



## Application for Conditional Use Permit

(MINOR AMENDMENT TO CONDITIONAL USE PERMIT)

Applicant Name: Planet Fitness - Black Duck Partners - Contact: Ryan Hansen

Address: 717 Eisenhower Drive City: Kimberly

State: WI Zip: 54136

Telephone: (262) 812-9051

Cell Phone:

Email: ryan.hansen@blackduckpartners.com

Agent Name: Chipman Design Architecture - Contact: Juan Castillo

Address: 1350 East Touhy Avenue City: Des Plaines

State: IL Zip: 60018

Telephone: (847) 298-6900

Cell Phone:

Email: jcastillo@chipman-design.com

Property Address (Es): 5748 Durand Avenue, Racine WI 53406

Current Zoning: B-3

Current/Most Recent Property Use: A3 - Commercial Gym

Proposed Use: A3 - Commercial Gym





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 establishment is an existing gym within the existing Regency Mall. The use and operation of the space is existing and will not change. The existing gym is being remodeled.

- (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 establishment is an existing gym within the existing Regency Mall. The use and operation of the space is existing and will not change. The existing gym is being remodeled.

- (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 establishment is an existing gym within the existing Regency Mall and would not impede the normal and orderly development of the surrounding property. The use and operation of the space is existing and will not change. The existing gym is being remodeled.

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

The establishment is an existing gym within the existing Regency Mall with existing utilities, access roads, drainage and facilities are being update. The use and operation of the space is existing and will not change. The existing gym is being remodeled.

- (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 establishment is an existing gym within the existing Regency Mall with no changes being done to affect traffic or 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 establishment is an existing gym within the existing Regency Mall, no change to the existing use of the space.

- (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.

The establishment is an existing gym within the existing Regency Mall, no change to existing use of the space.





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: 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: 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 <i>All existing to remain as is.</i>	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table <i>ALL EXIST TO REMAIN - NO CHANGES</i> 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 type="checkbox"/> <i>N/A</i>	
5. Landscape Plan <i>ALL EXIST TO REMAIN - NO CHANGES</i> 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"/> <i>N/A</i>	





## DEPARTMENT OF CITY DEVELOPMENT



Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan <ul style="list-style-type: none"> <li>a. Location of light fixtures</li> <li>b. A cut sheet of light fixtures with indication of cut-offs or shielding</li> <li>c. Illumination diagram indicating intensity of lighting on the property.</li> </ul>	<input checked="" type="checkbox"/>	
7. Floor Plan <ul style="list-style-type: none"> <li>a. Preliminary floor plan layout of all buildings/structures</li> <li>b. Labels for the type of use of the area</li> <li>c. Labels for square footage of the area</li> </ul>	<input checked="" type="checkbox"/>	
8. Engineering Plan <b>ALL EXIST TO REMAIN - NO CHANGES</b> <ul style="list-style-type: none"> <li>a. Stormwater Plan (Drainage pattern, flow, detention)</li> <li>b. Existing and proposed roadway and access configurations</li> <li>c. Cross access</li> </ul>	<input type="checkbox"/> n/a	
9. Signage Plan <b>DEFERRED SUBMITTAL</b> <ul style="list-style-type: none"> <li>a. dimensioned color elevations of signage</li> <li>b. A diagram showing the location of the proposed signage</li> </ul>	<input type="checkbox"/> n/a	
10. Building/site elevations (if new building or exterior changes planned) <ul style="list-style-type: none"> <li>a. Building elevations showing all four sides of the buildings in color</li> <li>b. Elevation of trash enclosure area</li> </ul>	<input checked="" type="checkbox"/>	
11. Building Material Samples (if making exterior changes)	<input checked="" 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):

*Agmt*

*Approved for plans attached.*

Date: *5/27/2022*

Applicant Signature (acknowledgement):

*[Signature]*

Date: **06/06/22**



(262) 636-9151



[CityDevelopment@cityofracine.org](mailto:CityDevelopment@cityofracine.org)



730 Washington Avenue, Room 102  
Racine, Wisconsin 53403



[www.buildupracine.org](http://www.buildupracine.org)





ARCHITECT:  
**SHIPMAN DESIGN  
ARCHITECTURE, INC**  
100 EAST TOUHY AVE, 1ST FLOOR EAST  
S PLAINES, IL 60018  
[847-298-6900]

MECHANICAL, ELECTRICAL, & PLUMBING  
ENGINEER:  
**JOHN PENN ENGINEERING**  
1111 SOLANA BOULEVARD  
BUILDING 1, SUITE 1420  
DALLAS, TEXAS 76262  
[817-410-2858]

STRUCTURAL  
ENGINEER:  
**COMAS / O'DONNELL  
NACCARATO**  
7 EAST 116TH STREET, #200  
RUEL, IN 46032  
[317-580-0402]

CHITECT STATEMENT:  
 I HEREBY CERTIFY THAT THESE PLANS  
 HAVE BEEN PREPARED IN MY OFFICE AND  
 UNDER MY SUPERVISION AND THAT TO  
 THE BEST OF MY KNOWLEDGE, THE SAME  
 COMPLY WITH ALL LAWS, RULES,  
 REGULATIONS AND ORDINANCES OF  
 THE CITY OF MILWAUKEE, WISCONSIN,  
 RELATING TO STRUCTURES  
 AND BUILDINGS.

