



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 6/9/2021

To: Mayor and Planning, Heritage, and Design Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Matt Sadowski – (262) 636-9152 matthew.sadowski@cityofracine.org

Case Manager: Michelle Cook

Location: 403 Main Street

Applicant: Dan Siudak

Surveyor: Mark Madsen, Nielsen Madsen and Barber

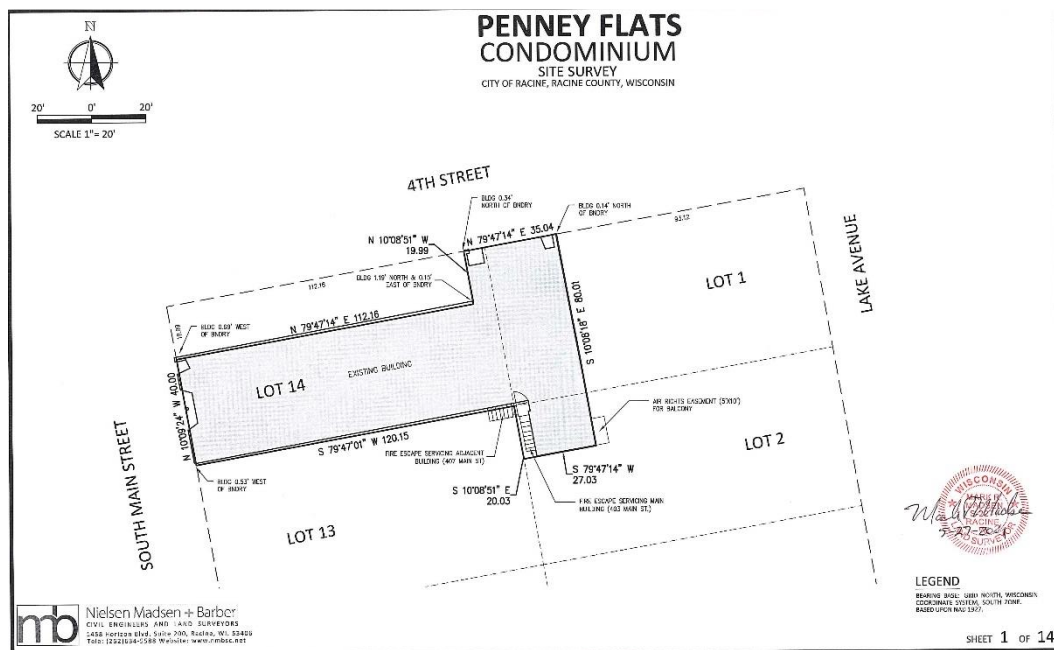
Property Owner: OCM LLC

Request: Consideration of a 7-unit condominium plat for the property at 403 Main Street.

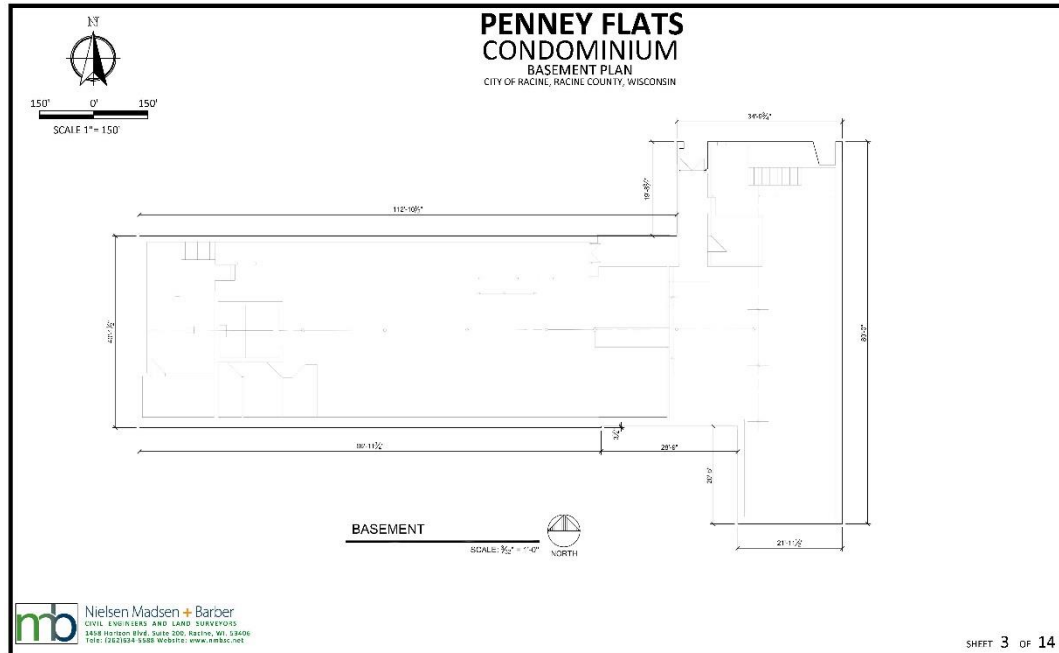
BACKGROUND AND SUMMARY: The applicant proposes dividing the property at 403 Main Street into 7-unit condominiums; one retail unit on the first floor and basement level, and 6 residential units on the second and third floors. The property is zoned B-4 Central Business and is approximately .16 acres. Subject to conditions outlined in the staff report, the Planning, Heritage, and Design Commission should consider approving the request.



