



**CITY OF RACINE**

**APPLICATION FOR CONDITIONAL USE**

Department of City Development  
730 Washington Ave., Rm. 102  
Racine, WI 53403  
Phone: 262-636-9151  
Fax: 262-635-5347

**NOTE:** Incomplete or illegible submittals will not be scheduled for Plan Commission or Common Council Consideration.

PLEASE CLEARLY PRINT ALL INFORMATION REQUESTED BELOW. IF NOT APPLICABLE, INDICATE WITH A "N/A" IN THE BLANK:

APPLICANT NAME: ROBERT OSBORNE & VERA SCEKIC dba SOMINA, LLC  
ADDRESS: STREET 1761 S. MAIN STREET CITY: RACINE STATE: WI ZIP: 53403  
EMAIL ADDRESS: ROBERT.OSBORNE@SBCGLOBAL.NET VERA@SCEKIC.COM  
TELEPHONE: 262-637-2797 CELL PHONE: ~~312-782-1832~~ 773-807-9874 FAX: \_\_\_\_\_

AGENT NAME: RICHARD CHRISTENSEN - ARC ARCHITECTURAL GROUP  
ADDRESS: STREET 540 STATE STREET CITY: RACINE STATE: WI ZIP: 53403  
EMAIL ADDRESS: R-CHRISTENSEN@ARCARCHITECTURALGROUP.COM  
TELEPHONE: 262-637-6100 CELL PHONE: 880-4233 FAX: -6105

ADDRESS OF PROPOSED CONDITIONAL USE: 318 MAIN STREET  
CURRENT / MOST RECENT PROPERTY USE: PREVIOUSLY "ZENA'S" HAIR & NAIL SALON  
PROPOSED USE: RETAIL / MERCHANDISE  
NUMBER OF LEGAL, ON-SITE PARKING SPACES: TWO  
NUMBER OF DWELLING UNITS: ONE  
SQUARE FEET OF BUILDING (PER FLOOR): 1,670  
SQUARE FEET TO BE USED FOR CONDITIONAL USE (PER FLOOR): 1ST FLOOR 286

NUMBER OF EMPLOYEES: FULL-TIME TBD PART-TIME: TBD  
PROPOSED HOURS/DAYS OF OPERATION: TBD  
ITEMS AVAILABLE TO CUSTOMERS BEYOND HOURS OF OPERATION (IE: ATM, VACUUM, FUEL PUMP, ETC.) NONE

PLEASE CHECK THE APPROPRIATE BOX REGARDING YOUR INTEREST IN THE PROPERTY:

OWNER  OPTION TO PURCHASE \_\_\_\_\_ LEASE \_\_\_\_\_ LAND CONTRACT \_\_\_\_\_ OTHER \_\_\_\_\_

**OWNER & APPLICANT AUTHORIZATION**

If you currently are not the owner of the property for which the Conditional Use is requested, the owner/s must also sign this form, or provide a separate written, dated, and signed statement that authorizes the applicant to process the request.

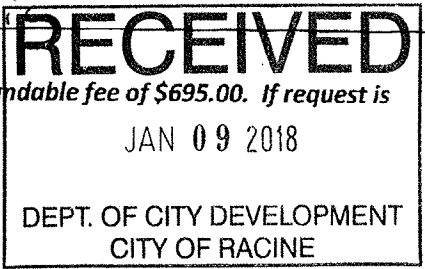
Applicant: Date: 1/8/2018  
Owner's Consent: Date: 1/8/2018

Signature: Robert C. Osborne  
Print Name: Robert C. Osborne  
Signature: Vera Sceki  
Print Name: Vera Sceki

**\*\*Please submit this application and submittal requirements together with a non-refundable fee of \$695.00. If request is submitted with a rezoning request, the combined non-refundable fee is \$1,120.00.**

(Go to Page 2 for **Submittal Requirements**)...

