

**CITY OF RACINE**  
**DEPARTMENT OF CITY DEVELOPMENT**  
**STAFF REVIEW COMMENTS AND RECOMMENDATION**

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**AGENDA ITEM NUMBER: 848-17**

**APPLICANT NAME:** James Wasley and Pamela Schermer

**AGENT NAME:** NA

**ADDRESS OF PROPERTY IN QUESTION:** 613 Sixth Street

**CURRENT / MOST RECENT USE:** Remington-May Workshop Gallery

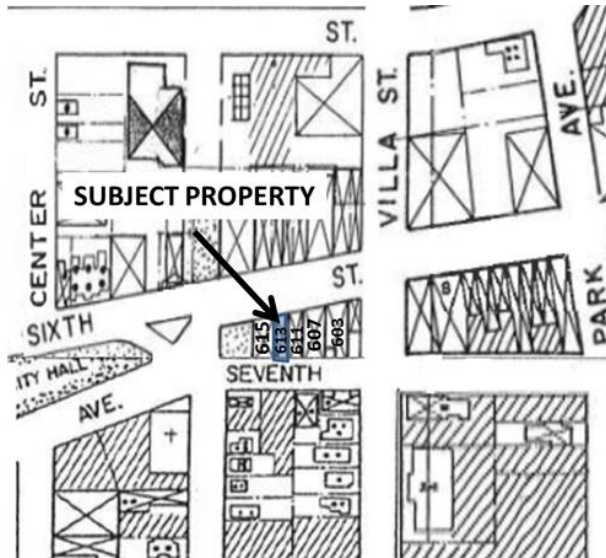
**PROPOSED USE:** Round River Studio Workshop Gallery and Architectural Office

**CURRENT ZONING:** B-4

**PROPOSED ZONING:** NA

**ATTACHMENTS:**

**SUMMARY:** James Wasley and Pamela Schermer are seeking a conditional use permit to allow for a residence and artist workspace on the first floor of the building at 613 Sixth Street. These are both permitted uses for the second floor in the B-4 district, but they desire them to be on the first floor, because of possible mobility issues in the future. In the first phase there would be a single residence on the second floor and some workspace with workspace on the first floor as well. As a second phase they would like to have two living spaces on the second floor they could rent out and have personal living and working space be on the first floor. A part of phase two would be creating a loft on the first floor and in one of the residence on the second floor. They would also like to move the roof deck from the South of the roof to the North of the roof for better views of the lake.



**DENSITY (114-Article V: Article VII, Div. 5&8)**

Existing

**SETBACKS (114-Article V: Article VII, Div. 6)**

Existing

**DRAINAGE (114-739 & Consult Engineering Dept.)**

Existing

**UTILITIES (114-821 & Consult Engineering and S/W Utility)**

Existing

**ARCHITECTURE (114-Secs. 735.3 & 736)**

On the South side off of Seventh Street they are proposing to remove the double doors that lead into the first floor, replace the door that leads to the stairwell, and replace the roof door with a glass door. All other changes for now are repairing and repainting of the outside and if any other work is done to the façade, it would be at a later time.

**PARKING / ACCESS (114- Article XI)**

**NUMBER OF LEGAL, ON-SITE PARKING SPACES: 0**

Does not need to meet parking requirements because of the public parking that exists in Downtown.

**LANDSCAPING (114- Article V: Article VII, Div. 6 & 7)**

Building goes from property line to property line, there is no space for landscaping. Expressed may have window plantings.

**SIGNAGE (114-Article X)**

No signage is proposed at this time.

**EXTERIOR LIGHTING (114-Sec. 742)**

Existing (Public Lights on sidewalk in front and back of the building).

**FIRE/POLICE (Consult Fire, Police, and Building Depts.)**

NA

**OUTSIDE STORAGE (114-Article V & 114-740)**

No outside storage.

## **OPERATIONS**

**HOURS:** By appointment or for special events

**NUMBER OF EMPLOYEES: FULL TIME: 0 PART TIME: 0**

The number of employees is shown as zero, because the owners will be using it as workspace and will not be hiring other employees.

## **CONDITIONAL USE FINDINGS (Sec. 114-154. – Standards.)**

No conditional use shall be recommended by the plan commission unless such commission shall find that:

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.

**Operated per conditions this criterion will be met.**

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.

**Operated per conditions this criterion will be met.**

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.

**Operated per conditions this criterion will be met.**

4. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

**Adequate utilities, access and drainage are existing.**

5. Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.

**Site has no ingress or egress**

6. The proposed conditional use is not contrary to the objectives of the current land use plan for the city.

**The proposed conditional use is not contrary objectives of the current land use plan.**

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.

**Operated per conditions this criterion will be met.**

## **POSIBLE ACTIONS**

**DEFER:**

**APPROVE:** Recommended (SEE NEXT PAGE FOR FULL LIST OF RECOMMENDED CONDITIONS OF APPROVAL)

**DENY:**

**RECEIVE AND FILE:**

**RECOMMENDATION**

THAT THE REQUEST FROM JAMES WASLEY AND PAMELA SCHERMER SEEKING A CONDITIONAL USE PERMIT TO ALLOW FOR A RESIDENCE AND ARTIST WORKSPACE ON THE FIRST FLOOR AT 613 SIXTH STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on August 30, 2017 be approved subject to the conditions contained herein.
- b. That all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c. That the hours of operation shall be by appointment and for special events.
- d. That all signs shall be professionally made and comply with all zoning ordinance requirements, and be approved by the Downtown Area Design Review Commission prior to issuance of a sign permit.
- e. That all codes and ordinances are complied with and required permits acquired.
- f. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common council.
- g. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.