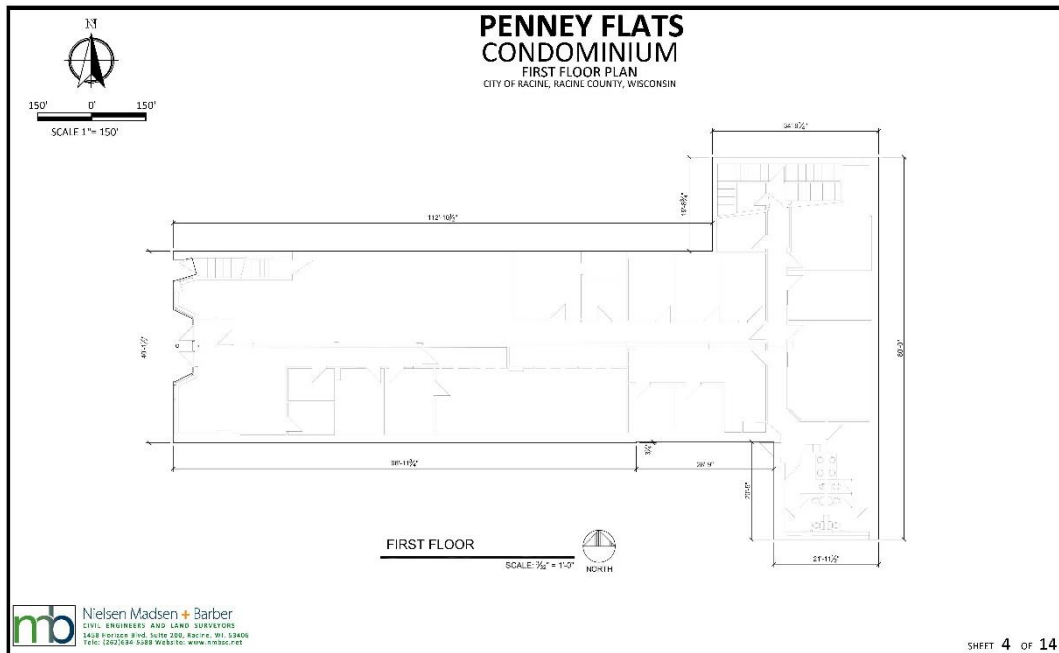
Birdseye view of the property, indicated in red (image from City Pictometry).