DATE: 09/20/2022 ISSUED: PERMIT/CLIENT REVIEW

3 INFORMATION:  
**CITY OF RACINE**  
WASHINGTON AVENUE  
RACINE, WI 53403  
[262-636-9464]


BLACK DUCK  
PARTNERS

**SUBJECT:**  
**PLANET FITNESS**  
RACINE (REGENCY MALL)  
5748 DURAND AVE  
RACINE, WI 53406

**DRAWING TITLE:**

**MALL CORRIDOR &  
EXTERIOR ELEVATIONS**

AL & SIGNATURE

  
NOTARY PUBLIC  
Daniel L. Teserico, Jr.  
12751-5  
Des Plaines  
IL

Signature: 05/02/2022  
Expiration Date: 07/31/2022

Date:	04/29/2022
NA ID:	21-1361.00
Drawn by:	EP
Checked by:	JC/BW
Fig. No.	

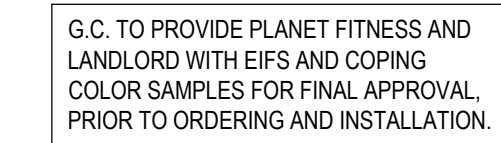
## A-300



SCALE: 1/4"=1'-0"

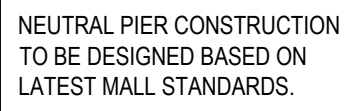


SCALE: 3/16"=1'-0"



### FRONT EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



MATCH EXISTING  
MALL CORRIDOR  
STANDARDS

SCALE: 3/8"=1'-0"

## NEUTRAL PIER DETAIL

SCALE: 3/8"=1'-0"

- |    |  |
|----|--|
| 1  | LINE OF EXTENT OF TENANT SPACE OF WORK.  |
| 2  | EXISTING STOREFRONT TO REMAIN. G.C. TO FIELD VERIFY CONDITION OF EXISTING STOREFRONT. CLEAN AND REPAIR AS REQUIRED TO BRING TO LIKE NEW CONDITION. RECAULK AND RESEAL EXISTING STOREFRONT IF REQUIRED.   |
| 3  | EXISTING EXTERIOR STOREFRONT DOOR TO REMAIN. G.C. TO FIELD VERIFY CONDITION OF EXISTING DOOR AND DOOR HARDWARE. REPAIR DOOR/DOOR HARDWARE AS REQUIRED TO LIKE NEW CONDITION.   |
| 4  | EXISTING SPLIT-FACE CMU AND BRICK SOLDIER COURSE TO REMAIN. POWERWASH EXISTING CMU AND BRICK AS REQUIRED. TO BRING TO LIKE NEW CONDITION.  |
| 5  | NEW EXTERIOR PIER CAST STONE BASE CONSTRUCTION.  |
| 6  | NOT USED.  |
| 7  | NEW EIFS PARAPET WALL AND PIER CONSTRUCTION. PAINT TO MATCH EXISTING 'TAN' EXTERIOR PAINT COLOR TO MATCH EIFS ON ADJACENT TENANTS AND MALL STANDARDS.  |
| 8  | NEW SIGNAGE BY OTHERS UNDER SEPARATE PERMIT. SIZE AND SIGNAGE TYPE PER SIGN MANUFACTURER, AND LOCAL CODE. SIGNAGE SHOWN IS FOR REFERENCE PURPOSES ONLY. SIGNAGE MANUFACTURER TO PROVIDE SHOP DRAWINGS AND PERMITS AS REQUIRED. SEE ELECTRICAL DRAWINGS FOR SIGNAGE POWER REQUIREMENTS. |
| 9  | NEW INTERIOR MALL DEMISING WALL AND NEUTRAL PIER CONSTRUCTION. G.C. TO COORDINATE WITH MALL/LANDLORD AND PIER WALL TO MATCH MALL STANDARDS.  |
| 10 | EXISTING INTERIOR MALL DEMISING WALL AND WALL FINISH TO REMAIN. CLEAN AND REPAIR AS REQUIRED TO BRING TO LIKE NEW CONDITION.   |
| 11 | EXISTING ILLUMINATED SIGNAGE TO REMAIN.  |
| 12 | 3/4" x "Y" EIFS GROOVE EQUALLY SPACED. TYPICAL.  |
| 13 | PAC-CLAD METAL COPING. COLOR TO BE BURNISHED SLATE, OR EQUAL.  |