*Payment received  
Yq - KK*





**ARC** Architectural Group LLC

546 State Street  
Racine, Wisconsin 53402

Fax 262. 637. 6105  
Phone 262. 637. 6100

Date: January 04, 2018

To: City of Racine, Department of City Development  
730 Washington Avenue  
Racine, Wisconsin 53403

Attn: Mathew Sadowski, Assistant Director



Project: **318 Main Street** Parcel No. 276000000112000

Re: **CONDITIONAL USE APPLICATION**

Mr. Sadowski,

The property Zoning designation is B4 - Central Business District.

The mixed-use commercial building is being renovated to enhance the single residential apartment on the second floor level and for an improved Retail / Mercantile space on the first floor level. Tenants for both levels have not yet been identified.

This request is to permit a work / sleep space at the rear of the first floor, to permit a potential shop keeper or artist tenant to sleep and refresh. It is not intended as an independent apartment unit.

The parcel fronts on Main Street, has an area of 2,240 SF, occupied by a 20' x 83.5' building footprint (1,670 SF) and a 20' x 28.5' (570 SF) rear parking area abutting the alley. Two on-site parking spaces are provided.

The Main Street Façade will be modified & improved. The DADRC has previously approval the design.

The Main Street façade has a blank sign band 17'-0" wide X 2'-7" high. Signage will be a subsequent separate submittal.

It is anticipated that merchandise or other deliveries would be through the west (rear) door by city-delivery size trucks, plus small UPS type deliveries through the front door, a standard practice on Main Street. Delivery truck traffic is not anticipated to be significant in either frequency or size.

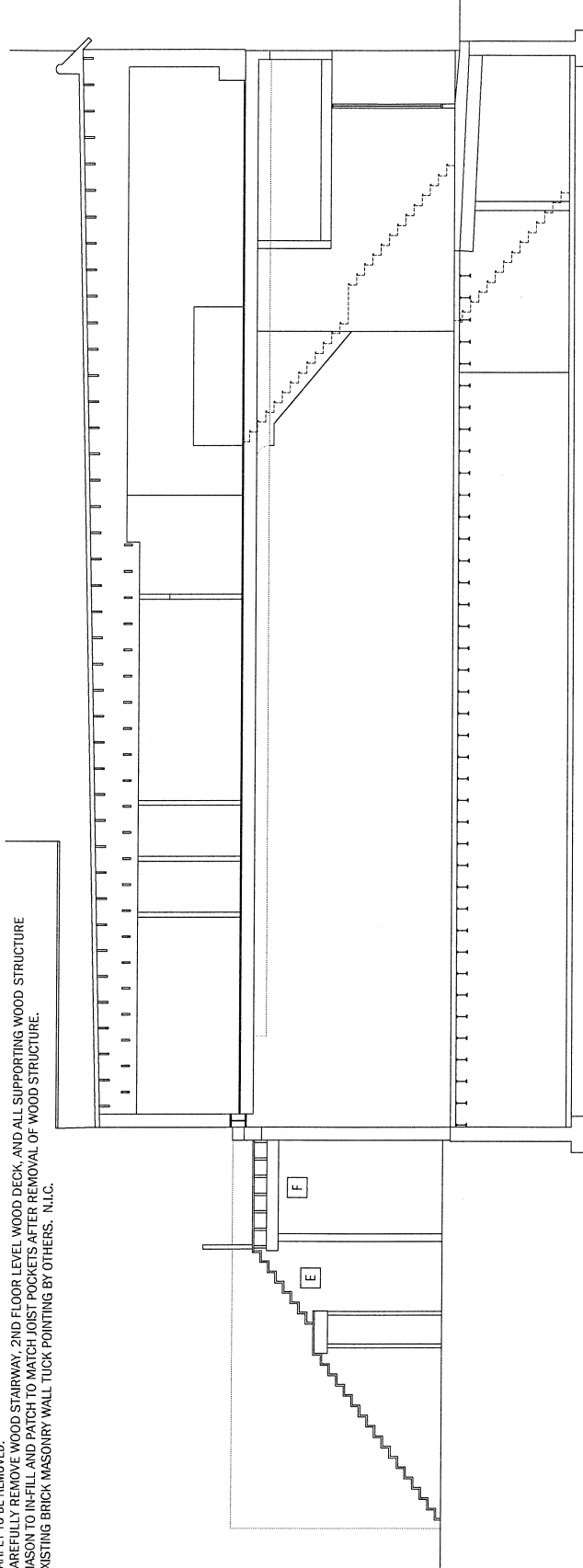
While the owner is ultimately responsible for garbage & litter removal, clearing of snow, and daily up-keep, etc., leasehold agreements with tenants to be secured will also address these items and issues.

