



## 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: JAMES WASLEY AND PAMELA SCHERMER  
ADDRESS: STREET 613 6th St. CITY: MILWAUKEE STATE: WI ZIP: 53211  
EMAIL ADDRESS: 2946 N. STOWELL jwasley@uwm.edu  
TELEPHONE: (414) 332-5061 CELL PHONE: (414) 306-1242 FAX: —

AGENT NAME: \_\_\_\_\_  
ADDRESS: STREET \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

ADDRESS OF PROPOSED CONDITIONAL USE: 613 6th St.  
CURRENT / MOST RECENT PROPERTY USE: REMMINGTON - MAY WORKSHOP GALLERY  
PROPOSED USE: ROUND RIVER STUDIO WORKSHOP GALLERY + ARCHITECTURAL OFFICE  
NUMBER OF LEGAL, ON-SITE PARKING SPACES: 0  
NUMBER OF DWELLING UNITS: 2  
SQUARE FEET OF BUILDING (PER FLOOR): 1,260 # x 2 FLOORS  
SQUARE FEET TO BE USED FOR CONDITIONAL USE (PER FLOOR): 400 # on FIRST FLOOR  
NUMBER OF EMPLOYEES: FULL-TIME 0 PART-TIME: 0 (HUSBAND + WIFE OWNERS)  
PROPOSED HOURS/DAYS OF OPERATION: BY APPOINTMENT / SPECIAL EVENTS  
ITEMS AVAILABLE TO CUSTOMERS BEYOND HOURS OF OPERATION (IE: ATM, VACUUM, FUEL PUMP, ETC.) NO

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: \_\_\_\_\_

Signature: James H. Wasley

Print Name: JAMES H. WASLEY

Property Owner's Consent: Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

**\*\*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)...

## Conditional Use Request for

Round River Studio LLC  
613 Sixth Street  
Racine, WI 53403

### 1. DESCRIPTION OF PROPOSED BUSINESS

Round River Studio LLC is an art and architecture collaborative formed by Pam Schermer and James Wasley, husband and wife- both tenured faculty at the University of Wisconsin-Milwaukee. Its stated mission is to “celebrate the intersection of culture and nature through art and design.”

Pam is a figurative painter who takes nature as her subject matter and James is an architect, researcher and former department chair with expertise in environmentally progressive architecture and urban design. We intend to use 613 Sixth Street as a live/work space, comprised of a painting studio/ gallery, an architectural office and public critique space and a residence for the two of us. Our purchase of the former Remington-May building, and the opportunity to move our home and studio from Milwaukee to the downtown Racine business district, is an exciting new venture in our lives.

613 Sixth Street is an approximately 2,400 sf. structure, with one large commercial space on the first floor and two apartments on the second.

Initially, we are proposing to utilize the first floor as a painting studio and gallery, with the second floor as our living quarters and office space. On a street with several other art and photography galleries, these uses present no unusual noise or parking issues. We have secured space to park our own vehicles in a vacant lot across the street on Seventh Street.

At the same time, we would like to apply for a conditional use permit that would allow us to live at the rear of the first floor, while generating rental income from the second floor. Pam intends to transition from her position at UWM to a fulltime painting/illustration practice in the near future. Our conditional use request is intended to provide flexibility to accommodate Pam’s future mobility

needs given a chronic health condition that may ultimately limit her access to the second floor, and to allow us to generate supplemental income as we seek to fund the renovation work and establish Round River Studio as an art and architectural practice in Racine. In other words, we are proposing to treat the first floor as a true live/work artist's space and gallery.

## 2. TRUCK TRAFFIC ETC.

Round River Studio does not involve truck delivery other than UPS, Amazon and similar package deliveries.

## 3. SITE MAINTENANCE

613 Sixth is a zero-lot line building on both Sixth and Seventh Streets. We will be responsible for snow removal on the City sidewalk and will pay into a fund for collective maintenance if such exists.

## 4. FUTURE EXPANSION

No outward expansion of the site is possible.

We are proposing to renovate the building incrementally over a two year period, both in order to better understand our needs as we better understand the building, and to stretch our budget by doing much of the work ourselves. James has already employed a crew of architecture students from UWM to spend the summer learning about building demolition and renovation.

Phase 1: The initial renovation work involves demolishing much of the second floor's internal non-load bearing partitions, upgrading the level of insulation in the roof, walls and windows throughout, upgrading the electrical system, painting on both floors, and adding a new floor, an ADA compliant public restroom, a shower, workbench and a sink on the first floor. The main entry on Sixth Street will have an internal vestibule added, and the entry from Seventh Street into the





