200 feet.

**ROOM FINISH SCHEDULE**

ROOM NAME	FLOORS		WALLS		CEILING		CEILING HGT	NOTES	
	CERAMIC TILE	VINYL PLANK	12"X12" V.C.T.	TURF CARPET	PAINTED D.W.	CERAMIC TILE			PAINTED MASONRY
RECEPTION/WAITING								12'-0"	
OFFICE #1								12'-0"	EXTERIOR WALL TO REMAIN AS IS
OFFICE #2								12'-0"	
AEROBIC EXERCISE								12'-0"	EXTERIOR WALL TO REMAIN AS IS
BASKETBALL								OPEN	
FIELD TURF								OPEN	
MEN'S T.R.								9'-0"	WALL TILE TO 6' UP
WOMEN'S T.R.								9'-0"	WALL TILE TO 6' UP
STORAGE								OPEN	
LOCKER ROOM								OPEN	
WEIGHT, CARDIO								OPEN	

FINISH FLOORING NOT SPECIFIED TO BE PROVIDED AND INSTALLED BY OWNER



**KEY TO DRAWING**

- Existing Masonry & Frame Walls To Remain
- New Stud Steel Walls - 1-Hr. Rated
- New Stud Steel Walls - 2-Hr. Rated
- Existing Walls To be removed

STEVEN ROBERT SHARPE & ASSOCIATES  
5110 South Loomis Road  
Waterford, Wisconsin 53185  
Ph. (414) 807-4000 CELL (262) 534-3886 OFFICE

Interior Alteration Plan  
2917 Durand Ave.  
Racine, Wisconsin 53403

Drawn: SRS

Checked: SRS

Date: 10 NOV. '21

Revisions:

Project No. 2111700

Sheet No. A1

Of 1 Sheets