

City of Racine

*City Hall
730 Washington Ave.
Racine, WI 53403*



Meeting Minutes

Thursday, July 12, 2007

4:30 PM

City Hall, Room 301

Downtown Area Design Review

*Chairman Richard Christensen, Alderman Jeff Coe
Brian O'Connell, Robert Hartmann, Emile Mathis
Gary Wolfe, Micah Waters, Margo Mazur*

Chairman Christensen called the meeting to order at 4:35 p.m.

PRESENT: 5 - Jeff Coe, Richard Christensen, Robert Hartmann, Gary Wolfe and Micah Waters

EXCUSED: 3 - Emile Mathis, Brian O'Connell and Margo Mazur

OTHER: Matthew Sadowski

Approval of Minutes for the April 5, May 3, June 7 and June 26 Meetings

A motion was made by Robert Hartmann, seconded by Micah Waters, that the minutes be approved with technical corrections being made. The motion **PASSED**.

07-0712

Subject: (Direct Referral) Review of a sign plan for Nesting at 316-6th Street.

Recommendation of Downtown Area Design Review on 6-07-07:

That this item be deferred.

Recommendation of Downtown Area Design Review on 7-12-07:

That this item be deferred.

No one was present to represent the item.

A motion was made by Gary Wolfe, seconded by Micah Waters, that this item be **Deferred**. The motion **PASSED**.

07-0719

Subject: (Direct Referral) Review of a sign plan for Eye-Openerz at 334 Main Street.

Recommendation of Downtown Area Design Review on 6-7-07: That this item be deferred.

Recommendation of Downtown Area Design Review on 7-12-07:

That the plans submitted by Craig Schaub for Eye-Openerz for a wall sign at 334 Main Street be approved, subject to the following conditions:

- a. That the plans presented to the Downtown Area Design Review Commission on July 12, 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 the public rights-of-ways.
- c. That the sign be professionally made, comply with all applicable ordinance, and all applicable permits be acquired.

d. 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.

Craig Schaub from Dig-It-All signs presented a revised sign plan describing the materials, colors, finishes, and installation method.

Gary Wolfe suggested that the lettering have a satin finish, and that the word "Opener" be repositioned so as to create better balance with the center-line of the sign text. Mr. Schaub stated that he understood Mr. Wolfe's intent.

A motion was made by Robert Hartmann, seconded by Gary Wolfe, that this item be Approved, subject to the listed conditions in the recommendation. The motion PASSED.

07-0900

Subject: (Direct Referral) Review of sign plans for Olde Madrid restaurant at 418 Sixth Street.

Recommendation of Downtown Area Design Review on 7-12-07:

That the plans submitted by Manuel Salinas Of Olde Madrid Restaurant for projecting and window signage at 418 - 6th Street be approved, subject to the following conditions:

- a. That the plans presented to the Downtown Area Design Review Commission on July 12, 2007 be approved subject to the following conditions.
- b. That all applicable permits be obtained from the Building Inspection Department.
- c. 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.
- d. That the sign be professionally made, comply with all applicable ordinance, and all applicable permits be acquired.
- 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.

Manuel Salinas presented a sign plan describing the materials, colors, finishes and installation method.

Mr. Pope described in more detail the materials, colors, finishes and construction method.

In response to questions and suggestions from Micah Waters and Gary Wolfe, Mr. Pope stated that rather than chains, he would use steel bars to hang the sign from the support boom.

A motion was made by Gary Wolfe, seconded by Robert Hartmann, that this item be Approved, subject to the listed conditions in the recommendation. The motion PASSED.

07-0901

Subject: (Direct Referral) Review of carriage house, project lighting, and landscaping for The Atwater at Gaslight Pointe at 4 Gaslight Dr.

Recommendation of Downtown Area Design Review on 7-12-07:

That upon consultation with regard to the plans submitted by New England Builders for The Atwater At Gaslight Pointe at Four Gaslight Drive for garage, lighting and landscaping plans, the following observations are offered:

- a. Building materials and detailing are consistent with the main building design. Placement is appropriate.
- b. Lighting fixtures for buildings and grounds are compatible with the overall design concept of the project.
- c. Landscaping placement appears to be appropriate but requires final approval by the Director of City Development.

David Stamm of New England Builders introduced the garage building plans explaining the design concept in relation to the main residential building. He stated that there would be no project signage, no driveway gate, and no perimeter fencing. Mr. Stamm briefly described the landscaping to be installed.

John VanRyan of Engberg Anderson, project architects, described in more detail the materials selection, pannelled garage door concepts that do not include windows, and the use of terrace areas to define private spaces for ground floor units.

A motion was made by Micah Waters, seconded by Gary Wolfe, that this item be Approved, subject to the listed conditions in the recommendation. The motion PASSED.

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.

Robert Watring presented the revised building plans describing the vertical and horizontal aspects of the buildings design. He described planned exterior cladding of decorative masonry for the first 15 feet from grade, then EIFS for the remaining building height. He described balcony placement, and terraced lawn areas facing the lake. Mr. Watring stated that he has been developing the building design along with help from an experienced designer.

Robert Hartmann found the revised plans to be a step forward and suggested terracing the building's west façade as a means to diminish street façade bulk. He stated that more architectural consistency is needed.

Gary Wolfe suggested that the building pay more attention to form and shadows but found the revised building footprint to be more interesting than that which had been previously presented.

Micah Waters stated that more detailed plans are needed before he can properly evaluate concepts for this project.

In response to Bob Hartmann, Matt Sadowski explained that building height can be addressed by the Downtown Area Design Commission as a function of building's form and relationship to surround properties. However, he stated that the buildings living unit count is the purview of the Plan Commission. He concluded that based on preliminary zoning analysis done by City Staff, the project would need B-5 zoning which limits living units totals to 100 or less.

John Dickert, Mr. Watring's realtor, requested a deferral so that he and his client can further explore design options.

A motion was made by Micah Waters, seconded by Robert Hartmann, that this item be Deferred. The motion PASSED.

Administrative Business

None.

Adjournment

There being no further business and hearing no objections, Chairman Christensen adjourned the meeting at 6:15 p.m.

Respectfully submitted,

*Matthew G. Sadowski, Principal Planner
Secretary*