Rooftop Looking North



South Elevation- 614 Seventh Street



North Elevation- 613 Sixth Street





Sixth Street opposite 613 Sixth



Rooftop view east down Sixth Street  
towards the Lake

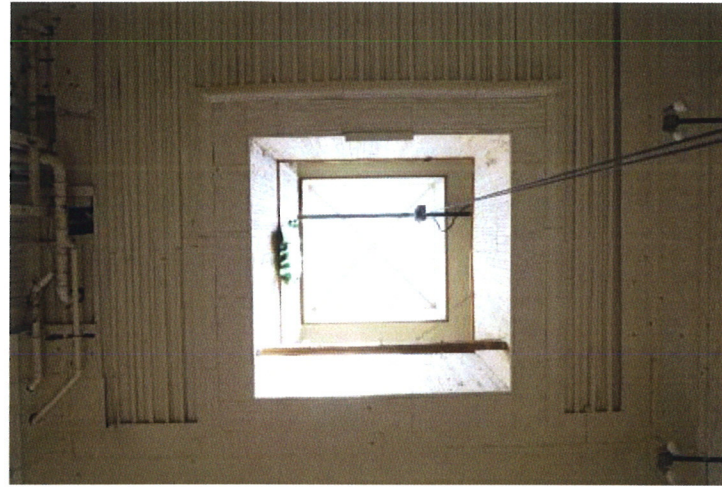


Seventh Street opposite 614 Seveth



Looking West towards City Hall





Skylight shaft and second floor common area



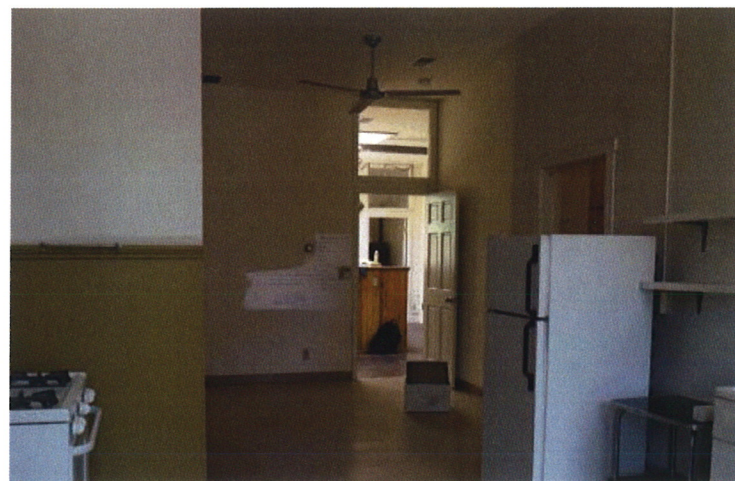
First floor looking north towards 6th



Unit 1 on north

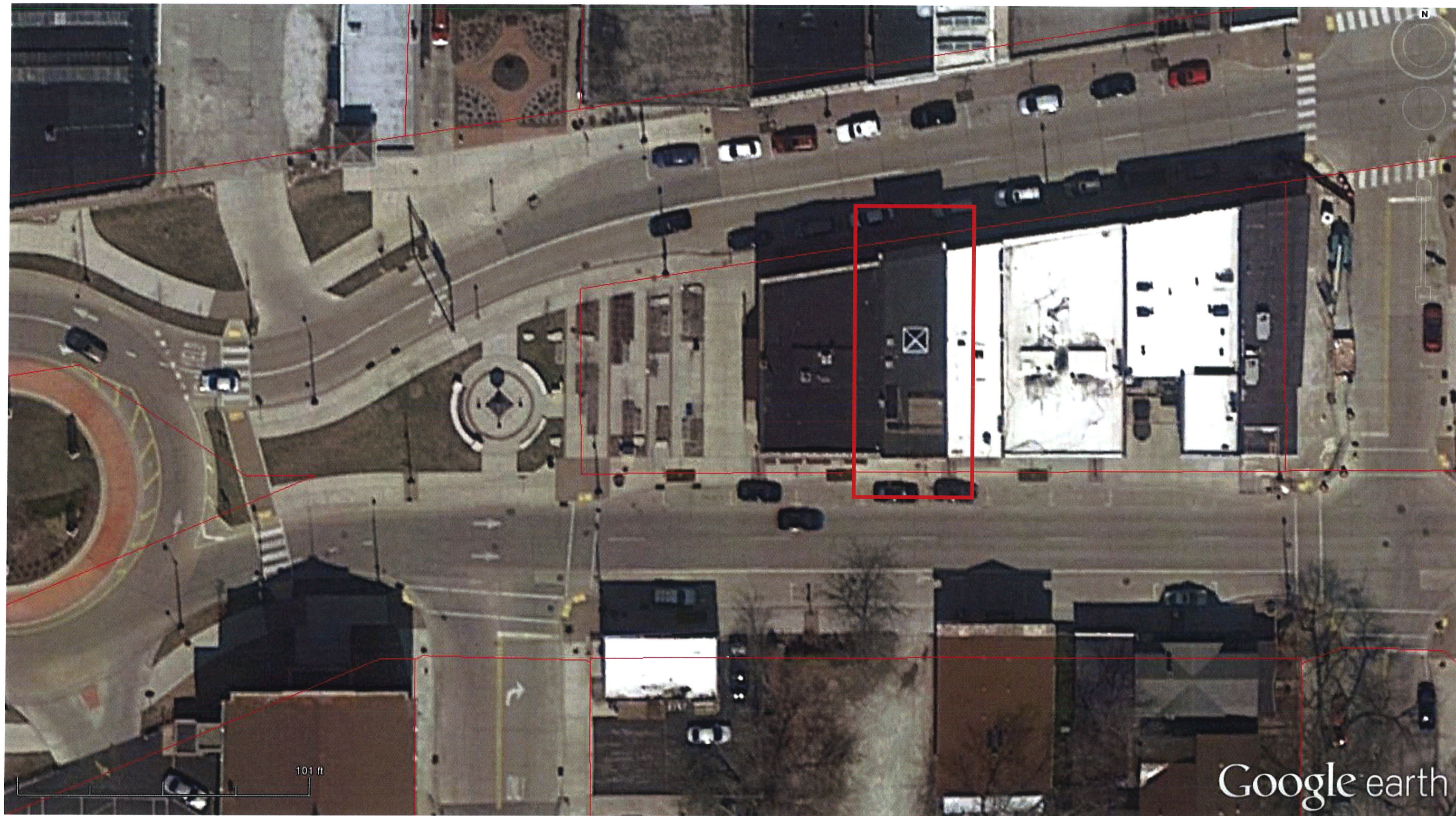


First floor looking south towards 7th



Unit 2 on south





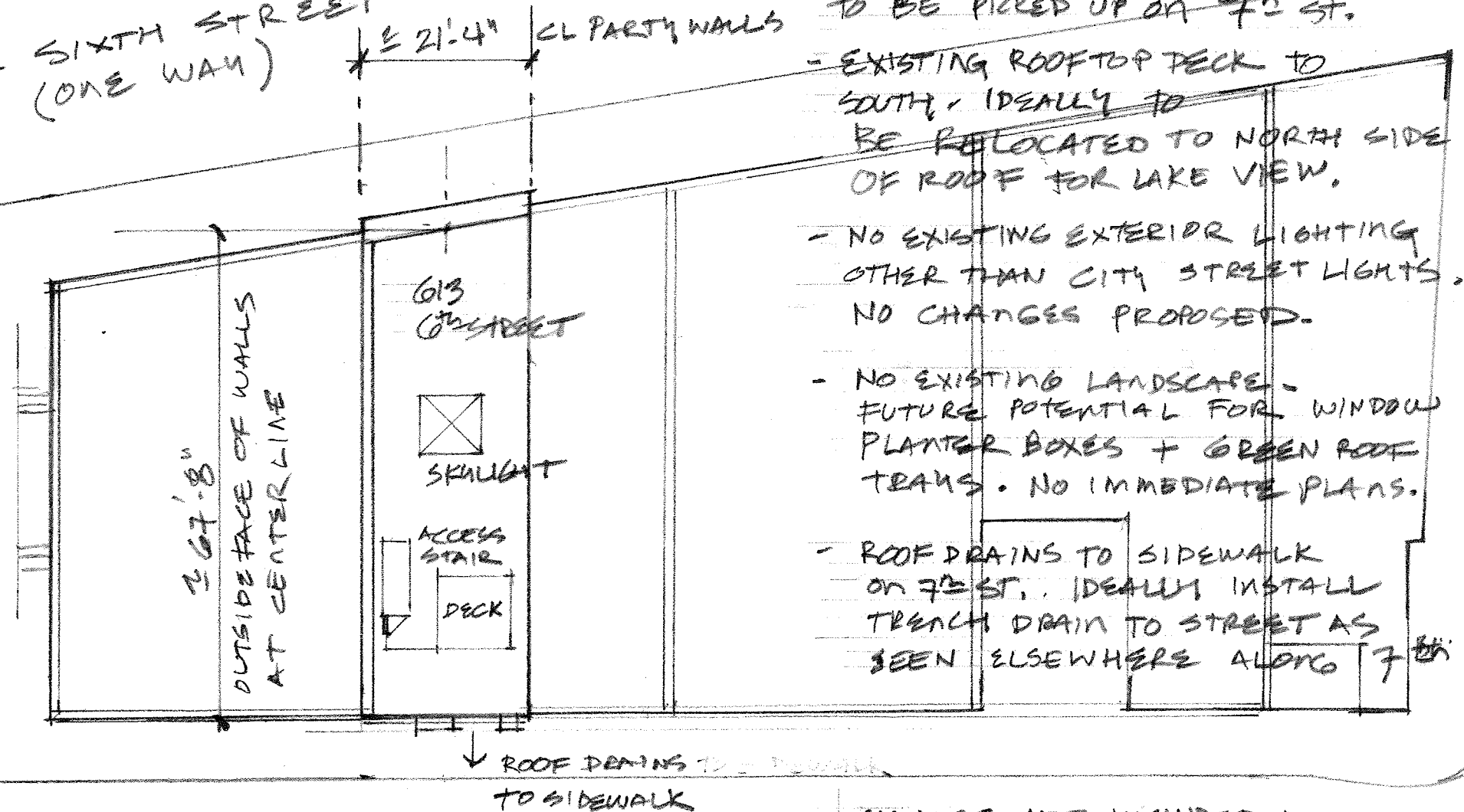
613 Sixth Street, Racine  
Round River Studio



# NOTES:

- ZERO-LOT LINE, PARTY WALL CONSTRUCTION
- NO KNOWN EASEMENTS
- NO CURB CUTS, DRIVES OR PARKING (CITY PARKING ON BOTH 6<sup>th</sup> + 7<sup>th</sup>)
- NO TRASH AREAS. BAGGED TRASH TO BE PICKED UP ON 7<sup>th</sup> ST.
- EXISTING ROOFTOP DECK TO SOUTH. IDEALLY TO BE RELOCATED TO NORTH SIDE OF ROOF FOR LAKE VIEW.
- NO EXISTING EXTERIOR LIGHTING OTHER THAN CITY STREET LIGHTS. NO CHANGES PROPOSED.
- NO EXISTING LANDSCAPE. FUTURE POTENTIAL FOR WINDOW PLANTER BOXES + GREEN ROOF TRAYS. NO IMMEDIATE PLANS.
- ROOF DRAINS TO SIDEWALK ON 7<sup>th</sup> ST. IDEALLY INSTALL TRENCH DRAIN TO STREET AS SEEN ELSEWHERE ALONG 7<sup>th</sup>
- SIGNAGE NOT INCLUDED IN THIS PROPOSAL.