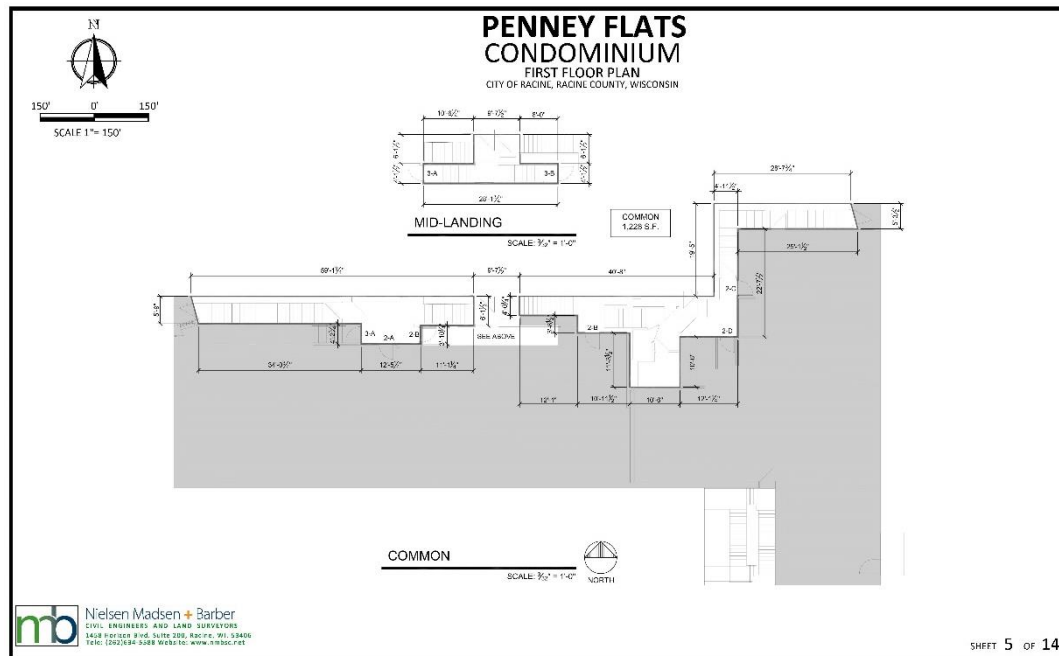
Excerpt from the Condo Plat showing the existing buildings and lots.



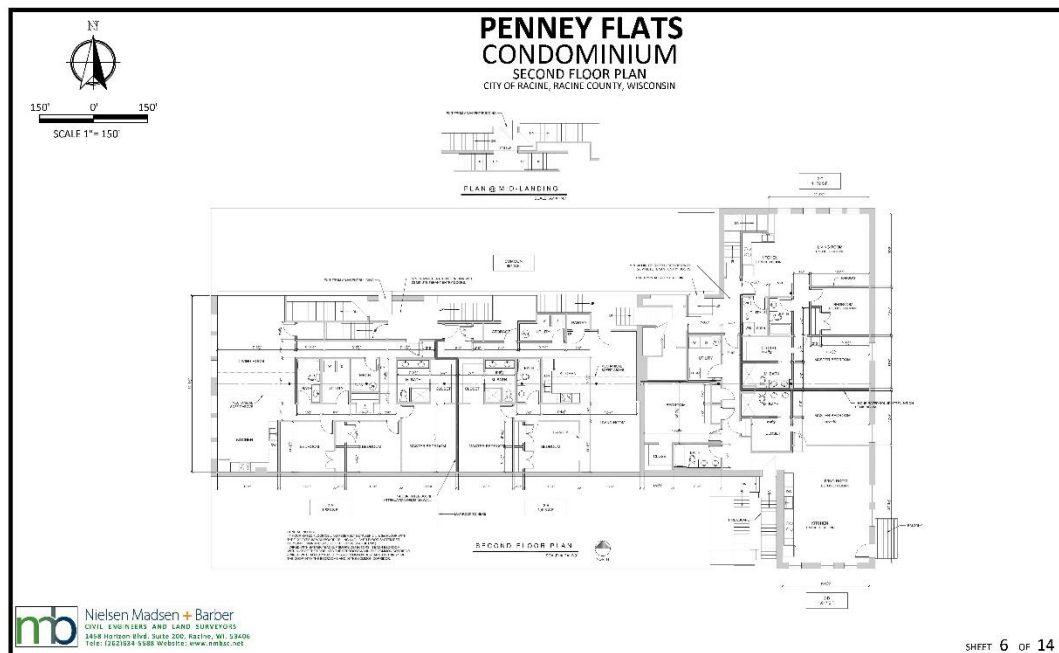
Excerpt from the Condo Plat showing the basement.



