

PH ITEM #5

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: C+C Technologies Corp

Applicant/Agent: Shared Imaging, LLC

Town: DOVER

Zoning district(s): Sam Country - CPO M-3

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

Utilize an existing industrial building for the warehousing of mobile medical diagnostic imaging equipment and vehicles for a business known as "Shared Image"

AT (site address): 4720 RADIUS BEND

Subdivision: See Attached Legal Lot(s): 2 csm 2702 Block: -

Parcel # 006 032036031024 Section(s) 36 T 3 N R 20 E

If served by municipal sewer, check here: Sanitary permit #: 4758.59

Attached are:

- zoning permit application
12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11") letter of agent status
hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
3 SETS: landscaping/lighting plan (Existing)
12 SETS: report/cover letter & operations plan abutting property owners' names & mailing addresses other

print name: Shared Imaging, LLC e-mail address: SCountry@SharedImaging.com

address: 801 Phoenix Lake Ave telephone #: 630 855 9202

Streamwood IL 60107

signed: [Signature]

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- N/A The property is all / partially located in the shoreland area.
N/A The project is all / partially located in the shoreland area.
N/A The property is all / partially located in the floodplain.
N/A The project is all / partially located in the floodplain.
N/A The property is all / partially located in the wetland.
N/A The project is all / partially located in the wetland.

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Article VI Division 29 M-3, Heavy Industrial District

Shoreland contract: yes no X

Public hearing date: July 19, 2021

Site plan review meeting date: N/A

Submittal received by:

Date petition filed: June 22, 2021

cash of check # 95696

amount received: \$1075 (\$600 Perone / \$475 CU)

APPLICATION FOR ZONING PERMIT
RACINE COUNTY, WISCONSIN (Rev. 11/20)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER C+C Technologies Corp
 Mailing Address 411 Pine Grove Circle
Williams Bay WI 53191
 City State Zip
 Phone (H) (414) 298-8435 (W) _____

APPLICANT Shared Imaging LLC
 Mailing Address 801 Phoenix Lake Ave
Streamwood IL 60107
 City State Zip
 Phone (H) (630) 855-9207 (W) 224-355-8308

Parcel Id. # 006 032036031024 Site Address 4720 RADISS BEAD

Municipality DOVER Section(s) 36 Town 3 North, Range 20 East

Lot 2 Block - Subdivision Name _____ CSM # Z702

Proposed Construction/Use Warehousing of mobile medical diagnostic imaging equipment and vehicles for a business known as "Shared Imaging"

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (- x -) (- x -) (- x -)
Addition	<input type="checkbox"/>	Accessory	Area (sq ft) (-) (-) (-)
Alteration	<input type="checkbox"/>	Deck	# of Units/Stories <u>1 / 1</u> Building Ht.-Avg. (ft.) _____
Conversion	<input type="checkbox"/>	Sign	Peak Ht. (ft.) _____ 100-Yr. Floodplain Elev. _____
Temporary	<input type="checkbox"/>	Other <u>Occupancy</u>	Eave Ht. (ft.) _____ Flood Protection Elev. _____

Contractor Selection in Progress Est. Value w/Labor \$ TBD ZONING DISTRICT M-3

Existing Nonconforming?	N/A	* Yes	No <input checked="" type="checkbox"/>	Yard Setbacks	Proposed	OK?
*Structure's Fair Mkt Value \$	_____	Cumulative %	_____	Street-1 st	_____	_____
*>50% of Fair Market Value?	N/A <input checked="" type="checkbox"/>	Yes	No _____	Street-2 nd	_____	_____
Structure in Shoreland? (per map)	_____	Yes	No <input checked="" type="checkbox"/>	Side-1 st	_____	_____
Structure in Floodplain? (per map)	_____	Yes	No <input checked="" type="checkbox"/>	Side-2 nd	_____	_____
Structure in Wetland? (per map)	_____	Yes	No <input checked="" type="checkbox"/>	Rear	_____	_____
Substandard Lot?	_____	Yes	No <input checked="" type="checkbox"/>	Shore	_____	_____
Abutting Lot-Same Owner/Closely Related?	_____	Yes	No <input checked="" type="checkbox"/>	Total Acc. Structures	_____	_____
BOA Variance Needed?	_____	Yes	No <input checked="" type="checkbox"/>	Date of Approval	_____	_____
<u>Conditional Use</u> /Site Plan Needed?	_____	Yes <input checked="" type="checkbox"/>	No _____	Date of Approval	_____	_____
Shoreland Contract Needed?	_____	Yes	No <input checked="" type="checkbox"/>	Date of Approval	_____	_____