SIXTH STREET  
(ONE WAY) ←



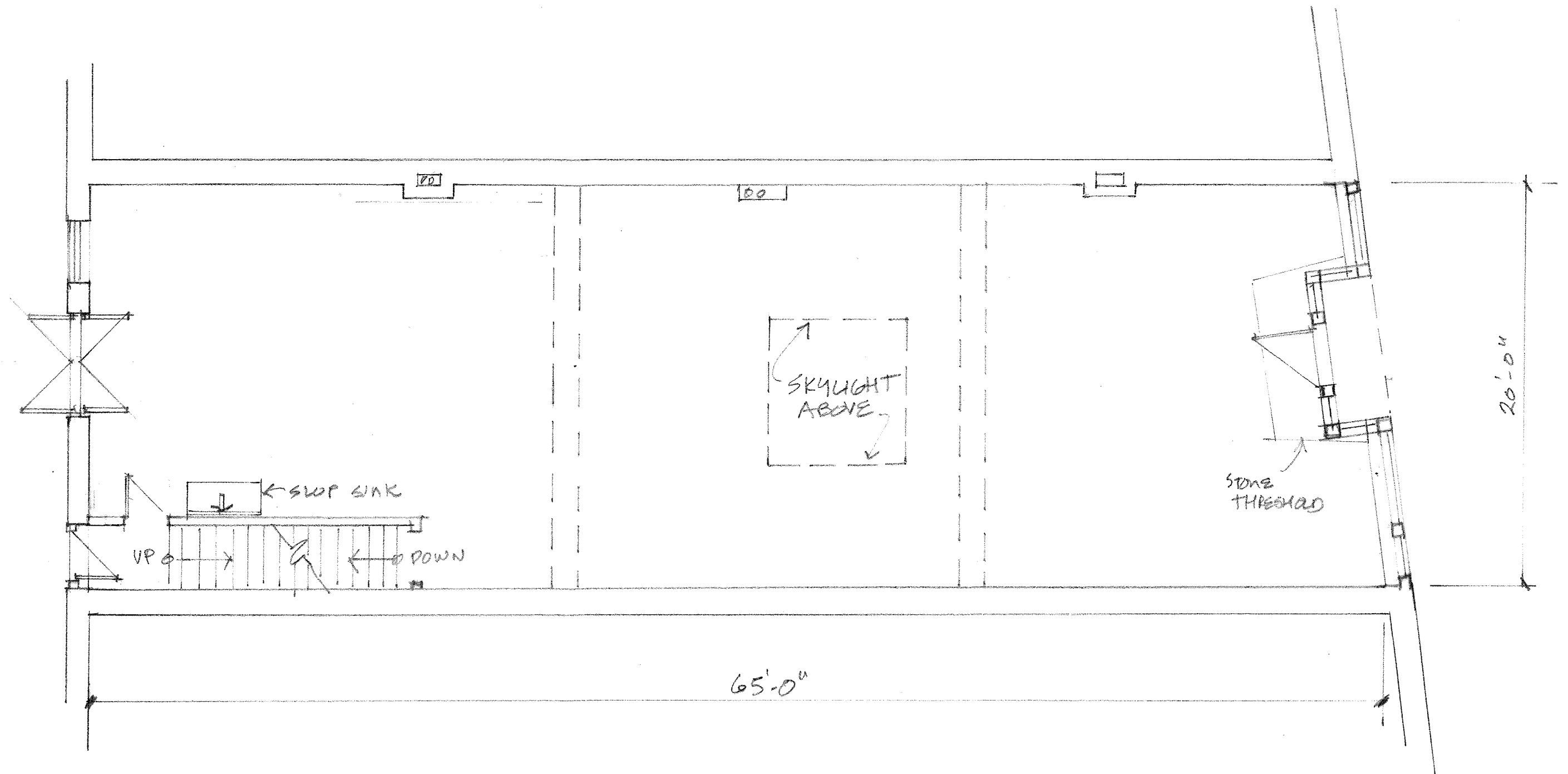
SEVENTH STREET  
(ONE WAY) →

613 6<sup>th</sup> ST.  
ROUND RIVER STUDIO

SITE PLAN  
1" = 20'-0"

SITE  
1

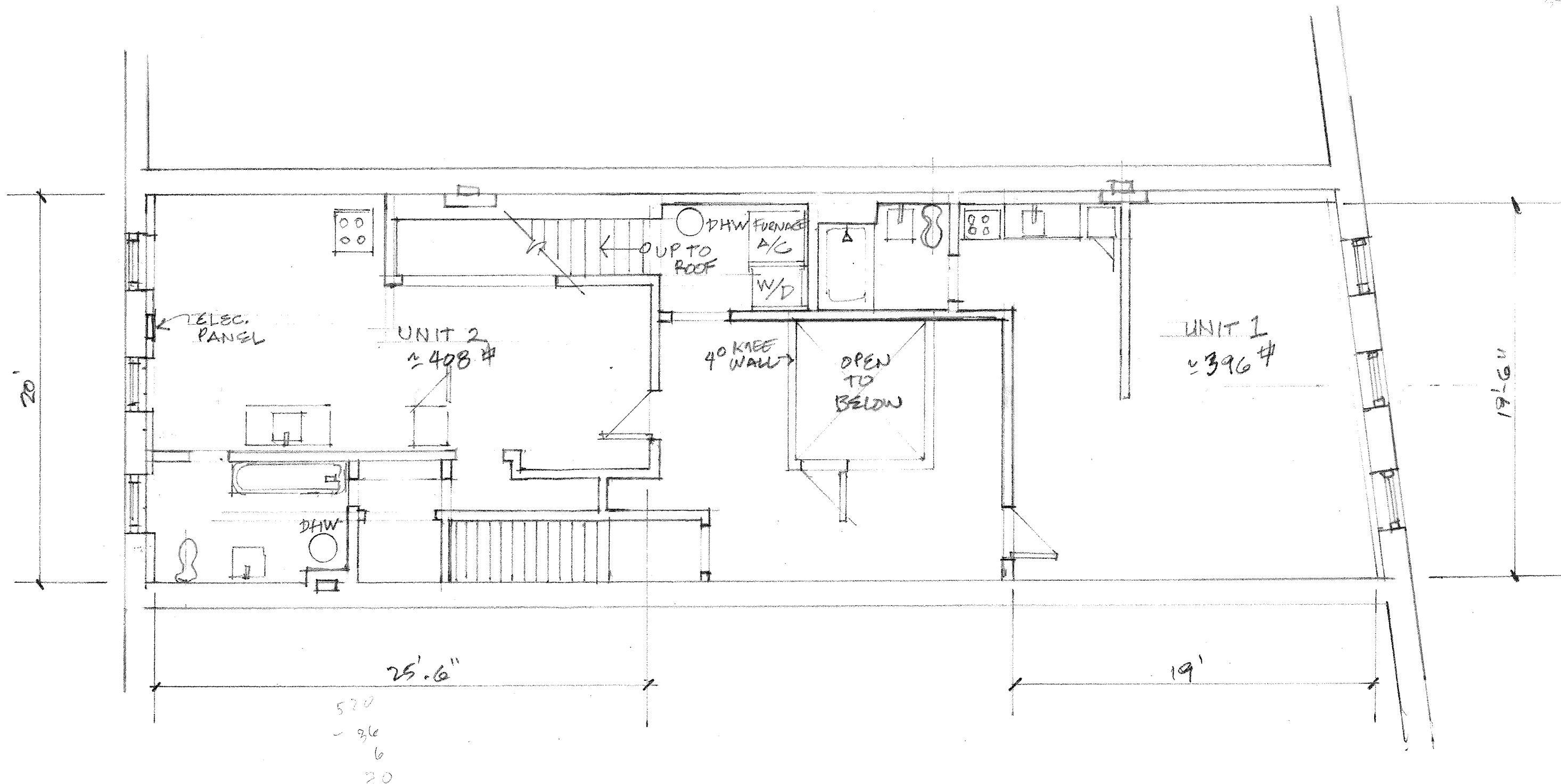




636<sup>1/2</sup> ST  
ROUND RIVER STUDIO

FIRST FLOOR - EXISTING  
3/16" = 1'-0"

