



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, February 3, 2011

4:30 PM

City Hall, Room 301

Call To Order

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

PRESENT: 5 - Jeff Coe, Richard Christensen, Brian O'Connell, Micah Waters and John Monefeldt

EXCUSED: 3 - David Popoff, Ryan Rudie and Gary Wolfe

Others present: Matthew Sadowski, Principal Planner

Approval of Minutes for the December 2, 2010 Meeting

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

11-6041

Subject: (Direct Referral) Request from Rosie Olle of Michael's Signs, representing Parallel, seeking to replace existing signage at 405 Main Street. (DC-11)

Steve Prochaska of Michael's Signs reviewed the proposed installation describing materials, proportions and installation technique. He stated that the sign could be adjusted so as to contain the descender of the "P" within the raised portion of the sign panel.

A motion was made by Commission Member Waters, seconded by Alderman Coe, that the plans submitted by Rosie Olle representing Parallel for a wall sign at 405 Main Street be approved subject to the following conditions:

- a. That the plans presented to the Downtown Area Design Review Commission (DADRC) on February 3, 2011 be approved subject to the conditions contained herein.
- 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 right-of-way.
- c. That the sign be adjusted so the descender of the "P" logo not extend beyond the raised portion of the sign panel.
- d. That all signs be professionally made, comply with all applicable ordinance, and be in compliance with the sign plan as presented to the DADRC.
- 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 DADRC.

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. (PC-11, DC-11)

Recommendation of the Downtown Area Design Review

Commission on 2-3-11: That an administrative memorandum relating to Ord.4-10 and facade projects in th Downtown Area Diesgn Review District whose impact will result in alteration of the visula character or impact of the facade be adopted, subject to containing the following language:

Change to visual character or impact means:

Any change to the publicly viewable portion of the building or part thereof, including but not limited to renovation, rehabilitation, reconstruction, replacement, or rearrangement of architectural elements, character defining architectural details, or structural parts, or any change to the exterior surface that affects the configuration of walls, spaces, building bulk or proportions.

Maintenance means:

The act of replacing or repairing of part or parts of a building or structure which is a publicly viewable portion and has degraded by ordinary wear and tear or by weather so that the building or structure remains attractive, safe, and presentable, while not altering the basic design of a structure.

Examples of maintenance are:

- Repainting a surface that has faded, or begun to blister or peel, with the same color.
- Replacing fabric on a canopy or awning that has faded or torn with the same fabric.
- Replacing a broken window with glass that is the same dimensions and transparency. If the original window could be opened for ventilation, so should the replacement.
- Tuck pointing masonry with mortar that matches the original in color and joint style.
- Replacement of broken hardware of the same dimensions, color and finish.

Further:

That the Building Department and other relevant staff be briefed on the contents of the memorandum.

Action of the City Plan Commission on 2-9-11: To approve the memorandum language, with the modification to the first sentence to read "Any significant change to publicly viewable portion of the building or part thereof... etc."

Principal Planner Sadowski reviewed the proposed memorandum language that was presented to the Commission during the December 2, 2010 meeting. He also addressed possible adjustment to the text as submitted by Commission members and staff.

Following a discussion by Commission members of concepts, intent and alternative phrasing, it was moved by Alderman Coe and seconded by Commission member Monefeldt to recommend that 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 be adopted, subject to containing the following language:

Change to visual character or impact means:

Any change to the publicly viewable portion of the building or part thereof, including, but not limited to, renovation, rehabilitation, reconstruction, replacement, or rearrangement of architectural elements, character defining architectural details, or structural parts, or any change to exterior surface that affects the configuration of walls, spaces, building bulk or proportions.

Maintenance means:

The act of replacing or repairing part or parts of a building or structure which is a publicly viewable portion and has degraded by ordinary wear and tear or by weather so that the building or structure remains attractive, safe, and presentable, while not altering the basic design of a structure.

Examples of maintenance are:

- * Repainting a surfaces that has faded, or begun to blister or peel, with the same color.*
- * Replacing fabric on a canopy or awning that has faded or torn with the same fabric.*
- * Replacing a broken window with glass that is the same dimensions and transparency. If the original window could be opened for ventilation, so should the replacement.*
- * Tuck pointing masonry with mortar that matches the original in color and joint style.*
- * Replacement of broken hardware of the same dimensions, color and finish.*

Further:

That the Building Department and other relevant staff be briefed on the contents of the memorandum.

A motion was made by Alderman Coe, seconded by Commission member Monefeldt, that the memorandum be Approved subject to containing the language above. 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 4:52 p.m.

Respectfully submitted,

*Matthew G. Sadowski, Secretary
Principal Planner*