



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Final Downtown Area Design Review

Chairman Richard Christensen, Alderman Jeff Coe, Gary Wolfe, Brian O'Connell, Micah Waters, David Popoff, Ryan Rudie, John Monefeldt

Thursday, December 2, 2010

4:30 PM

City Hall, Room 301

Call To Order

PRESENT: 7 - Jeff Coe, David Popoff, Ryan Rudie, Richard Christensen, Brian O'Connell, Micah Waters and John Monefeldt
EXCUSED: 1 - Gary Wolfe

Approval of Minutes for the November 4, 2010 Meeting

A motion was made by Commissioner Member Waters, seconded by Commission Member Rudie, to approve the minutes of the December 2, 2010 meeting. The motion **PASSED** by a Voice Vote.

10-5850

Subject: (Direct Referral) Request from John Thielen of Gateway Technical College seeking to amend a conditional use permit for Gateway Technical College campus at 1001 Main Street to construct an addition to the "Tech Building" for a storage and repair facility for maintenance vehicles and equipment. (Res.10-2320)

Recommendation of the Downtown Area Design Review

Commission on 12-2-10: That the item be approved subject to conditions.

Recommendation of the City Plan Commission on 12-8-10: That the item be approved subject to conditions.

Fiscal Note: N/A

Attachments: [PH Notice - 1001 Main St.](#)
[\(10-5850\) CU Amend GTC \(1001 Main Street\)](#)

John Thielen of Gateway Technical College introduced the proposal explaining the intended use of the addition and need.

Eric Migrin of Partners In Design, Inc. described the architectural intent and details of the addition.

In response to Commission Member Waters, Mr. Migrin stated that there would be a heating unit on the roof-top (Subsequent discussion with Mr. Migrin has indicated that mechanicals will be installed indoors with intake and exhausting through the roof and venting installed in the north facade).

In response to Director O'Connell, Mr. Thielen stated that the proposed location should have no impact on adjacent properties and the materials are compatible with the existing structure.

A motion was made by Alderman Coe, seconded by Commission Member Rudie to recommend that the request from John Thielen of Gateway Technical College seeking to amend a conditional Use Permit for Gateway Technical College campus at 1001 Main Street to construct an addition to the "Tech Building" for a storage and repair facility for maintenance vehicles and equipment be approved, subject to the following conditions:

- a. That the plans presented to the Downtown Area Design Review Commission on December 2, 2010 be approved subject to the conditions contained herein.
- b. That the plans be forwarded to the Plan Commission and Common Council for action.
- c. That all applicable codes and ordinances be complied with and all applicable permits be applied for through the Building Inspection Department.
- d. That major changes to this approval are subject to the review of the Downtown Area Design Review Commission, and minor changes are subject to the review and approval of the Director of City Development.
- e. That this approval is subject to the review of the Downtown Area Design Review Commission for compliance with the listed conditions.

The motion PASSED by a Voice Vote.

10-5851

Subject: (Direct Referral) Review of a solar panel array on the "Tech Building" at Gateway Technical College campus at 1001 Main Street.

John Thielen of Gateway Technical College explained that the installation serves the dual purpose of providing a source of electricity but also making a statement about Gateway's acumen and commitment to forward looking technologies.

Eric Migrin of Partners In Design, Inc. described the architectural intent and functionality of the proposed installation.

A motion was made by Alderman Coe and seconded by Commission Member Rudie that a solar panel array on the "Tech Building" at Gateway Technical College campus at 1001 Main Street be approved, subject to the following conditions:

- a. That the plans presented to the Downtown Area Design Review Commission on December 2, 2010 be approved subject to the conditions contained herein.
- b. That all applicable codes and ordinances be complied with and all applicable permits be applied for through the Building Inspection Department.
- c. That major changes to this approval are subject to the review of the Downtown Area Design Review Commission, and minor changes are subject to the review and approval of the Director of City Development.
- d. That this approval is subject to the review of the Downtown Area Design Review Commission for compliance with the listed conditions.

The motion PASSED by a Voice Vote.

10-5852

Subject: (Direct Referral) Review of an administrative memorandum relating to Ord.4-10 and façade projects in the Downtown Area Design Review District whose impact will result in the alteration of the visual character or impact of the façade.

Principal Planner Sadowski explained that in response to the elimination of the \$5000 threshold for project review in the Downtown Area, the Plan Commission requested that an administrative memorandum be prepared to clarify which activities would now require design review and which were exempt. He reviewed suggested language to address improvement and maintenance activities.

Commission members were asked to review the suggested language and be prepared to discuss it further at the next Commission meeting.

A motion was made by Director O' Connell, seconded by Alderman Coe, to defer action on this item. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

There being no further business before the Commission and hearing no objections, Chairman Christensen adjourned the meeting at 5:20 p.m.

Respectfully submitted,

*Matthew G. Sadowski, Secretary
Principal Planner*