EXISTING  
1



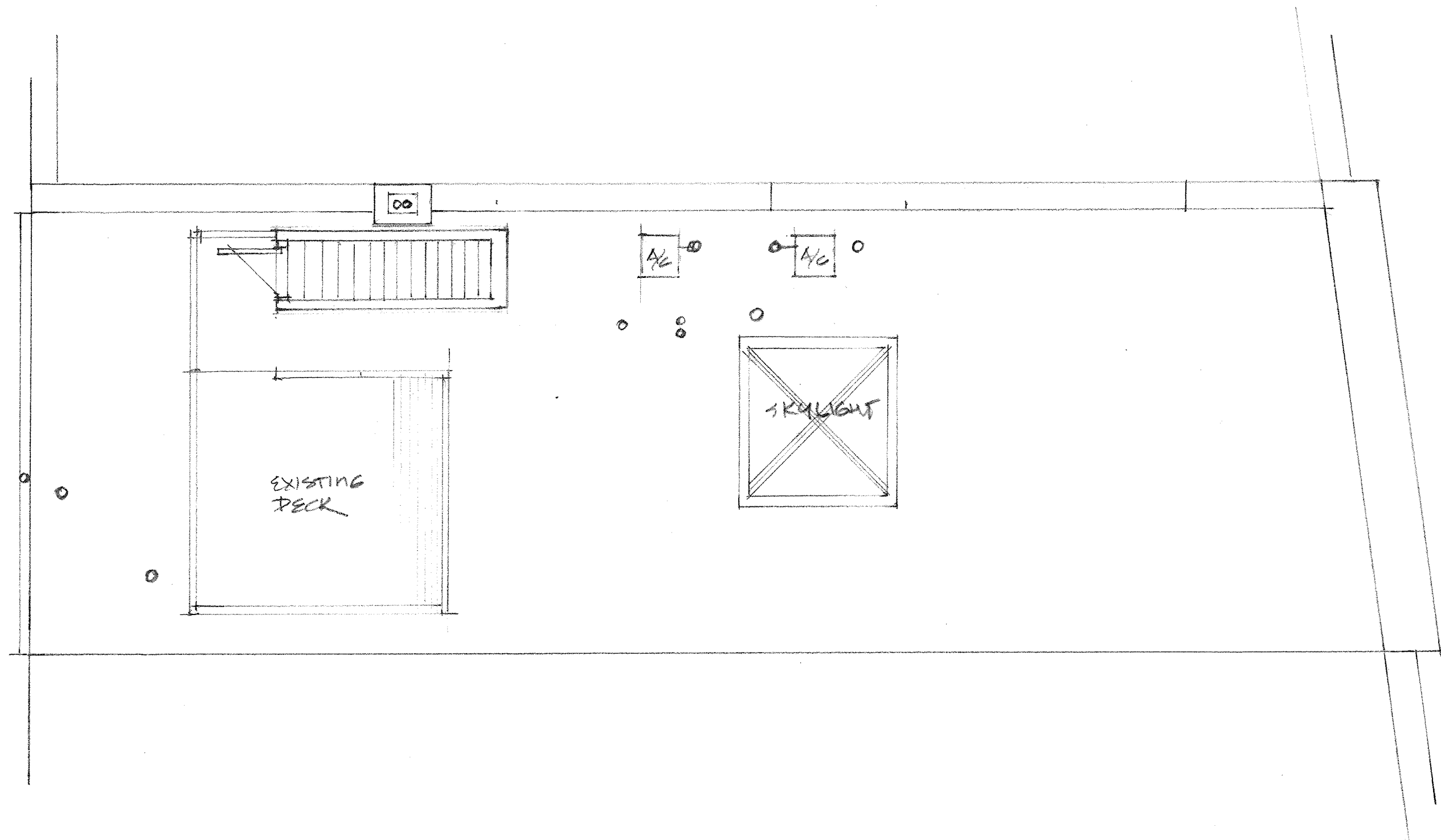
63 6<sup>th</sup> ST.  
ROUND RIVER STUDIO

SECOND FLOOR - EXISTING  
3/16" = 1'-0"

2/1/17

EXIST  
2



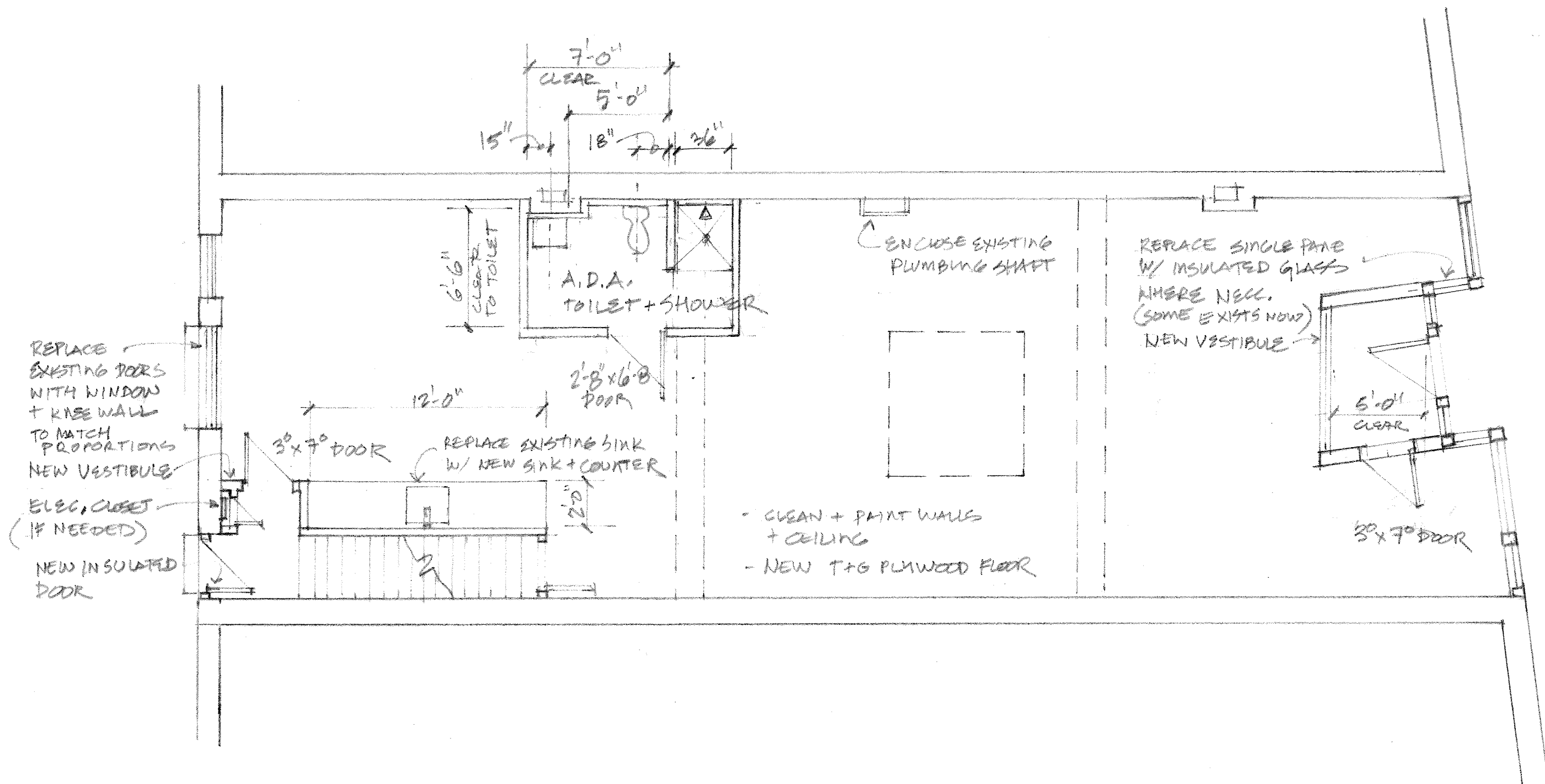


613 G<sup>th</sup> ST  
ROUND RIVER STUDIO

ROOF - EXISTING  
3/16" = 1'-0"