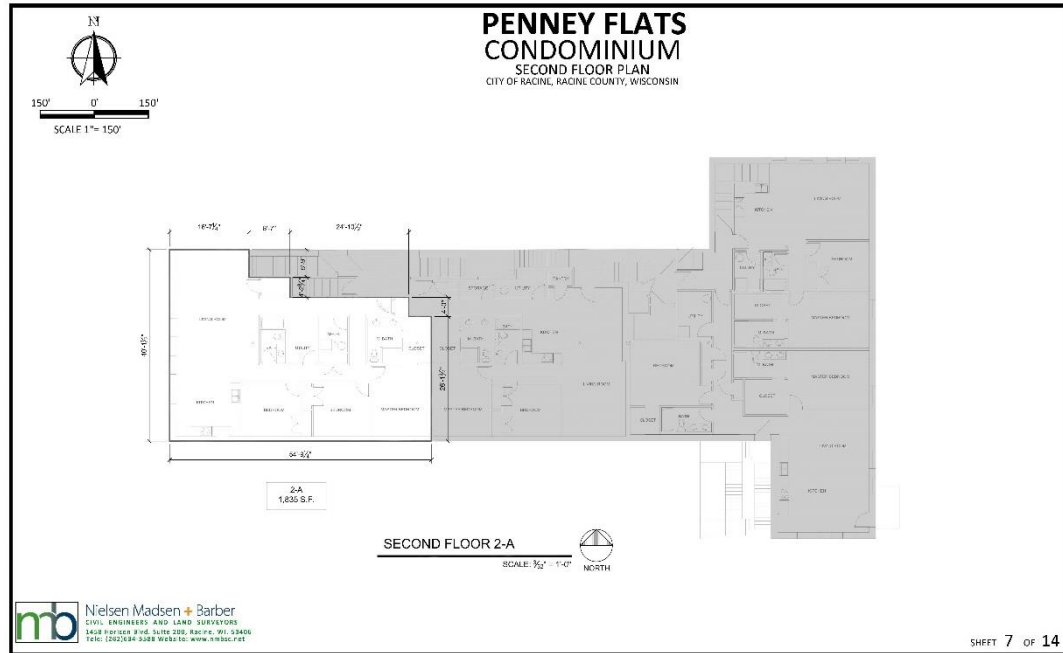
Excerpt from the Condo Plat showing the first floor.



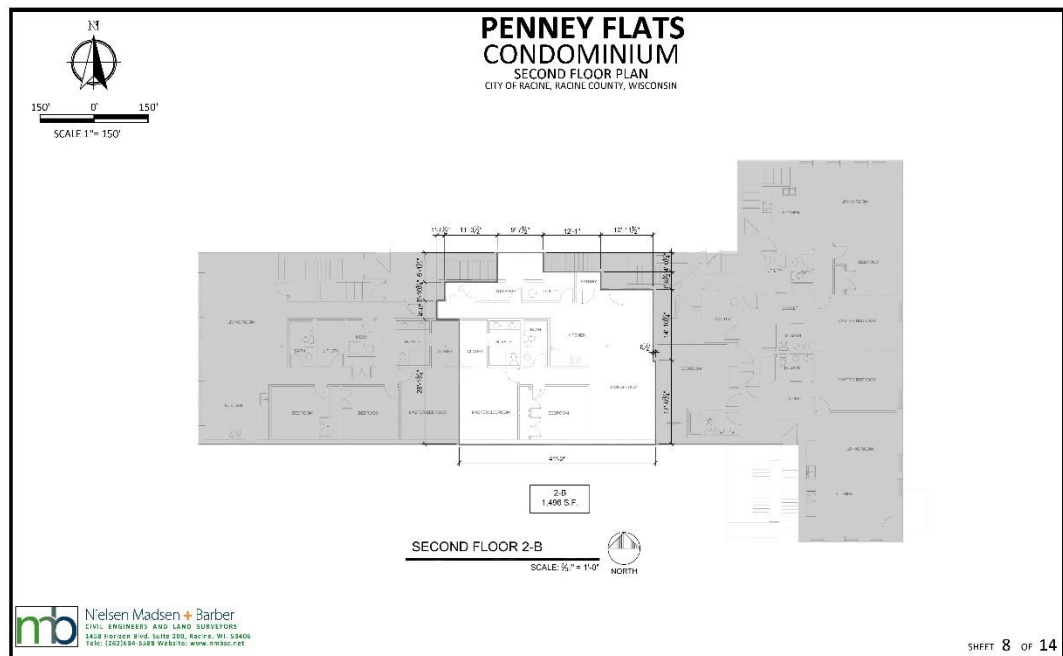
Excerpt from the Condo Plat showing the common areas.