Respectfully submitted,

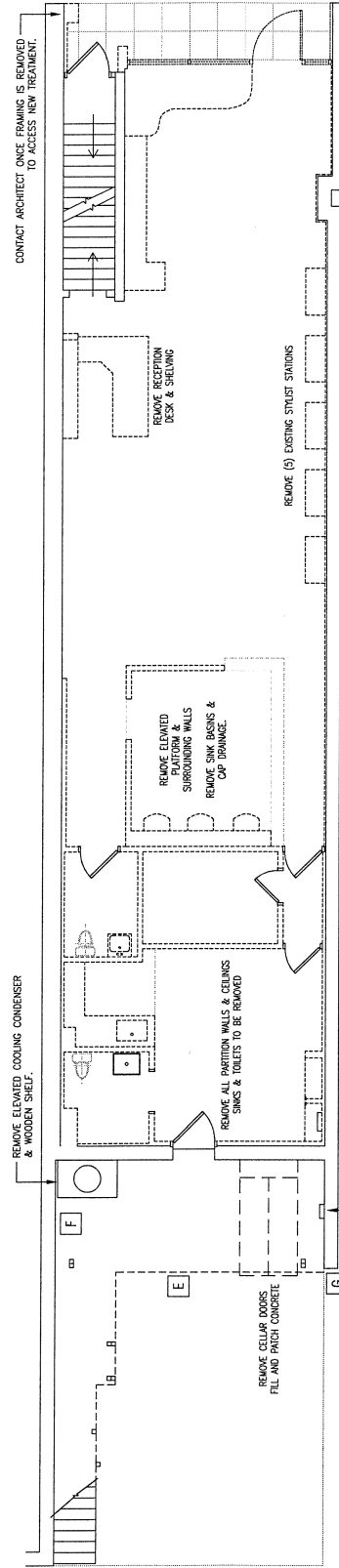
Richard Christensen  
Project Architect

PLAN NOTES:

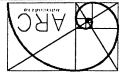
- A. REMOVE ALL FURRING ON EXTERIOR WALLS SO THAT BRICK OR PLASTER IS EXPOSED.
- B. STORE FRONT FRAMING AND TRIM, IS TO BE REMOVED. REMOVE WOOD FACADE TREATMENT SO THAT ORIGINAL ARCH ABOVE IS EXPOSED. CONTACT ARCHITECT ONCE COMPLETE FOR RESTORATION PLAN.
- C. REMOVE DOORS AND FRAMING AT ALL OPENINGS
- D. CARPET TO BE REMOVED.
- E. CAREFULLY REMOVE WOOD STAIRWAY, 2ND FLOOR LEVEL WOOD DECK, AND ALL SUPPORTING WOOD STRUCTURE
- F. MASON TO INFILL AND PATCH TO MATCH JOIST POCKETS AFTER REMOVAL OF WOOD STRUCTURE.
- G. EXISTING BRICK MASONRY WALL TUCK POINTING BY OTHERS. N.I.C.



