



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
Brian O'Connell, Robert Hartmann, Emile Mathis
Gary Wolfe, Micah Waters, Margo Mazur*

Thursday, October 4, 2007

4:30 PM

Room 301, City Hall

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

PRESENT: 6 - Jeff Coe, Richard Christensen, Robert Hartmann, Gary Wolfe, Brian O'Connell and Micah Waters

EXCUSED: 2 - Emile Mathis and Margo Mazur

OTHER PRESENT: Matthew Sadowski, Principal Planner

Approval of Minutes for the September 6, 2007 Meeting

A motion was made by Alderman Jeff Coe, seconded by Robert Hartmann, that the Minutes be approved with the correction that Ramona Ydunate is the project's design consultant and not the project architect. The motion **PASSED** by a Voice Vote.

[07-1229](#)

Subject: (Direct Review) Review of a street level facade remodeling project for Sharon and Keith Seib at 401 Sixth Street.

Recommendation of Downtown Area Design Review Commission on 10-4-07: To approve **only the window plans** for the building at 401 Sixth Street, subject to conditions contained herein

- a. That the window plans presented to the Downtown Area Design Review Commission on October 4, 2007 be approved, subject to the following conditions.
- b. That a hold harmless agreement be entered into between the building owner and the city if improvements illustrated in the approved plans project into public rights-of-ways.
- c. That all doorways be properly recessed from the sidewalk area.
- d. That all signs be professionally made, comply with all applicable ordinance, and be submitted to the Downtown Area Design Review Commission for review and approval.
- e. That no minor changes be made to the conditions of this approval without the review and approval of the Director of City Development, and no major changes be made without the approval of the Downtown Area

Design Review Commission.

Fiscal Note: N/A

Kieth Sieb presented revised façade plans, stating that the current façade plan view will remain the same but that floor length windows are no longer being considered due to safety and cost considerations. He explained the corner door placement, tile selection for the exposed column and bulk head tile, and the sign panel.

Commission members discussed window rhythm and pros and cons regarding floor length as opposed to bulk-head length windows. They also considered the proposed tile applications for the bulk-head, column sign panel.

While not satisfied with the material selection for the exterior of the bulkhead and column, and the design treatment of the sign panel, Commission members understood the urgency in needing to install windows before the weather turns inclement. Commission members requested that Mr. Seib come back to the Commission's next meeting to address tile selection and sign board design.

A motion was made by Gary Wolfe, seconded by Brian O'Connell, that this item be Approved, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote.

[07-1230](#)

Subject: (Direct Referral) Review of facade restoration project by Mark and Hilary Krecha for Miller Flowers at 219 Sixth Street.

Recommendation of the Downtown Area Design Review

Commission on 10-4-07: That the restoration project by Mark and Hilary Krecha for Miller Flowers at 219 Sixth Street be approved, subject to the conditions contained herein:

- a. That the restoration plans presented to the Downtown Area Design Review Commission on October 4, 2007 be approved subject to the following conditions.
- b. That a hold harmless agreement be entered into between the building owner and the city if improvements illustrated in the approved plans project into public rights-of-ways.
- c. That restoration work continue in cooperation with Department of City Development Staff.
- d. That all signs be professionally made and comply with all applicable ordinance unless otherwise permitted as existing non-conforming signage.
- e. That no minor changes be made to the conditions of this approval without the review and approval of the Director of City Development, and no major changes be made without the approval of the Downtown Area Design Review Commission.

Fiscal Note: N/A

Hilary Krecha explained the efforts to date, and the difficulties encountered in working to restore the store front at 219 Sixth Street. She explained that new windows have been installed in the upper floors and art glass repaired. She discussed plans to repair and retain the existing sign which was installed in the 1950's.

Commission members complemented the restoration efforts undertaken to date but expressed their desire to have the existing sign removed and new sign installed that is more sensitive to the re-emerging storefronts style and design. Commission members discussed with the applicant alternative treatments for the existing sign.

Director O'Connell explained that the Krechas have been in discussions with City staff for many months regarding design and materials considerations, restoration difficulties, and the availability of grant funds to assist in their efforts. He explained that the ordinance allows the current sign to be repaired and maintained, and current sign lenses to be replaced.

Commission members directed staff to continue to work with the Krechas to further the restoration of the façade.

A motion was made by Micah Waters, seconded by Robert Hartmann, that this item be Approved, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote.