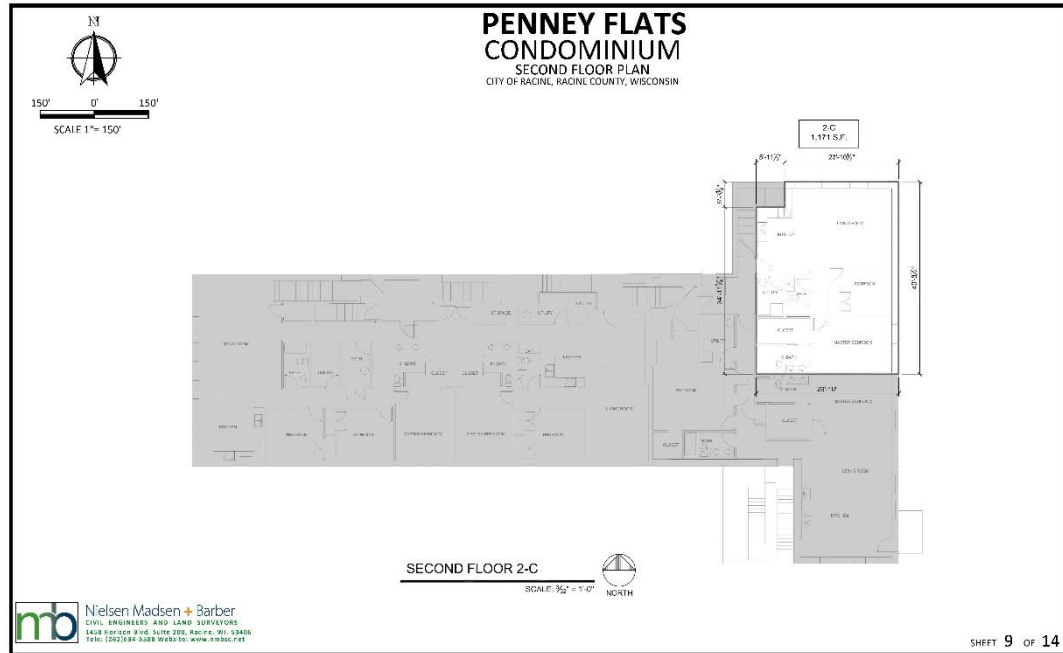
Excerpt from the Condo Plat showing the second floor plan.



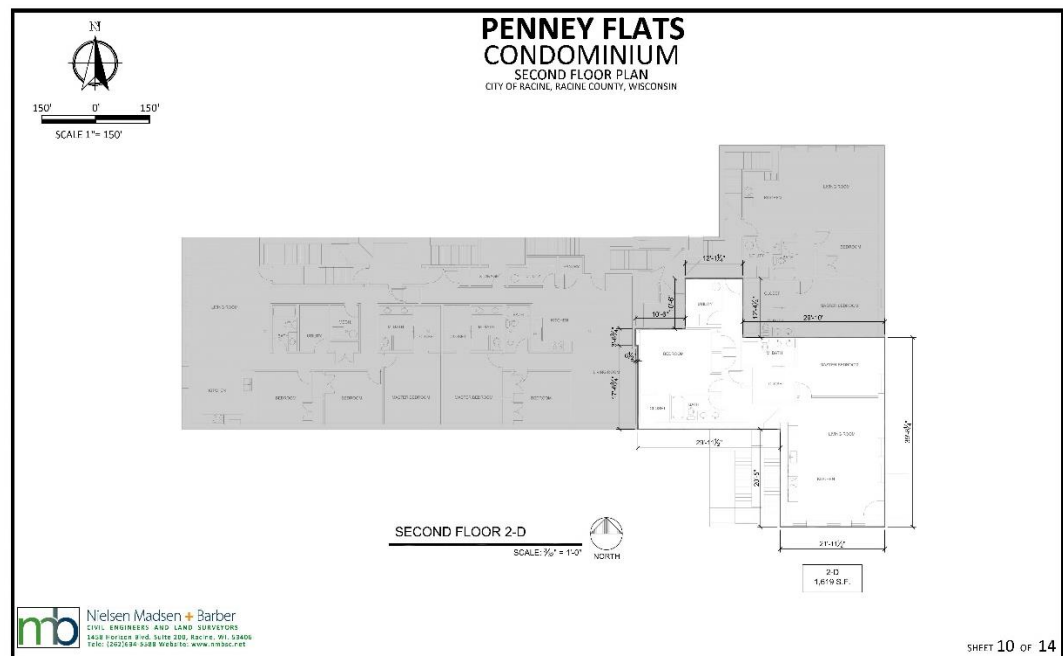
Excerpt from the Condo Plat showing the unit division of the second floor.