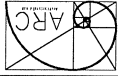
1 Existing Section looking North



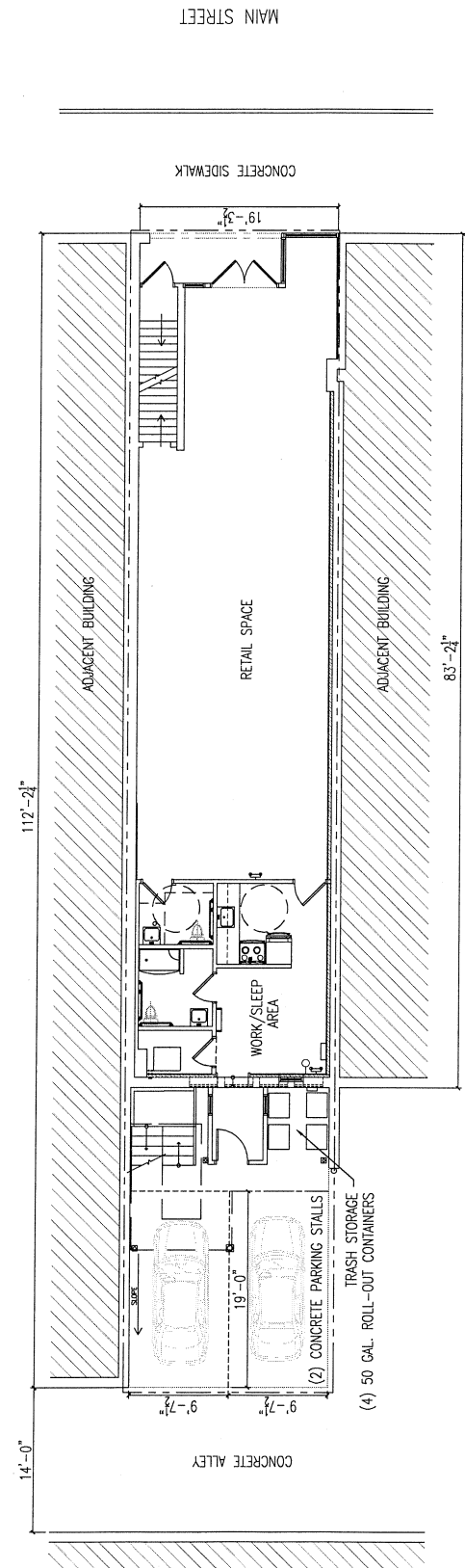
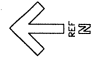
2 Existing/Elevated First Floor Plan



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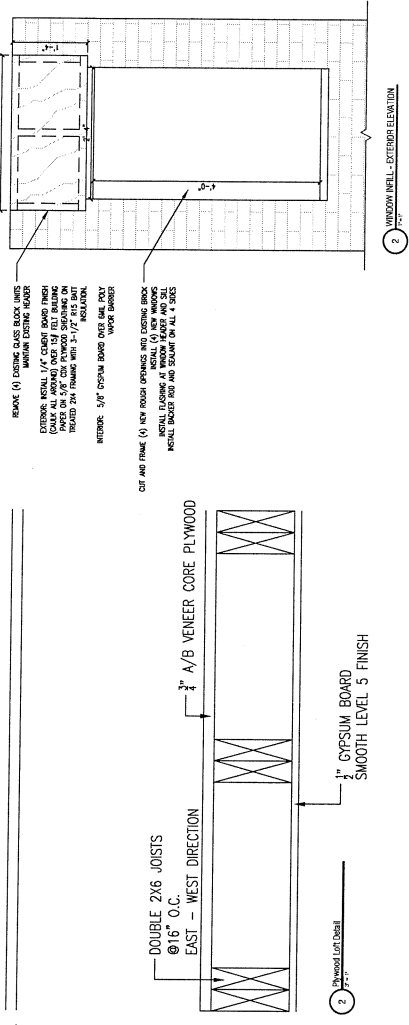


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Proposed Site Plan  
 1/25/2018

