

REZONING APPLICATION

PH ITEM #4

Racine County, Wisconsin

Owner: C+C Technologies Corp
Address: 411 Pine Grove Circle
Williams Bay WI 53191
C/O Katherine Bills, Esq.
Telephone #: (414) 298-8435
Fax #: (414) 298-8097
E-mail: KBills@ReinhartLaw.com
Date petition filed: June 22, 2021

Applicant/agent: Shared Imaging LLC
Address: 801 Phoenix Lake Ave
Streamwood IL 60107
Telephone #: (224) 355-8308
Fax #: (630) 483-3986
E-mail: SCountry@SharedImaging.com
Hearing date: July 19 2021

TO THE RACINE COUNTY BOARD OF SUPERVISORS:

Please take notice that the undersigned hereby petitions the Economic Development & Land Use Planning Committee to consider a request to REZONE the land described in the attachment

FROM M-2, General Industrial DISTRICT
TO M-3, Heavy Industrial DISTRICT
Town of DOVER # of Acres 2.32 1/4 Section NE Section 36 T 3 N R 20 E
Parcel # 006 032 036 031 024
Location/site address 4720 Radius Bend

Attached are

- Survey or plot plan, prepared by a Wisconsin registered land surveyor, that identifies property ownership with dimensions (12 copies: 10 of the 12 copies should be individually folded to approximately 8.5" x 11")
Legal description of land to be rezoned, prepared by a Wisconsin registered land surveyor
Names & addresses of land owners within 300 feet of the boundary of the area requested to be rezoned (include across the street, highway, &/or Interstate)
Hearing & publication fees as set by the adopted fee schedule, payable to Racine County Planning (Fees are non-refundable. Re-publication/amendment fees will be charged where applicable.)
Report of existing & future land usage / Proposed development plan
Letter of Agent Status

Signature

The completed petition with all required attachments must be submitted to: Racine County Development Services, 14200 Washington Avenue, Sturtevant, WI 53177; phone: 262-886-8440; fax: 262-886-8480; hours: 8:00 a.m. to 12:00 noon & 12:30 p.m. to 4:30 p.m., Monday through Friday. This is the minimal required information that must be submitted to have a rezoning application processed. Additional information might be requested if the Department, the Committee, &/or the Town feel that such additional information is necessary to adequately evaluate the application.

credit card/cash/check #: 95696 amount received: \$ 1075 total (\$600 Rezone, \$475 CU)

The Economic Development & Land Use Planning Committee public hearings are generally held the 3rd Monday of each month. They start at 6:00 p.m. & are held in the Ives Grove Office Complex Auditorium, 14200 Washington Avenue (just west of the Sheriff's Patrol Station on Highway 20). Parking is available in the visitor parking lot on the north side of the building.

STAFF USE ONLY:

Recommend:

- () approval
() denial

ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

Recommend:

- () approval
() denial

JUN 22 2021

RACINE COUNTY

Rodney W. Carter
Partner

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Milwaukee, WI 53202-5502

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Rodney.Carter@huschblackwell.com

June 22, 2021

Mr. Tom Hincz, Chair
Racine County Economic Development &
Land Use Planning Committee
730 Wisconsin Avenue
Racine, WI 53403

Re: Applications for Rezoning, Zoning Permit & Conditional Use/Site Plan Review
Property Address: 4720 Radius Road, Town of Dover
Property Owner: C&C Technologies Corp.
Applicant: Shared Imaging LLC

Dear Chairman Hincz & Members of the Economic Development and Land Use Planning Committee:

Please construe this letter as Shared Imaging LLC's request for rezoning, issuance of a zoning permit and a conditional use/site plan approval for the property owned by C&C Technologies Corp. and located at 4720 Radius Road in the Town of Dover (the "Property"). C&C Technologies Corp. joins in Shared Imaging's request for approval of this request.

Shared Imaging owns hundreds of diagnostic imaging systems from most leading manufacturers including: GE, Siemens, Philips and Canon Medical Systems. It is one of the largest providers of in-house and mobile medical diagnostic imaging services, with customers in 42 states. As a result of growth and customer demand, Shared Imaging wishes to expand its operations to include a warehouse operation at the Property.

Minimal modifications will be required for Shared Imaging proposed operations at the Property. The existing building and configuration of the Property, coupled with the overall building integrity and ongoing upkeep of the building, attracted Shared Imaging to this location. As indicated in the proposed areal drawing, Shared Imaging proposes to install an additional paved area at the front of the building, as well as installing a chain link fence surrounding the paved area.

HUSCH BLACKWELL

Mr. Tom Hincz, Chair
Racine County Economic Development & Land Use Planning Committee
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The proposed plan of operation for Shared Imaging's proposed warehouse operations at the Property is attached. Service and repair activities would be located inside the building. Hours of operation will mainly fall between 6 am to 6 pm. Activities at the site would be in harmony with the other uses along the Haag Drive / Radius Road corridor.