EXIST.  
3





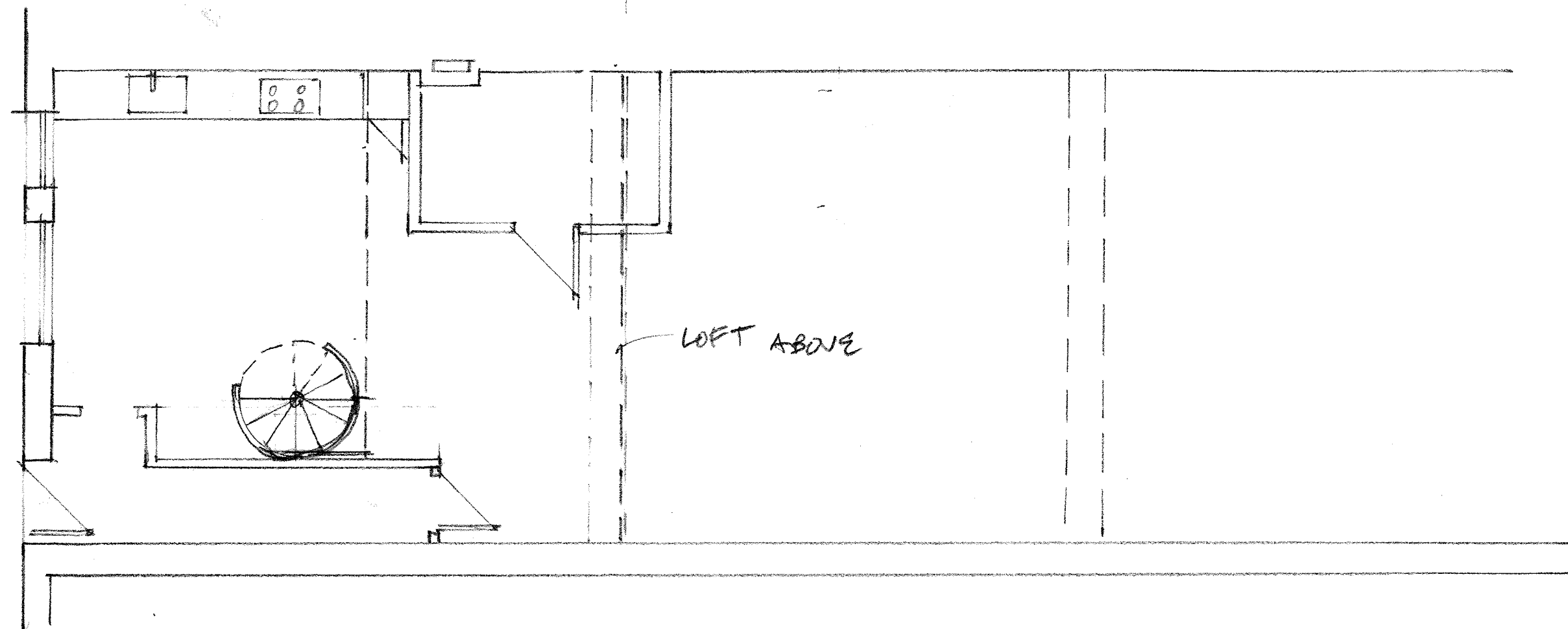
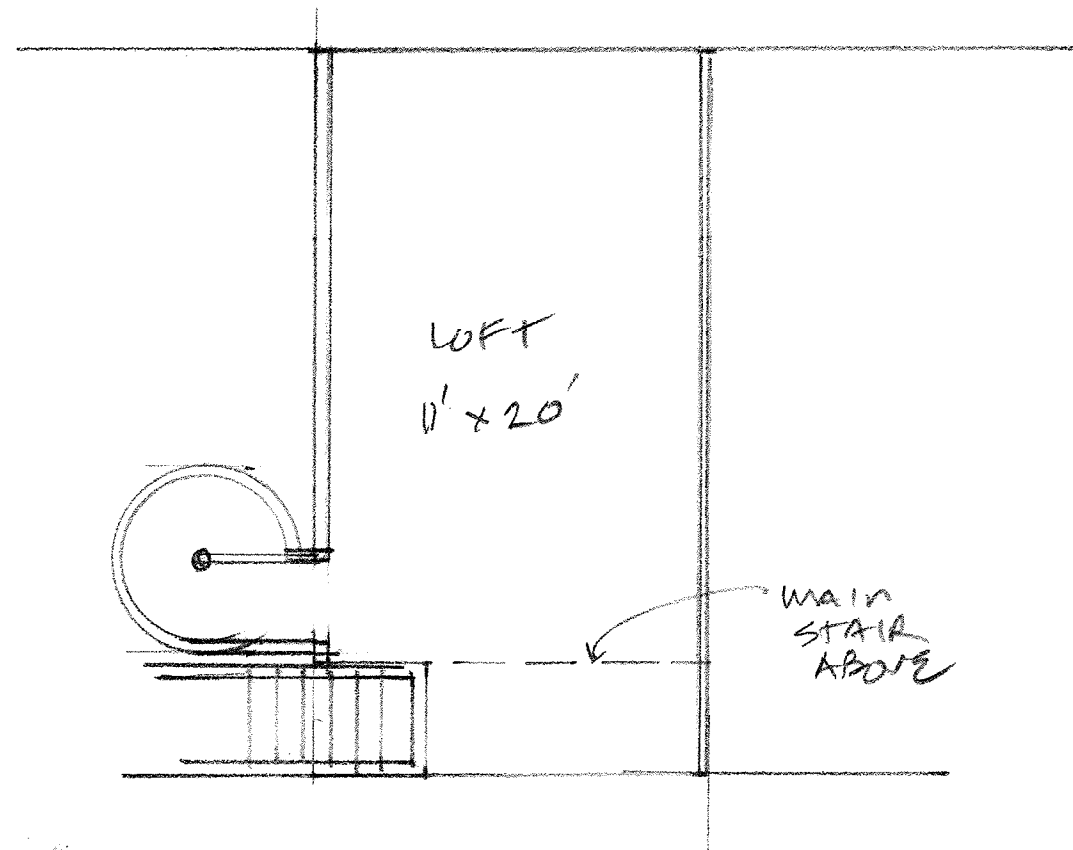
613 6<sup>th</sup> ST  
ROUND RIVER STUDIO

FIRST FLOOR - PHASE 1  
3/16" = 1'-0"

7/11/17

ARCH.  
LD





613 6<sup>th</sup> ST

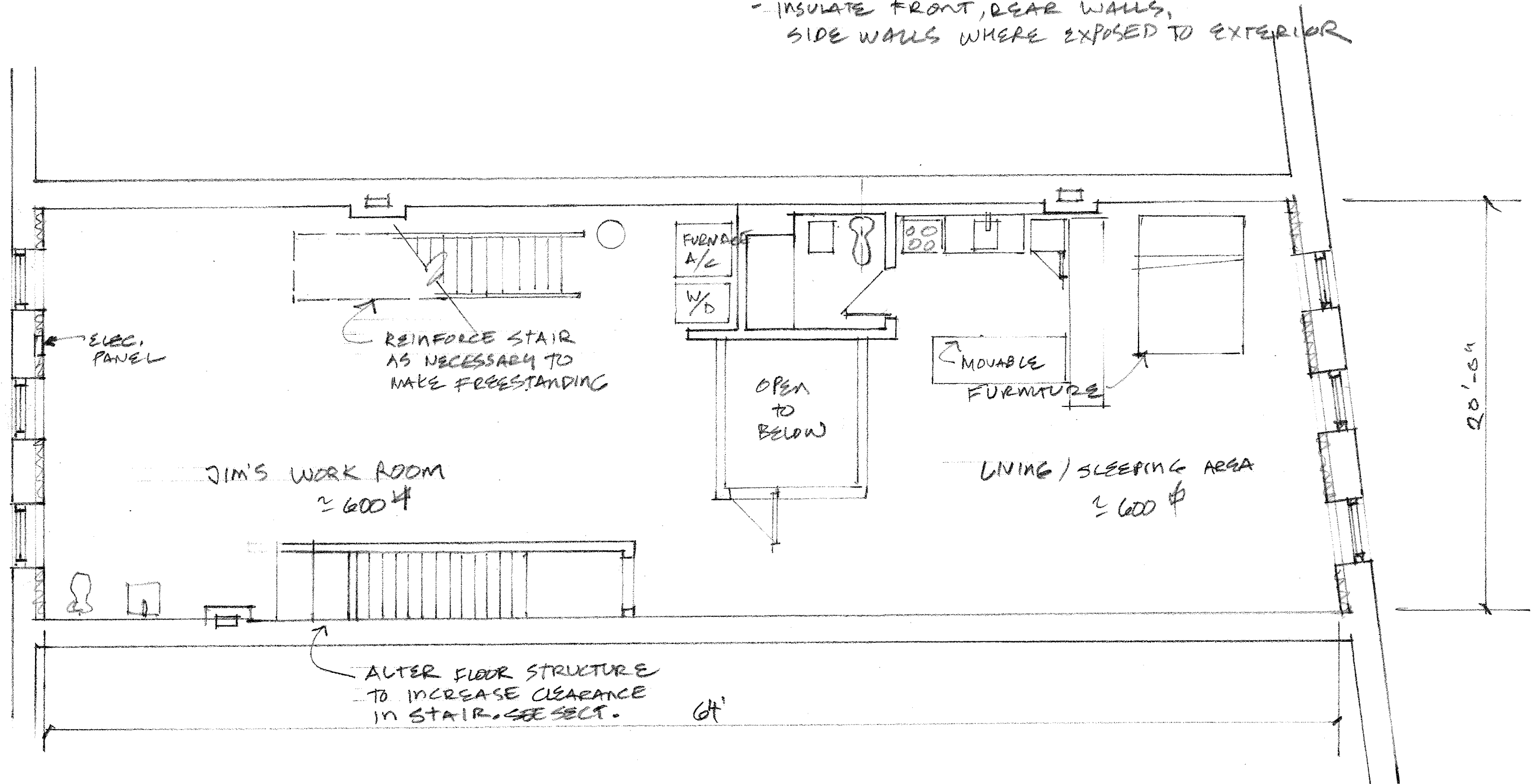
FIRST FLOOR - PHASE 2

ARCH  
101



# NOTES

- REMOVE ALL INTERNAL PARTITIONS EXCEPT UNIT 1 KIT, + BATH AND PRIMARY STAIR ENCLOSURE
- REMOVE CEILING. INSULATE ROOF
- INSULATE FRONT, REAR WALLS, SIDE WALLS WHERE EXPOSED TO EXTERIOR