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes _____ No (If "Yes," see back)

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA Conditional Use/Site Plan Pd: \$ 475.⁰⁰ _____
 CC Date/Check/Cash # 95696 _____
 Signature of Owner /Applicant _____ Date 6/21/21
 Shoreland Contract Fee Pd: \$ _____
 CC Date/Check/Cash # _____
 Print Name(s) Sam Country - CFO
 Zoning Permit Fee Pd: \$ _____
 CC Date/Check/Cash # _____
 Notes (revisions, extensions, etc.) _____
 Other: _____ Pd: \$ _____

 (Staff Initials) STM

if shoreland erosion review fee is included above Zoning Administrator _____

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

PIN 0060320-36 - 031024

JUN 22 2021

RACINE COUNTY

Rodney W. Carter
Partner

511 N Broadway Suite 1100
Milwaukee, WI 53202-5502
Direct: 414-978-5365
Fax: 414-223-5000
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
June 22, 2021
Page 2

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

N 87°51'20"E 224.51'

25.00'

21.00'

100.00'

PARCEL NO. 2

TOP OF BERN VARIES IN HEIGHT, 2 TO 3 FEET

TOP OF BERN VARIES IN HEIGHT, 2 TO 3 FEET

PROPOSED WAREHOUSE AREA

PROPOSED MANUFACTURING SHIPPING & OFFICE AREA

PROPOSED LOADING DOCK AREA

PROPOSED 40 LF RETAINING WALL

PROPOSED 68 LF RETAINING WALL

PUBLIC UTILITY EASEMENT

S 01°38'06"E 112.80'

HAAG DRIVE

Arc 15.14°
Rdd 15.00'

IRF 826.47

IRF 77

Arc 154.92°
Rdd 60.00'

IRF 825.55

IRF 824.38

IRF 824.98

N 09°22'08"W 185.21'

PUBLIC DRAINAGE EASEMENT

90.00'

24.00'

12.00'

92.10'

PUBLIC DRAINAGE EASEMENT

S 87°51'20"W 290.51'

RECEIVED

JUN 22 2021

RACINE COUNTY

SOUTH LINE C

PUBLIC DRAINAGE EASEMENT

N 01°38'05"W 414.00'

Paving +
Security Fence
to be Added



RECEIVED

JUN 22 2021

RACINE COUNTY

Existing Building Description

Industrial Building for Sale

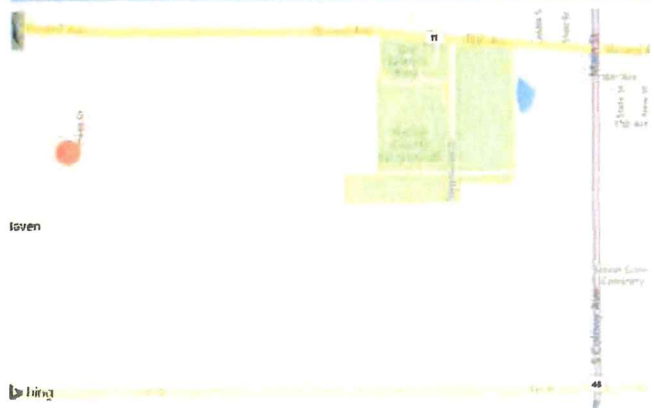


Radius Bend
4720 ~~Haag~~ Drive
Union Grove, WI 53182

SALE PRICE: \$1,750,000

- Building Size: 31,200 SF
 - North Section 10,000 SF (Drive-in)
 - Center Section 11,200 SF (Drive-in/2 Docks
Offices/bathroom)
 - South Section 10,000 SF (Drive-in/2 Docks)
- Lot Size: 1.15 Acres
- Construction: Metal and Masonry
- Loading Docks: 4
- Drive-in Doors: 3 (14')
- Ceiling Height: 20'+
- Sprinkler: None
- HVAC: Heat only
- Electric: 1200 amp, 3 phase, 480/277 V
- Multiple Tenants: Yes - Possible