Based upon discussions with the County, Shared Imaging is requesting a rezoning of the property from M-2 General Industrial to M-3 Heavy Industrial. The rationale for the zoning change is predicated on the need to store and service mobile medical diagnostic imaging equipment (MRI, CT and PET/CT) plus store minimal amounts of sealed radioactive sources needed for equipment calibration, which is associated with Shared Imaging's business operations intended at the site. Shared Imaging has an exemplary record of complying with all laws relating to all phases of its operations, including compliance with environmental laws.

In addition to the enclosed operational summary, we are providing the requisite applications which support the rezoning, conditional use and zoning permit requests, along with the requisite application fees.

A representative of Shared Imaging will be at the upcoming Committee meeting to provide further details on the project and answer any questions the Committee may have. In addition, we encourage County Staff to contact us with any questions as it reviews the applications.

Thank you.

Respectfully and sincerely,

HUSCH BLACKWELL LLP



Rodney W. Carter

RWC/wp
Enclosures

Attachment A



Conditional Use Description:

Shared Imaging, LLC

An Illinois limited liability corporation

Shared Imaging is one of the largest providers of in-house and mobile medical diagnostic imaging services (full-time and part-time), operating over 200 pieces of equipment worth, with customers in 42 states. Modalities include CT, MRI, PET/CT, ultrasound, breast imaging and digital radiography, manufactured by the major imaging equipment suppliers. Shared Imaging develops long-term relationships with customers spanning the range from individual hospitals and clinics to sophisticated healthcare systems. They assume full responsibility for a customer's imaging technology solution, providing equipment financing, staffing, transportation, maintenance and service. Their flexible model for ownership provides seamless technology upgrades and replacements as needed by the customer.

The company has grown strategically under the patient ownership of the founder and Lubar & Co., supported by a talented professional management team with extensive industry experience.

Shared Imaging – Warehouse operations

Here at Shared Imaging, we have a central warehouse operation to keep our fleet running at high quality. The Shared Imaging warehouse team consist of a Sr. Manager of Trailer Maintenance & Warehouse Operations –

Samantha DeSilva, a Warehouse Lead – Huber Suyuc, and 4 Service Coordinators.

Hours of operation: Need ability to function 24 hours, 7 days per week due to uncertainty of schedules but most work and business is done 6 am to 6 pm.

Listed below is detailed information on what work is preformed at the Shared Imaging Warehouse by our Service Coordinators.

- Service, repair, and refurb mobile medical imaging trailers
 - o Update all interior cosmetics
 - o Replace flooring
 - o Install cabinets and countertops
 - o Minor interior painting/patching
 - o Clinical cleaning of medical equipment, interior of trailer, and underbelly of trailer
 - o Install energy efficient lighting – Interior and exterior of trailer
 - o Preform all required preventative maintenance for HVAC, generator, hydraulics, etc.
 - o Repair minor exterior body damage
 - o Minor welding, generator, HVAC/Chiller, and hydraulic repairs
- Parts and supply ordering
- Safety assessments and training
- Storage of mobile medical imaging trailers
 - o Outside and inside building
- Storage of medical imaging coils and equipment
 - o including Xray equipment
 - o radioactive sealed source materials for PETCT calibration

Paving +
Security Fence
to be Added



RECEIVED

JUN 22 2021

RACINE COUNTY

N 87°61'20"E 224.51'

21.00'

25.00'

100.00'

97.70'

12.00'

TOP OF BERN VARIES IN HEIGHT, 2 TO 3 FEET

PARCEL NO. 2

TOP OF BERN VARIES IN HEIGHT, 2 TO 3 FEET

TOP OF BERN VARIES IN HEIGHT, 2 TO 3 FEET

HAAG DRIVE

S 01°38'06"E 112.80'

175.00'

175.00'

PROPOSED WAREHOUSE AREA

PROPOSED 40 LF RETAINING WALL

PROPOSED LOADING DOCK AREA

72.52'

Arc 154.92°
Rod 60.00'

Arc 13.14°
Rod 15.00'

Arc 828.47°
Rod 828.47'

IRF 77

IRF 77

PROPOSED 68 LF RETAINING WALL

PROPOSED MANUFACTURING SHIPPING & OFFICE AREA

125.00'

125.00'

100.00'

100.00'

PUBLIC DRAINAGE EASEMENT

92.10'

30.00'

24.00'

12.00'

N 09°22'08"W 185.21'

PUBLIC DRAINAGE EASEMENT

N 01°38'05"W 414.00'

PUBLIC DRAINAGE EASEMENT

S 87°61'20"W 290.51'

SOUTH LINE C

RECEIVED

JUN 22 2021

RACINE COUNTY