Ceiling @ 7' 1-1/2" Above Mezzanine Floor



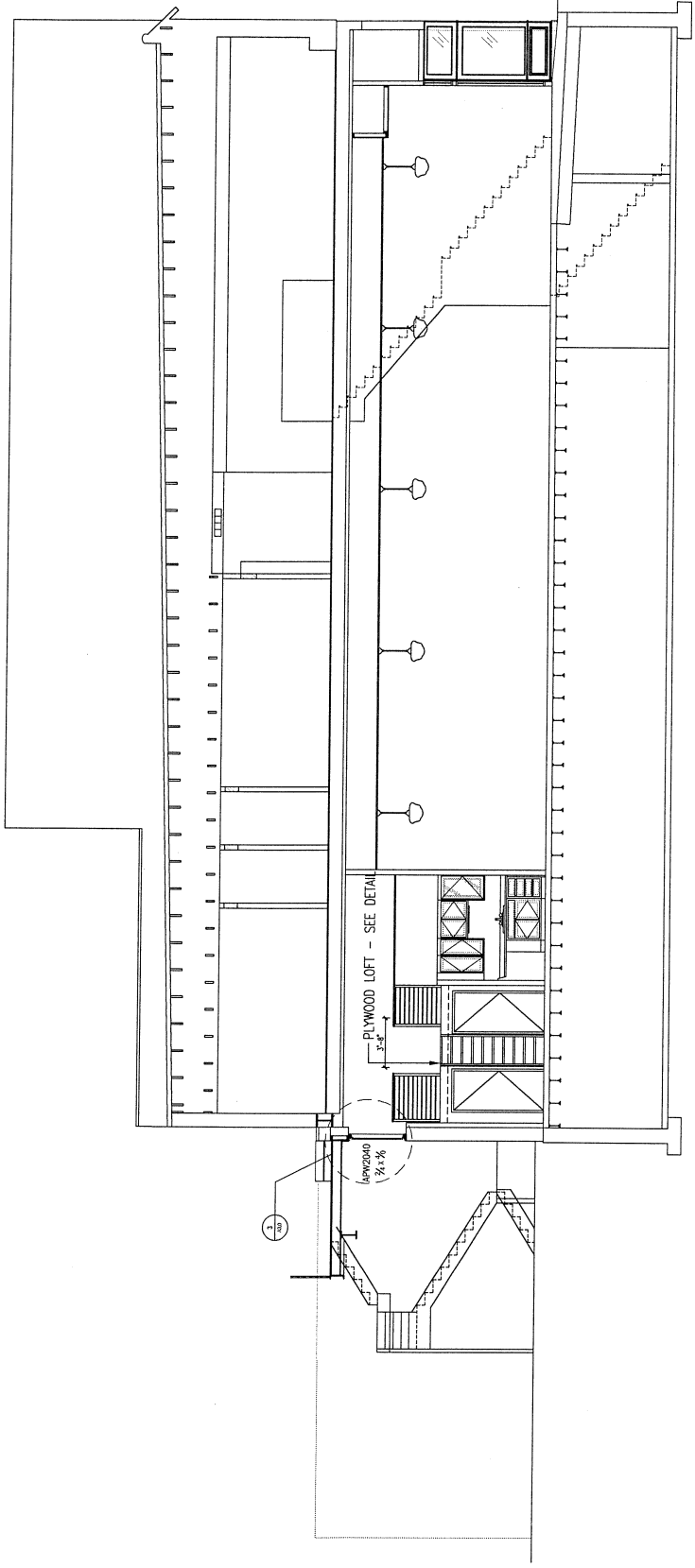
REMOVE (1) EXISTING CLASS BLOCK UNITS MAINTAIN EXISTING HEADER

EXTERIOR: INSTALL 1/4" CRUIST BOARD FINISH OVER EXISTING GYPSUM BOARD. INSTALL 1/2" GYPSUM BOARD OVER CRUIST BOARD. TRIM WITH 3-1/2" x 1/2" AISI 304 STAINLESS STEEL TRIM. INSTALL 1/2" GYPSUM BOARD OVER CRUIST BOARD. MAINTAIN EXISTING WORK FINISH.