07-1231

Subject: (Direct Referral) Review of a grant for a facade restoration project by Mark and Hilary Krecha for Miller Flowers at 219 Sixth Street.

Recommendation of the Downtown Area Design Review

Commission on 10-4-07: That the request by Mark and Hilary Krecha for a façade grant for a facade restoration project at 219 Sixth Street be approved, subject to the conditions contained herein:

- a. That this grant may be applied to expenses incurred in compliance with the restoration plans presented to the Downtown Area Design Review Commission on October 4, 2007.
- b. That this grant is approved for an amount up to \$7,500 or 50% of eligible project costs, whichever is less.
- c. That no minor changes be made to the conditions of this approval without the review and approval of the Director of City Development, and no major changes be made without the approval of the Downtown Area Design Review Commission.

Fiscal Note: N/A

Director O'Connell explained that staff is in support of this request but pointed out that for work conducted by the building owner, only materials costs are eligible for reimbursement.

A motion was made by Brian O'Connell, seconded by Gary Wolfe, that this item

be Approved, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote.

07-0838

Subject: (Direct Referral) Review design concepts for a mixed-use development at 73 Eight Street (Southeast corner of Lake Avenue and Eighth Street).

Recommendation of Downtown Area Design Review on 7-12-07:
That this item be deferred.

Recommendation of Downtown Area Design Review on 9-06-07:
That this item be deferred.

Recommendation of Downtown Area Design Review on 10-4-07:
That this item be deferred.

Recommendation of Downtown Area Design Review on 11-1-07:
That this item be deferred.

Recommendation of Downtown Area Design Review on 12-6-07:
That the plans submitted by Romona Ydnate for the Robert Watring mixed-use development at 73 Eight Street be approved, subject to the following conditions:

- a. That the plans presented to the Downtown Area Design Review Commission dated December 3, 2007 are considered conceptual, and are approved subject to the conditions contained herein.
- b. That all applicable zoning approvals be applied for.
- c. That the basic design attributes shall substantially conform to those details illustrated on the approved conceptual plans with regards to building setback and offsets, exterior wall cladding in substantially the same proportions, fenestration, window materials, accent bands, façade recesses/stepping and tower height differentials, balcony placement and projection, window framing and colors, with the exception that:
 1. The buildings minimum offset from the south lot line offset be 10 feet, and from Eight Street be a minimum of 10 feet.
 2. No EIFS be used on the central core of the Lake Avenue Façade but rather, the use of granite be incorporated.
- d. That upon substantial resolution of zoning matters, the following shall be submitted to the Downtown Area Design Review Commission for

review and approval:

1. Detailed building elevations.
 2. Landscaping and parking plans.
 3. Building and site lighting plans.
 4. Comprehensive sign package.
- e. That no minor changes to be made to the conditions of this conceptual design approval without the review and approval of the Director of City Development, and no major changes be made without the approval of the Downtown Area Design Review Commission.

Fiscal Note: N/A

Chairman Christiansen recused himself for this item and resumed the chair afterwards. Hearing no objections, Director O'Connell assumed the Chairmanship.

Romona Ydunate of ARC, project design consultant, presented three design concepts: International, contemporary and Art deco. Each featured a fifteen story central hotel tower flanked to the north and south by a twelve story residential condominium tower. Access to underground parking is provided from the south.

Commissioner Hartmann expressed concern regarding the buildings height and contextual applicability. He inquired into the need for such height.

John Dickert, realtor for the project, explained that financial considerations indicate that an 80 room 15 story hotel is required, and twelve stories of residential units are required. The proposed heights are a function of the economics of the site.

Commission members expressed a consensus that the contemporary design was the preferred concept.

Director O'Connell explained that the function of this Commission is to determine if the design is appropriate when considering building mass and site placement. The Plan Commission will address the zoning aspect of height and site density.

Michael Moradian, owner of the neighboring property at 821-823 Lake Avenue, expressed concern about the effects that a fifteen story building would have on his property value.

Marcia Michiels, owner of 827 Lake Avenue, expressed concern about the effects that a fifteen story building would have on her property value.

A motion was made by Robert Hartmann, seconded by Micah Waters, that this item be Deferred. 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 5:45 p.m.*

Respectfully Submitted,

*Matthew G. Sadowski
Secretary/Principal Planner*