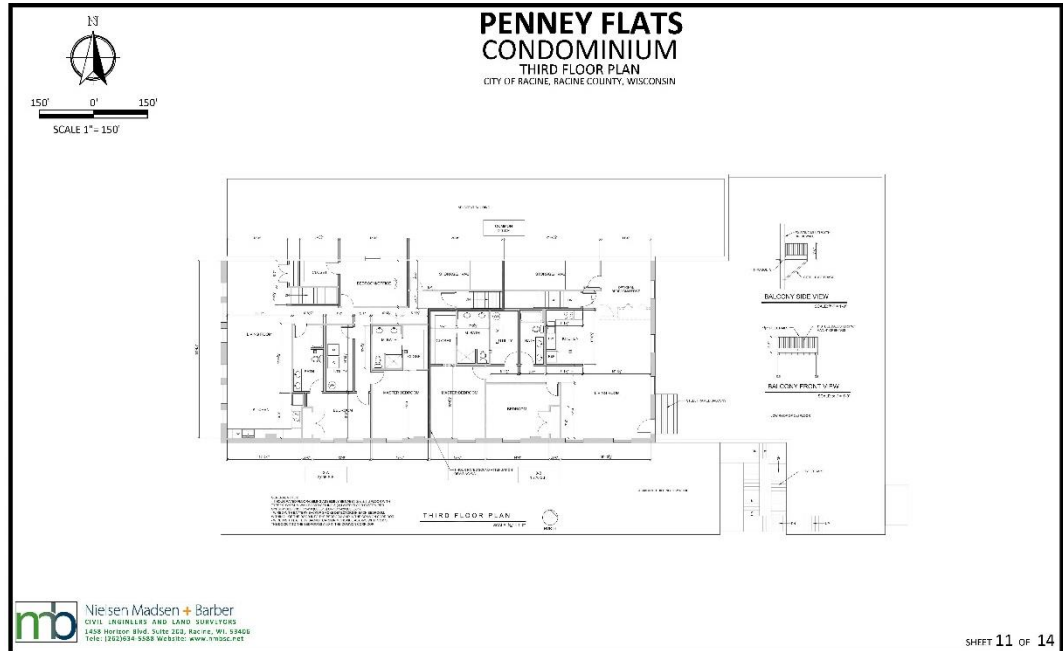
Excerpt from the Condo Plat showing the unit division of the second floor.



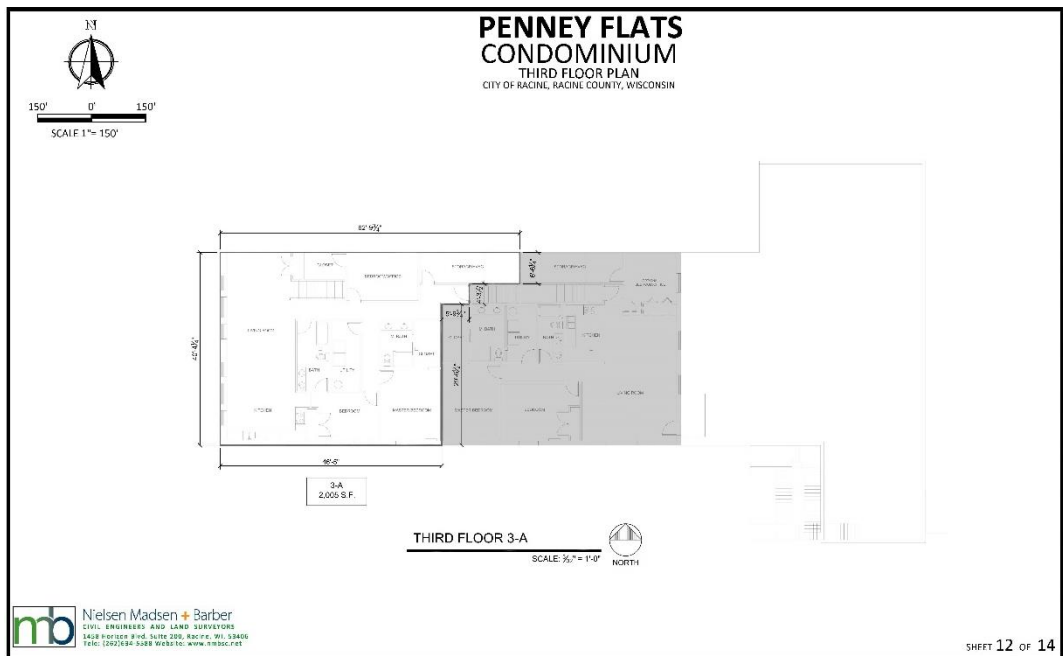
Excerpt from the Condo Plat showing the unit division of the second floor.