CUT AND FRAME (1) NEW ROUND OPENINGS INTO EXISTING BRICK

INSTALL (1) SET WORKING BRICKS TO MATCH EXISTING BRICKS. INSTALL CLASSIC A MAINTAIN EXISTING BRICKS. INSTALL BRICKS AND SOLAR ON ALL 4 SIDES

2 WINDOW WELL - EXTERIOR SECTION



1 New Section



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DRAWING DATE: 1/5/2018

DRAWN BY: ARC

A3.0



### FIRST FLOOR WINDOW SCHEDULE

Window No. Size	Type	Manufacturer	Frame	Notes
1 2'-11" x 5'-0"	A	Andersen	aluminum wrapped pine	
1A 2'-11" x 1'-10"	A	Andersen	aluminum wrapped pine	
1B 5'-0" x 1'-10"	A	Andersen	aluminum wrapped pine	
1C 3'-0" x 2'-0"	A	Andersen	aluminum wrapped pine	
2 4'-4" x 5'-0"	A	Andersen	aluminum wrapped pine	
2A 4'-4" x 1'-10"	A	Andersen	aluminum wrapped pine	
3 5'-2" x 5'-0"	A	Andersen	aluminum wrapped pine	
3A 5'-2" x 1'-10"	A	Andersen	aluminum wrapped pine	
4 2'-4" x 4'-0"	B	Andersen	aluminum wrapped pine	
5 2'-4" x 4'-0"	A	Andersen	aluminum wrapped pine	
6 2'-4" x 4'-0"	A	Andersen	aluminum wrapped pine	
7 2'-4" x 4'-0"	A	Andersen	aluminum wrapped pine	
8 2'-4" x 4'-0"	A	Andersen	aluminum wrapped pine	

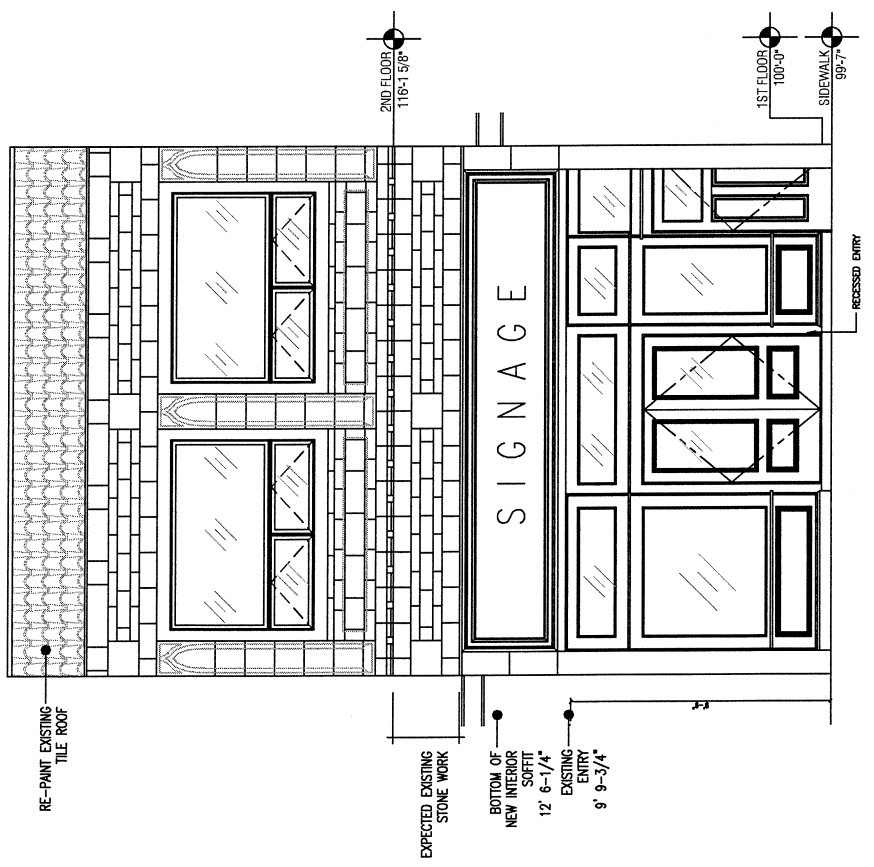
**KEY Window Types**  
 A E Series - Casement  
 B E Series - Double Hung