613 6<sup>1/2</sup> ST  
ROUND RIVER STUDIO

SECOND FLOOR - PHASE 1: <sup>OPEN</sup> LOFT  
3/16" = 1'-0"

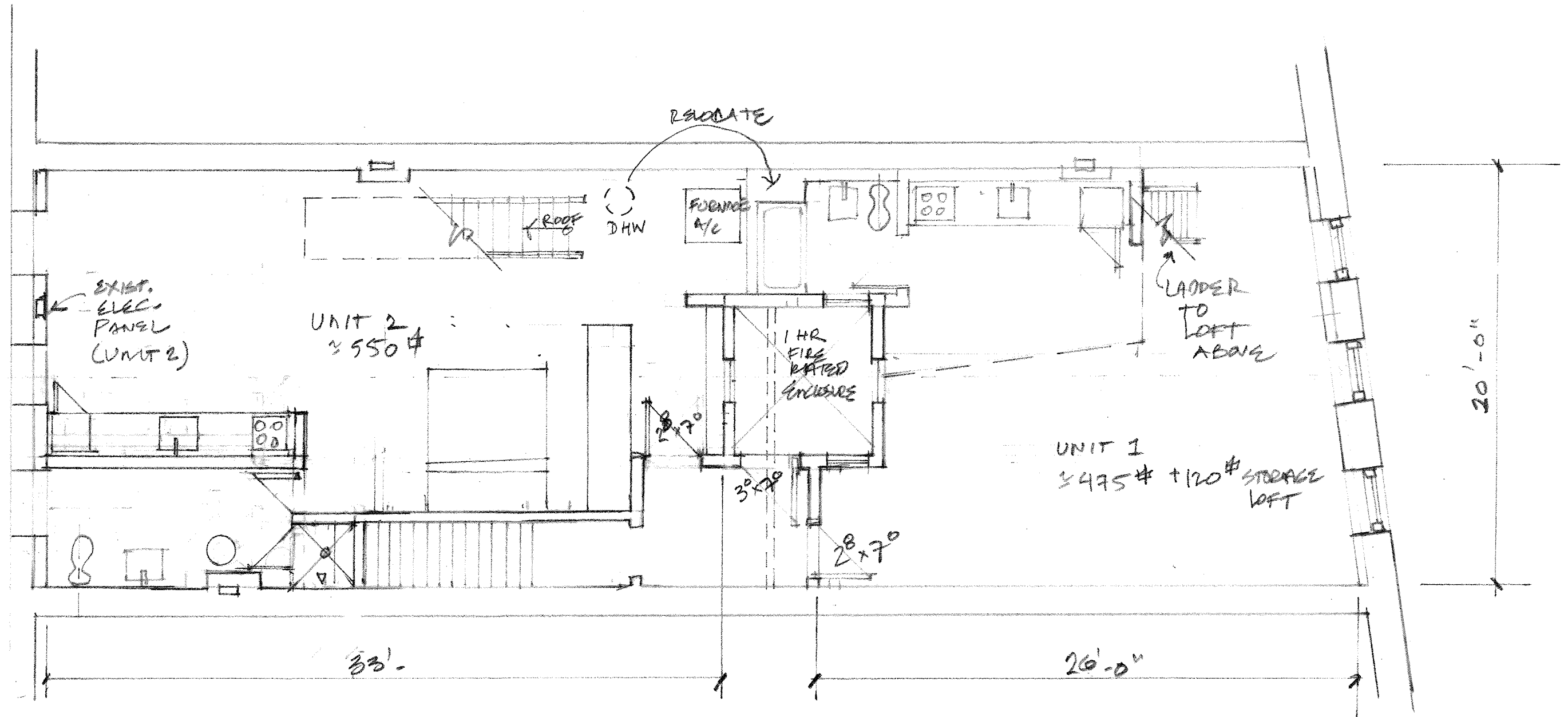
7/11/17

ARCH  
20



NOTES:

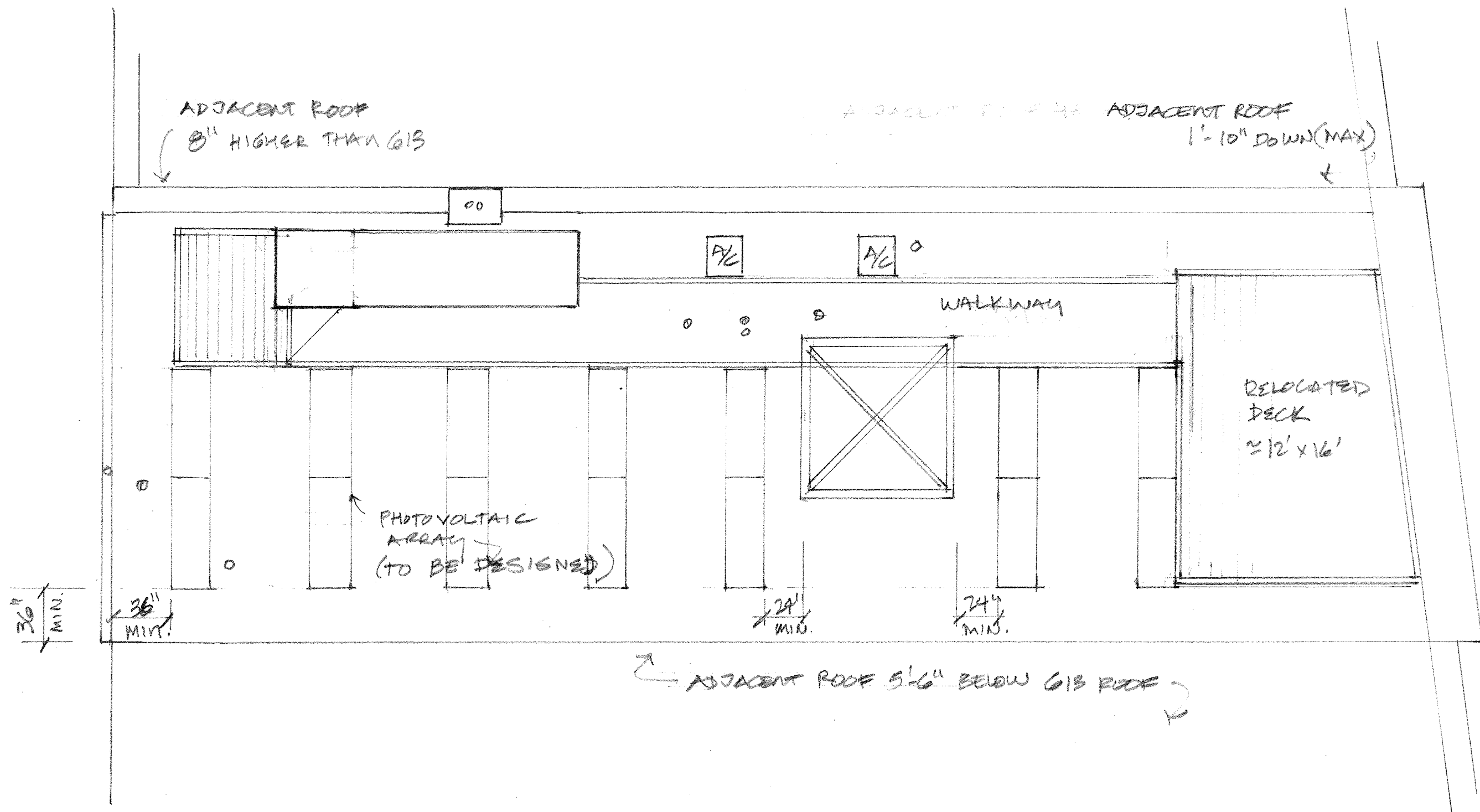
- UNIT 1 DHW RELOCATED TO UNIT 1
- SHARED FURNACE/AC EITHER DIVIDED INTO 2 ZONES OR REPLACED IN UNIT 1 BY HEATPUMP UNIT.
- EXIST. ELEC. PANEL DEDICATED TO UNIT 2.
- UNIT 1 ELEC. PANEL CREATED ON FIRST FLOOR (SEE PLAN)



