



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Minutes - Final Landmarks Preservation Commission

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Monday, September 14, 2009

4:30 PM

City Hall Annex, Room 130

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### Call To Order

*Chairman Whitman called the meeting to order at 4:30 p.m.*

### Approval of Minutes for the July 6 and August 3, 2009 Meeting

A motion was made by Alderman Anderson, seconded by Commissioner Marcus, to approve the minutes of the July 6, 2009 meeting subject to the addition of Commissioner Veranth being present. The motion **PASSED** by a Voice Vote.

### Correspondence:

*None.*

### Buildings being razed:

*Chairman Whitman informed members that photos were requested of a home at 1039 Washington Avenue. Planner Sadowski stated the photos were taken.*

### New Business:

#### 09-4175

**Subject:** Communication from the Director of City Development requesting permission to apply for a Certified Local Government Historic Preservation Subgrant from the Wisconsin Historic Society to help fund the preparation of a National Register Nomination for the proposed Melvin Avenue Residential Historic District. (Res.09-1643)

**Recommendation of the Landmarks Preservation Commission on 9-14-09:** That the request be granted.

**Fiscal Note:** No local match required. Grant Control # 2009-061

**Attachments:** [Letter of Intent to WHS 001 \(2\).pdf](#)

*Planner Sadowski explained that he described the proposed district in error at the last meeting as containing ranch homes. He circulated a map indicating the proper location of the proposed Melvin Avenue district and described the homes in this district as having more classic/traditional architecture.*

*Commission members felt the Melvin Avenue district, as clarified, was acceptable. In general agreement with Commissioner Lacock, other members felt the ranch homes may represent an area where we may want to establish a local district.*

**A motion was made by Commissioner Marcus, seconded by Commissioner Lacock, to recommend approval of the Melvin Avenue National register**

nomination preparation. The motion **PASSED** by a Voice Vote.

**Old Business:**

*None.*

**Administrative Business:**

a. Proposed ordinance language for amendments to Chapter 58. (Marcus)

*Commissioner Marcus reviewed proposed changes to Chapter 58 addressing the proposed review of major alterations to buildings in Federal or State designated historic districts and individual like-designated properties. After considerable debate regarding which activities should be reviewed and the need for public input, the consensus of Commission members was to:*

- 1) Only review new construction and the razing of structures.*
- 2) Require a public hearing to be held before the Landmarks Commission for all such projects with notice circulated to property owners within 300 feet.*

**A motion was made by Commissioner Lacock, seconded by Commissioner Marcus, that an ordinance be prepared and public hearing scheduled. The motion PASSED on a Voice Vote.**

b. Local Landmark Designation Fee and Incentives.

*Assessment Increase Deferral: Commissioner Marcus reported that his research found that deferral of a property assessment increase as a result of improvements to a historic property is not a viable incentive due to the State's uniform assessment law. Principal Planner Sadowski stated that his discussion with the City Attorney and the City Assessor have revealed the same information.*

*Building Fee Elimination: Principal Planner Sadowski was asked to inquire about the ability to eliminate building permit fees for properties designated as landmarks; the exception only applying to single unit residential properties.*

*Zoning Fee for Local Designation: It was moved by Commissioner Marcus, seconded by Commissioner Lacock, that a resolution be introduced to the Common Council decreasing the fee for "H" Historic District designations from \$200.00 to \$0.00. The motion PASSED by a Voice Vote.*

c. Historic Artifacts Ordinance.

*Commissioner Marcus introduced the concept for a historic artifacts ordinance. He stated that the concern arises from the loss over the years of artifacts related to buildings, structures and public infrastructure. He stated that an artifact could be anything from a statue, to an architectural detail on a building, to a brick paver. He stated that the intent would be to require the City Plan Commission's approval for the transfer of artifacts from one owner to the next. He stated that another goal would be to establish a comprehensive list and central storage location for publicly held artifacts.*

*Principal Planner Sadowski circulated suggested language for such an ordinance. He provided a potential definition of a Historic Artifact and potential rule language. He concluded by stating that such an ordinance would be opposed by staff due to administrative and logistical reasons.*

*Commissioner Marcus stated that he would like to conduct further research on this item and present more information at the next meeting.*

*It was moved by Commissioner Marcus, seconded Commissioner Lacock, to schedule this item for further discussion at the next Commission meeting. The motion PASSED by a Voice Vote.*

### **Adjournment**

*There being no further business before the Commission and hearing no objections, Chairman Whitman adjourned the meeting at 6:00 p.m.*

*Respectfully submitted,*

*Matthew G. Sadowski  
Secretary, Principal Planner*