## PLAN KEY NOTES

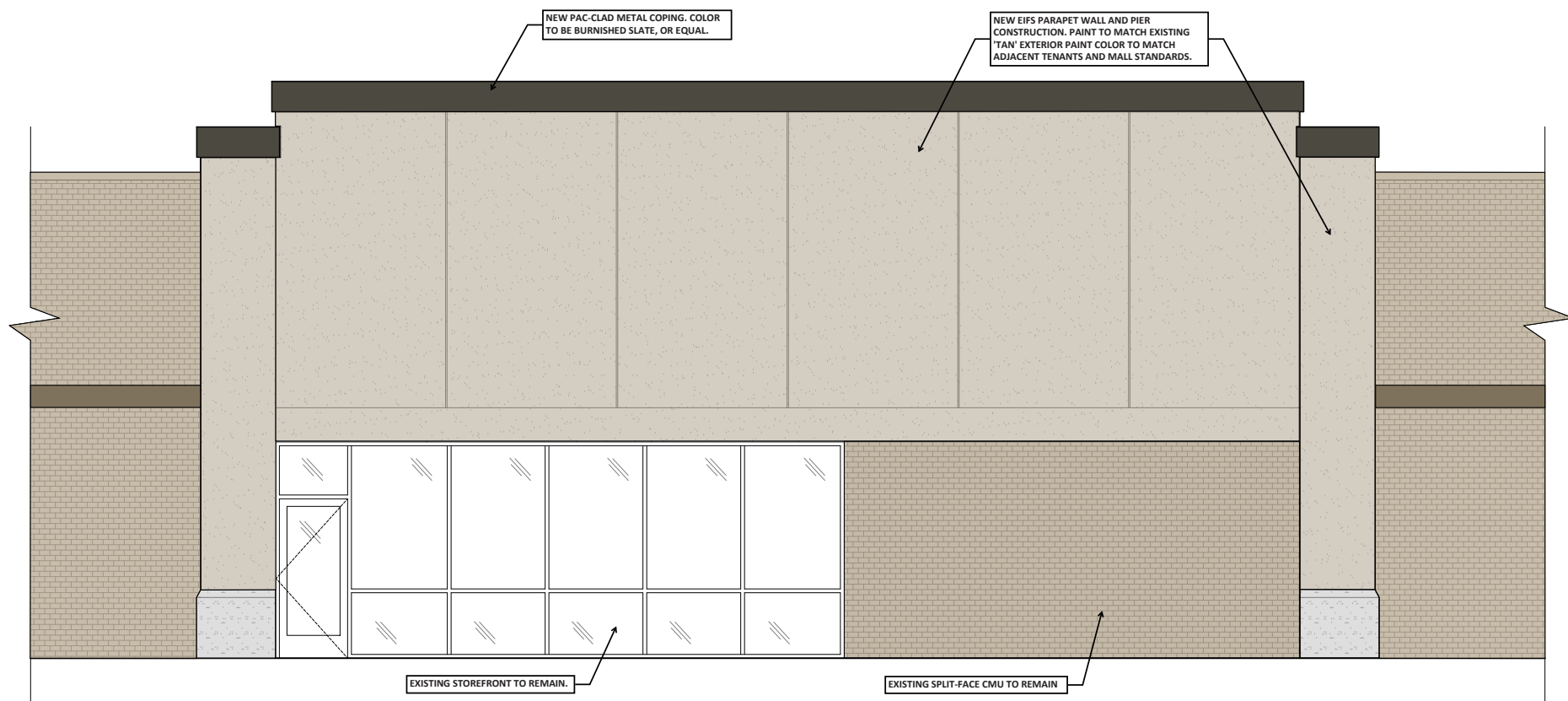
SCALE: NONE



**planet fitness**

SOLITON  
AN  
EVENING  
PARKING  
LOT





NEW PAC-CLAD METAL COPING. COLOR  
TO BE BURNISHED SLATE, OR EQUAL.

NEW EIFS PARAPET WALL AND PIER  
CONSTRUCTION. PAINT TO MATCH EXISTING  
'TAN' EXTERIOR PAINT COLOR TO MATCH  
ADJACENT TENANTS AND MALL STANDARDS.

EXISTING STOREFRONT TO REMAIN.

EXISTING SPLIT-FACE CMU TO REMAIN