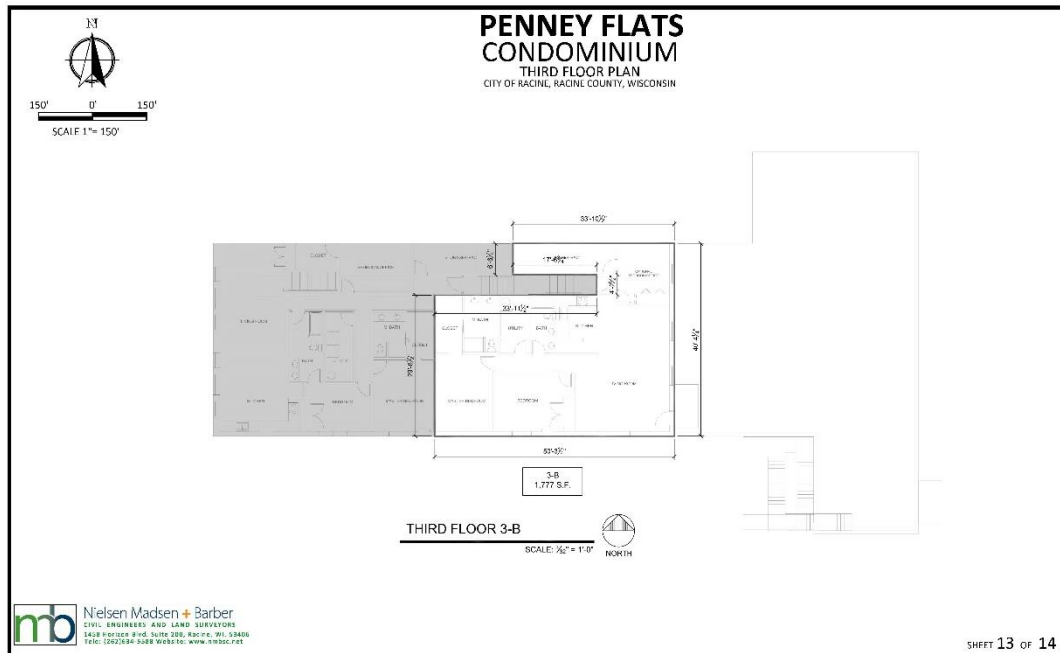
Excerpt from the Condo Plat showing the unit division of the second floor.



Excerpt from the Condo Plat showing the floor plan of the third floor.



Excerpt from the Condo Plat showing the unit division of the third floor



Excerpt from the Condo Plat showing the unit division of the third floor

STAFF RECOMMENDATION: THAT THE REQUEST BY DAN SIUDAK SEEKING APPROVAL OF A 7-UNIT CONDOMINIUM PLAT FOR THE PROPERTY AT 403 MAIN STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the condominium plat prepared by Nielsen Madsen and Barber and presented to the Planning, Heritage, and Design Commission on June 9, 2021 be approved subject to the conditions contained herein.
- b. That all provisions of the building code for the proposed condominium units be complied with.
- c. That the condominium plat complies with all applicable Wisconsin State Statutory requirements (ch. 236.34) and Racine Municipal Code requirements (ch. 86) in its preparation.
- d. That the condominium plat is approved subject to the resolution of all technical discrepancies including those as identified by City staff as outlined below:
 1. That “Certified Survey Map” be changed to “Condominium Plat” on the signature block.
- e. That all appropriate condominium documents and easements be recorded at the Register of Deeds, following submittal for review and approval by the Department of City Development.
- f. That within thirty (30) days of recording, a certified recorded copy of this condominium plat and condominium documents shall be provide to the Department of City Development.