### SECOND FLOOR WINDOW SCHEDULE

Window No. Size	Type	Manufacturer	Frame	Notes
9 3'-7" x 1'-5"	C	Andersen	aluminum wrapped pine	
10 3'-7" x 1'-5"	C	Andersen	aluminum wrapped pine	
11 7'-2" x 8'-1/2"	A	Andersen	aluminum wrapped pine	
12 3'-7" x 1'-5"	C	Andersen	aluminum wrapped pine	
13 3'-7" x 1'-5"	C	Andersen	aluminum wrapped pine	
14 7'-2" x 8'-1/2"	A	Andersen	aluminum wrapped pine	
15 2'-10" x 5'-0"	B	Andersen	aluminum wrapped pine	
16 4'-0" x 5'-0"	B	Andersen	aluminum wrapped pine	

**KEY Window Types**  
 A E Series - Casement  
 B E Series - Double Hung  
 C E Series - Awning

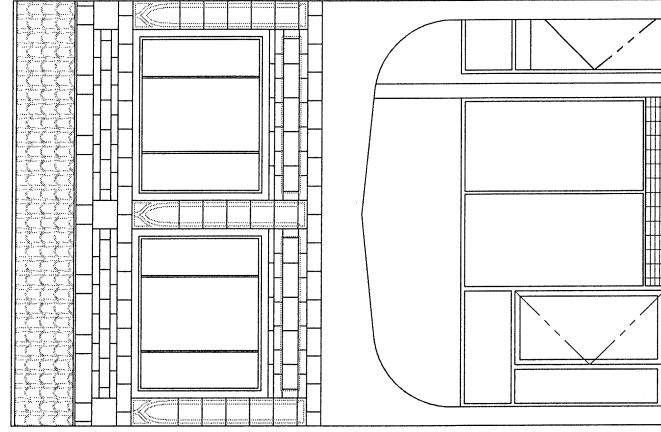
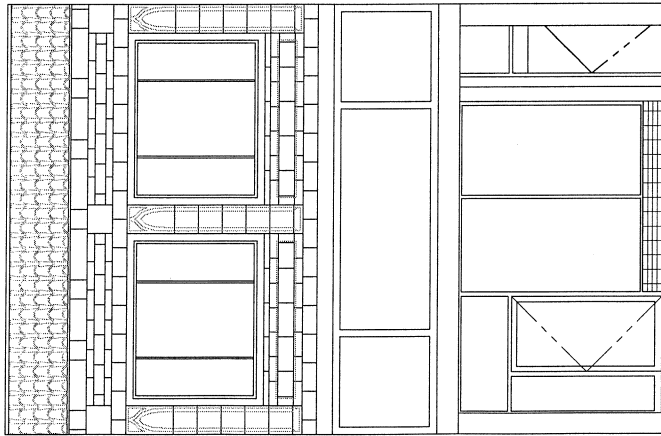
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING ALL WINDOW UNIT SIZES PRIOR TO ORDERING WINDOWS; EITHER BY MEASURING EXISTING OPENINGS, OR BY SITE LAYOUT OF FRAMING FOR NEW OPENINGS.



1 New Stone Front Porch  
 1/8\"/>

PLAN NOTES:

- A. REMOVE ALL FURRING ON EXTERIOR WALLS SO THAT BRICK OR PLASTER IS EXPOSED.
- B. STORE FRONT FRAMING AND TRIM, IS TO BE REMOVED. REMOVE WOOD FACADE TREATMENT SO THAT ORIGINAL ARCH ABOVE IS EXPOSED.
- C. REMOVE DOORS AND FRAMING AT ALL OPENINGS
- D. CARPET FLOORING TO BE REMOVED.



Existing Showing Concealed Arch  
1/4" = 1'-0"

Existing Showing  
1/4" = 1'-0"



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