Contact:
 Samuel M. Dickman, Jr.
Sam-jr@dickmanrealestate.com
 Nick Keys
Nick@dickmanrealestate.com
 Zach Noble
Zach@dickmanrealestate.com
 (414) 271.6100



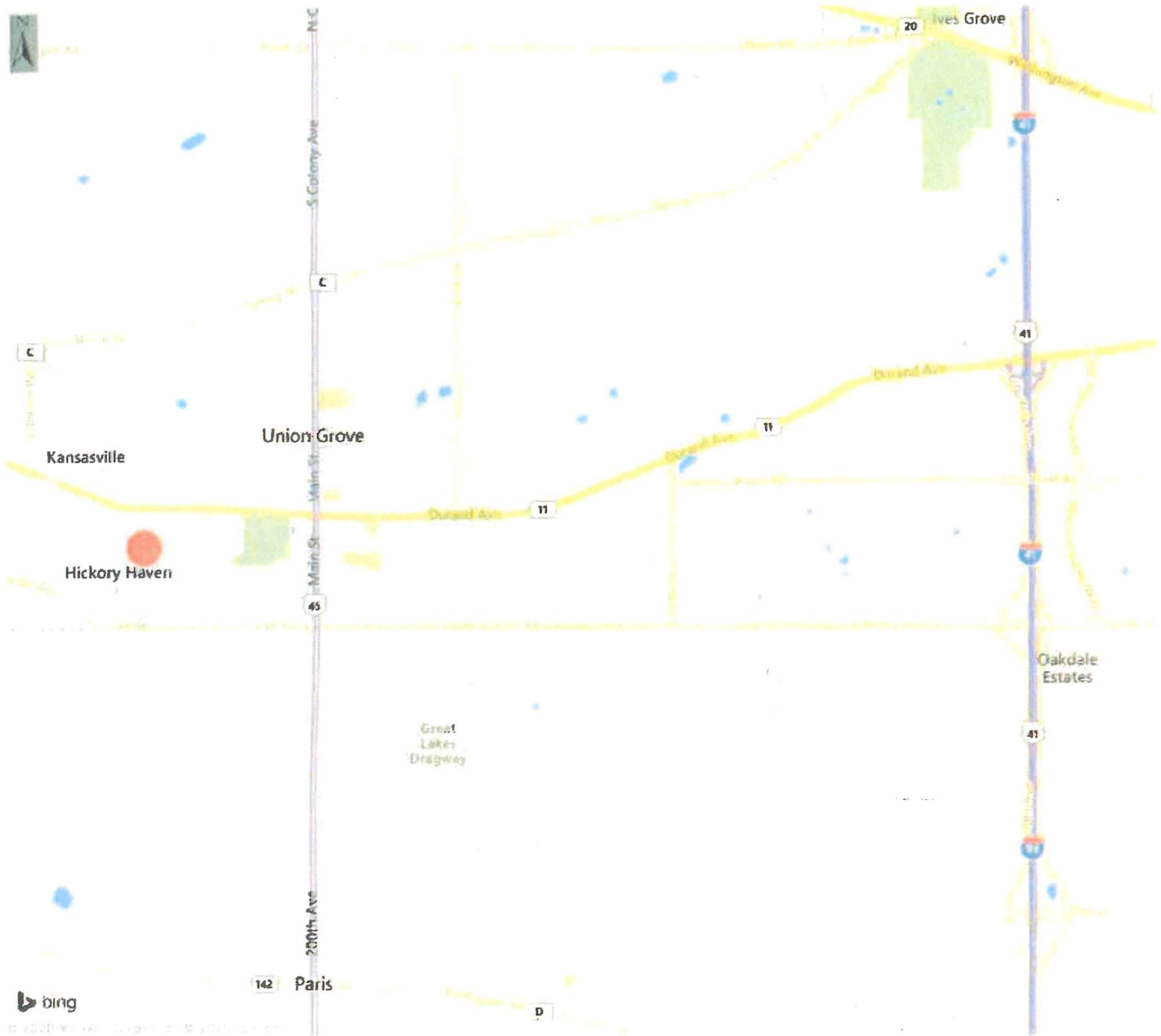
1642



626 E. Wisconsin Avenue | Suite 1200 | Milwaukee, Wisconsin 53202
Phone: (414) 271-6100 | Fax: (414) 271-5125

Information contained herein was provided by Seller, Lessor and/or third parties. While it is believed to be reliable, Broker makes no warranty or representation as to the accuracy thereof.

Industrial Building for Sale



626 E. Wisconsin Avenue | Suite 1200 | Milwaukee, Wisconsin 53202
Phone: (414) 271-6100 | Fax: (414) 271-5125