613 6<sup>th</sup> St.  
ROUND RIVER STUDIO

SECOND FLOOR - 2 UNIT RENNOVATION ARCH.  
3/16" = 1'-0"  
7/1/17 2.1

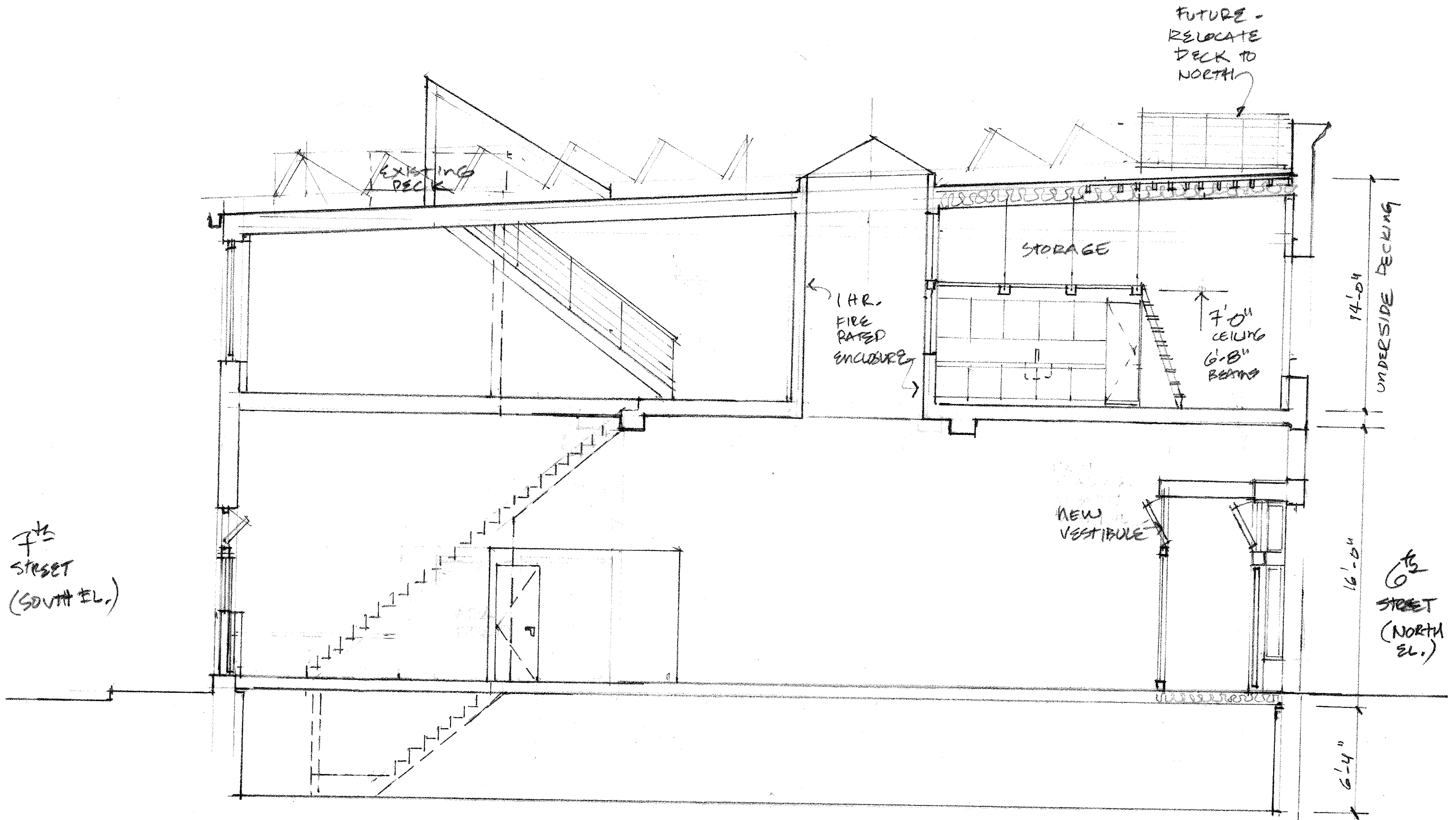




G13 G<sup>13</sup> ST  
ROUND RIVER STUDIO

ROOFTOP - FUTURE BUILDOUT  
3/16" = 1'-0"





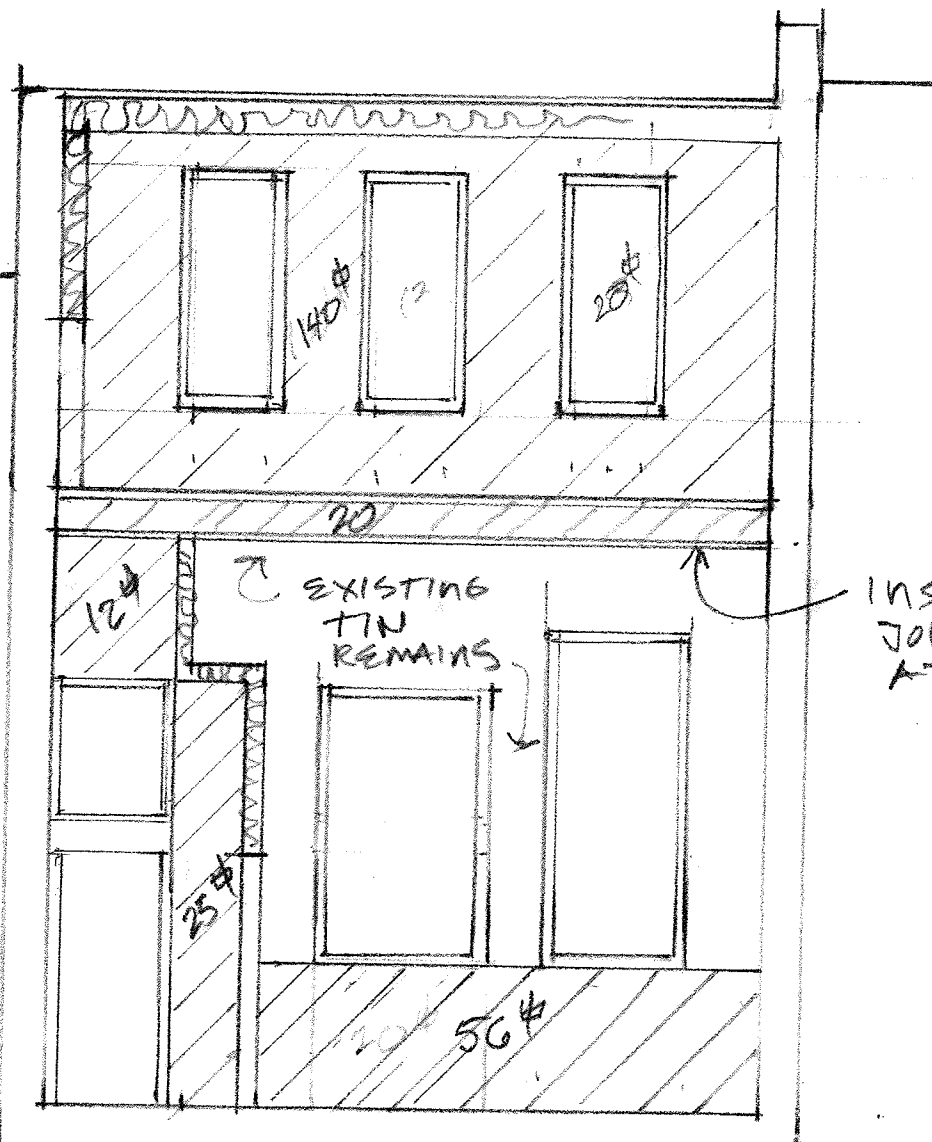
613 6<sup>th</sup> ST.  
ROUND RIVER STUDIO

LONG SECTION - BUILD OUT (COMPOSITE)  
3/16" = 1'-0"



