



City of Racine

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

Meeting Minutes - Draft

Downtown Area Design Review

Chairman Richard Christensen
Ryan Rudie
Gary Wolfe
Micah Waters
John Monefeldt
Matthew Sadowski
Jeff Coe

Thursday, October 8, 2015

4:30 PM

City Hall, Room 303

Call To Order

PRESENT: 7 - Ryan Rudie, Richard Christensen, Gary Wolfe, Micah Waters, John Monefeldt, Matthew Sadowski and Jeff Coe

Others Present:

Jill Johanneck, Associate Planner

Approval of Minutes for the August 6, 2015 Meeting

A motion was made by Commissioner Rudie, seconded by Commissioner Waters to approve the minutes as submitted. The motion PASSED by a Voice Vote.

[15-00886](#)

Subject: (Direct Referral) Review of a signage request for 606 College Avenue, Seven Keys to Escape. (DC-15) (Res No. 15-0396)

Recommendation of the Public Works and Services Committee on 10-13-15: That the property owner of 606 College Avenue be granted permission to install a stationary projecting sign, as requested, with the stipulation that a hold harmless agreement be executed and a \$150.00 processing fee paid, in accordance with the State Statute 66.0425, Privileges in Streets.

Further recommends that the property owner be charged a \$125.00 fee to cover administrative costs associated with filing this item with the Register of Deeds.

Fiscal Note: There will be no cost to the City of Racine.

Attachments: [15-00886](#)
[15-00886 \(2\)](#)

Jon Klema of Michael's Signs presented the proposal for the sign. It will be flag-mounted with a decorative aluminum bracket and plate. The sign itself measures

almost 3' wide by 5.5' in length, is a cedar plank finish with black painted lettering. A 'hole' will be made in the sign to display antique-looking keys to incorporate into the business name. Illumination will be via gooseneck lighting fixtures.

Discussion ensued. The sign will be hung 8-feet above grade, and the lettering will be made more visible in the way they are applied, which will allow for some shading to occur to increase the contrast of the black on the darker wood. Mr. Klema advised wind should not affect the sign due to its sturdy installation and design.

A motion was made by Alderman Coe, seconded by Commissioner Sadowski, to approve the signage request for 606 College Avenue, subject to conditions as presented except that condition B. be stricken. The motion PASSED by a Voice Vote.

[15-00887](#)

Subject: (Direct Referral) Review of a façade remodeling project at 612 Sixth Street. (DC-15)

Chairman Christensen provided an overview of the request, noting brick removal, replacement of two columns, a re-design of the floor to make a flush-entry to bring the building into ADA compliance, and that the second floor apartments are being renovated. Ramona, of ARC Architecture, added the buildings upper portion will be painted, and new stairs are being added in the back to access the apartments.

Discussion ensued. Location of the new gas meter was discussed, and the owner, Yudong Zheng, stated they are filling in the front portion of the basement. The main floor level will be concrete with laminate. It was noted all materials for the façade changes have been purchased already by the owner. Members stated concern that the submittal is not complete as they did not receive revisions to review prior to the meeting, and stated they feel their input is limited due to materials already being selected. It was noted the color of the top building paint color will need review. For the stone cast masonry material, the owner will be making the mold and installing the product along the front of the building.

The owner asked if the color of the concrete block can be light. Several commissioners stated a contrast in materials is needed. This may be possible with the incorporation of the new color for the upper portion of the building, the use of the aluminum, and other options. If the concrete is tinted, it needs to be tinted before being poured, versus being painted after installation. The Commission wants to avoid creating a "vanilla" look to the building lacking in contrast and color or materials. The owner needs to work with his architect on a presentation for color and material incorporation.

Chairman Christensen stated that due to no quorum for the last meeting, the project has not moved forward. He inquired about a "half" approval so they can begin work on the street level, and then come back with the remaining details for the project at an upcoming meeting.

A motion was made by Alderman Coe, seconded by Commissioner Rudie, that the street level renovation project at 612 Sixth Street, as presented in sheet A2.1 dated August 18, 2015, be approved subject to conditions, and that a condition be added that the missing information for the second floor elevation be submitted to the Department of City Development for Commission review and approval. The motion PASSED by a Voice Vote with Chairman Christensen abstaining.

[15-00888](#)

Subject: (Direct Referral) Request for a façade grant for a façade remodeling project at 612 Sixth Street. (DC-15)

A motion was made by Commissioner Sadowski, seconded by Commissioner Wolfe, to defer the item. The motion PASSED by a Voice Vote.

Administrative Business

None.

Adjournment

Chairman Christensen adjourned the meeting at 5:28 p.m.

*Respectfully submitted,
Jill Johanneck, Associate Planner*