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Industrial Building for Sale



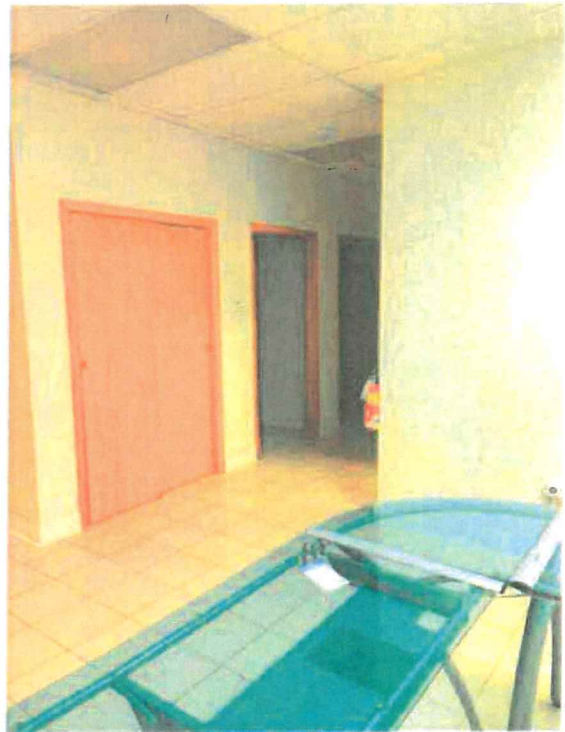
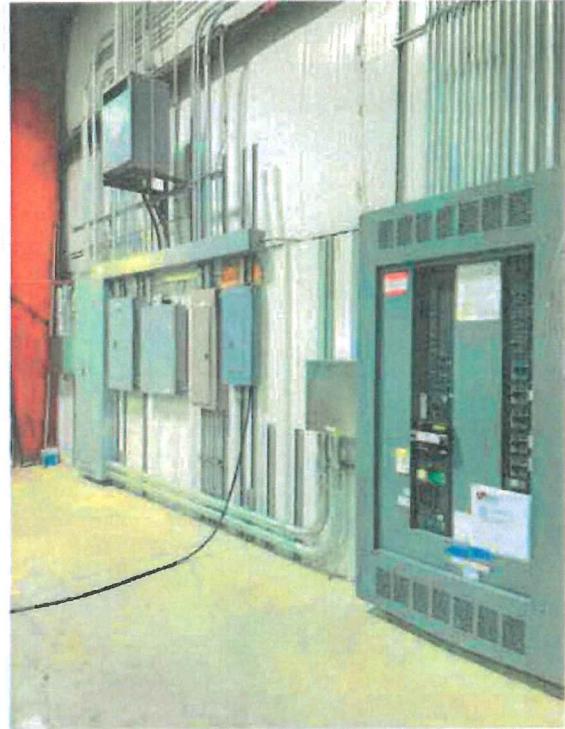
4720 Haag Drive
Union Grove, WI 53182



626 E. Wisconsin Avenue | Suite 1200 | Milwaukee, Wisconsin 53202
Phone: (414) 271-6100 | Fax: (414) 271-5125

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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
 - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____
39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. List Home/Cell Numbers: _____

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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Drafted by Attorney Debra Peterson Conrad