SOUTH WALL

≈ 253 S.F. WALL  
TO INSULATE

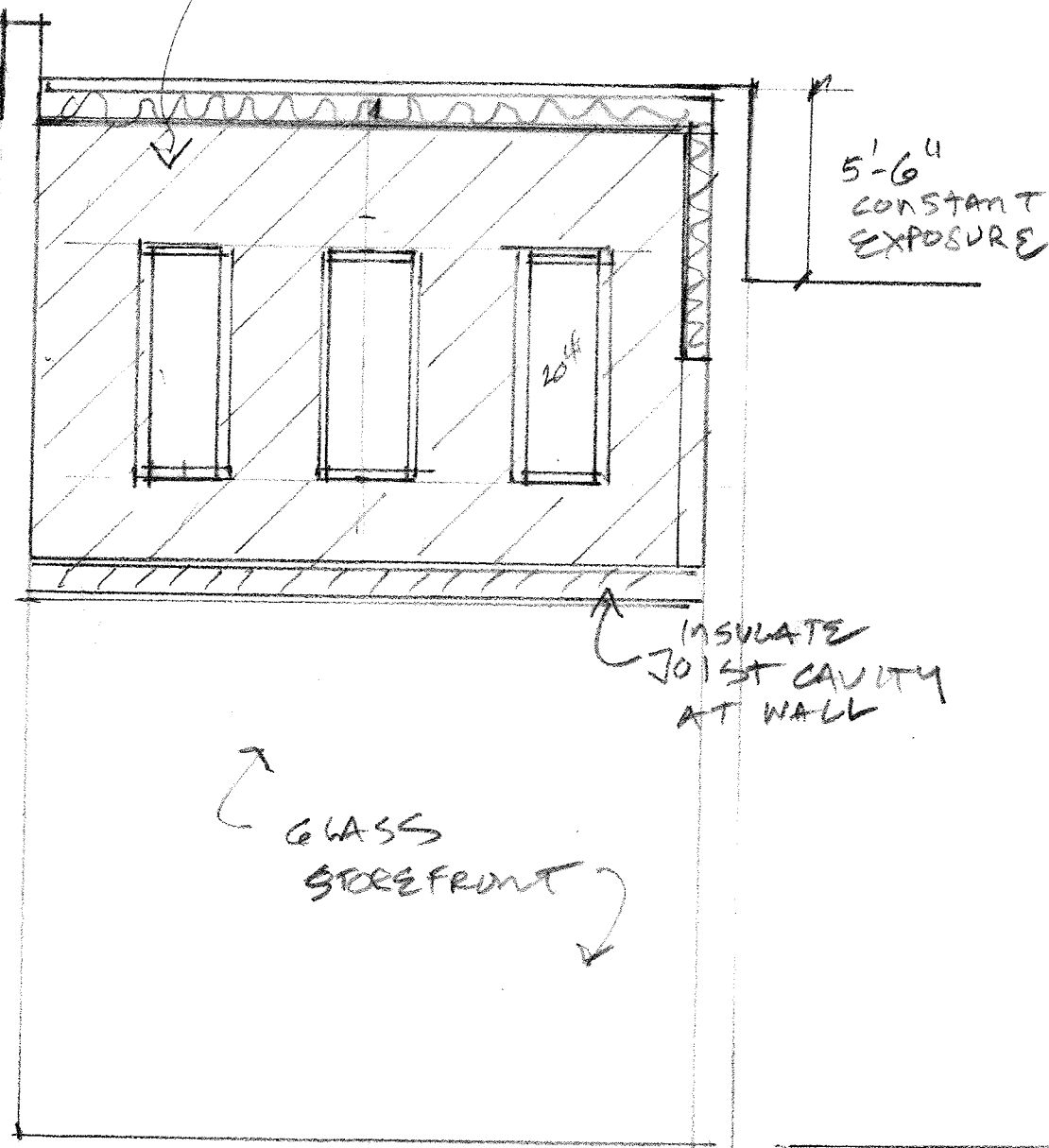


SOUTH EL.

NORTH WALL

≈ 220 S.F. WALL  
TO INSULATE

VARIES  
FROM 1'-10"  
TO 8'-1"



NORTH EL.

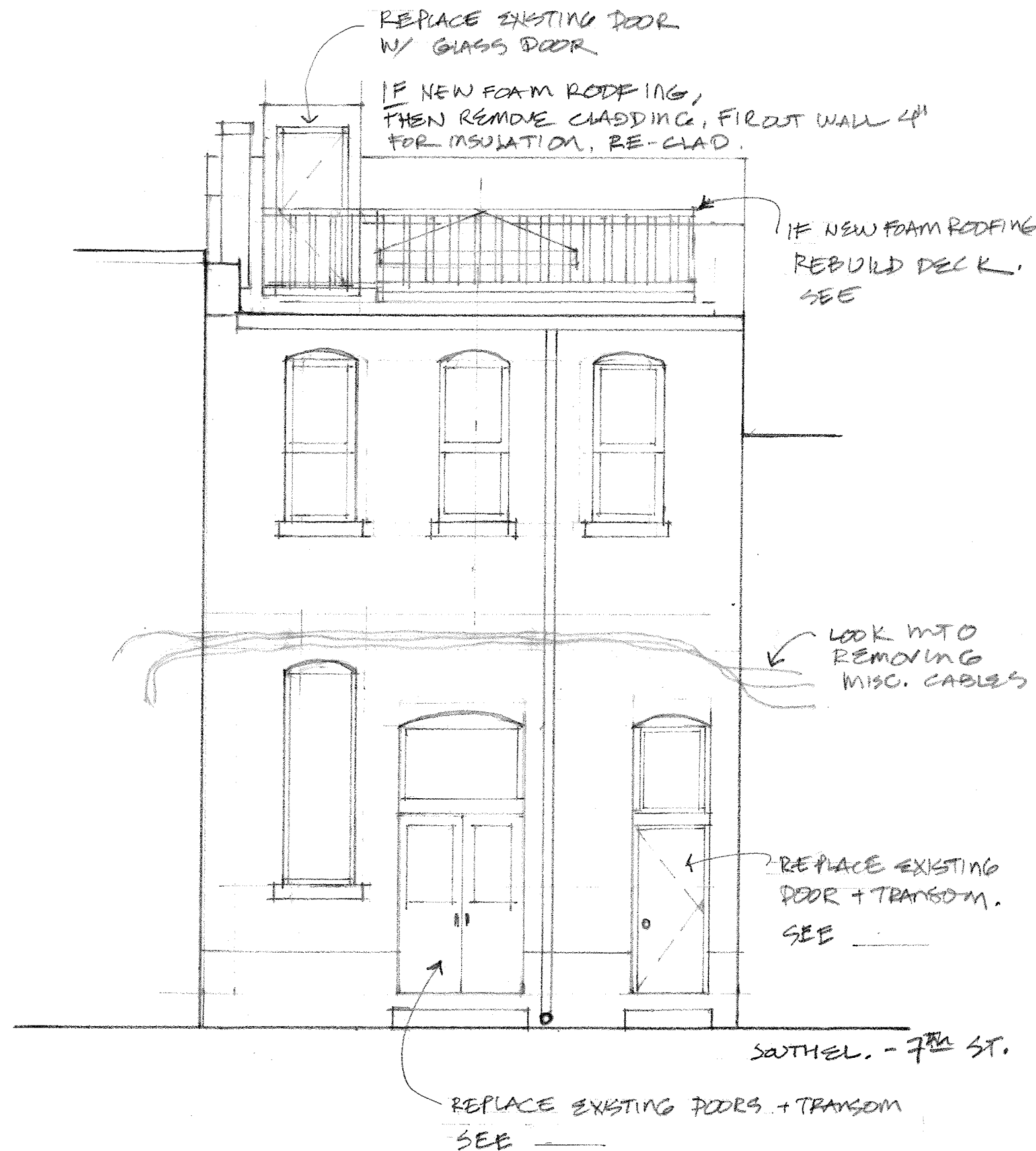
GIB GL ATT.

ROUND RIVER STUDIO

INTERIOR ELEV'S. - EXTENT OF INSULATION

3 1/16" = 1'-0"





# GENERAL NOTES

REPAIR WOOD SILLS  
+ TRIM + REPAINT  
TO MATCH EXISTING

OTHERWISE, ANY  
NECC. FACADE  
RESTORATION  
WILL OCCUR IN  
LATER ROUND OF  
WORK ONCE  
EXPERT ADVICE  
SOUGHT.



NORTH EL. - 6th ST.

613 6th ST. NC  
ROUND RIVER STUDIO

ELEVATIONS - EXISTING  
3/16" = 1'-0"