



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, November 1, 2007

4:30 PM

Room 301, City Hall

Chairman Christensen called the meeting to order at 4:32 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 G. Sadowski, Principal Planner

Approval of Minutes for the October 4, 2007 Meeting

A motion was made by Robert Hartmann, seconded by Alderman Jeff Coe, that the minutes be approved. The motion **PASSED** by a Voice Vote.

[07-1363](#)

Subject: (Direct Referral) Review of a sign proposal for Clifton Gunderson at 222 Main Street (Shoop Building)

Recommendation of Downtown Area Design Review Commission on 11-1-07: That the sign proposal for Clifton Gunderson at 222 Main Street (Shoop Building) be approved, subject to the conditions contained herein:

- a. That the plans presented to the Downtown Area Design Review Commission on November 1, 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 vertically centered between the banding line/drip edge and the logo be centered under the second window from the north, second level.
- e. That the sign coloring be a dark bronze.

- f. That a comprehensive sign package be developed if additional tenant signage is anticipated.
- g. That all signs be professionally made, comply with all applicable ordinance, and all applicable permits be acquired.
- h. 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

Linda Herman of Johnson Redevelopment Corp explained the proposal and stated that other tenants are not interested in having signage. She mentioned other sign alternatives investigated and discounted.

Amy Meek of Clifton Gunderson explained that the sign would be non-illuminated.

In response to questions, Ms. Herman and Ms. Meek stated that a dark bronze coloring of the sign would be acceptable. They also agreed that the sign would be placed equidistant between the banding line/drip edge and the bottom of the windows.

A motion was made by Robert Hartmann, 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.

07-0838

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 Christensen recused himself for item 07-0838 and resumed the chair afterwards. Hearing no objections Director O'Connell assumed the Chairmanship.

Romona Ydunate of ARC, project design consultant, presented design concepts based on comments received from the Commissioners at the October 4, 2007 meeting. She pointed out that the proposal now calls for access to underground parking to be from the Pershing Park level.

Bill Morris of William Morris Architects, LLC, project architect, explained that topographic surveys and soil borings will be commencing in order to better determine building

exposures and ascertain the load capacities of the soils.

The consensus of Commissioners was that that the concept is acceptable.

Considerable discussion ensued between Commission members and the project principles Romona Ydunate, Bill Morris and John Dickert, and owner Robert Watring regarding unit densities, building height, mixed uses and floor area allotments, the need for recessed windows, application of high grade materials at street level, the undesirable nature of Dryvt type cladding, timing of reviews and authority/duties of this Commission and the Plan Commission.

Robert Watring stated that the density his project seeks is needed to support continued business vitality in the downtown area.

In response to Mr. Morrison, most Commission members stated that a building height beyond the 12 story & 15 story structure presented today would not be unacceptable if it does not radically depart from the forms and concepts presented thus far. Commission Member Hartmann expressed concern with heights exceeding the guideline of a ten story maximum.

Director O'Connell cautioned against overbuilding this project thus causing a downtown-wide unit consumption problem for years to come (too many units, too little demand).

Ms. Ydunate stated that regardless of height and density the building must have integrity; a scaled back building could preserve quality. She stated that minimum materials application considerations are stone at the lowest levels, jumbo brick at median levels, and EIFS at the upper levels.

Continuing the thoughts of Alderman Coe and Commissioner Wolfe, Director O'Connell suggested that the plans presented today be refined and brought back to the Commission so that key design assumptions can be agreed upon, and that based on those assumptions, the plans be brought to the Plan Commission to address zoning concerns such as density and height.

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

DIMPLES BUILDING AT 416 MAIN STREET: Director O'Connell presented plans submitted by Dennis Navratil for a roof deck and railing. Commission member found the plans to be unacceptable in materials application and form. Commission members asked for the item to be agenized for the December meeting.

KEITH SEIB PROJECT AT 401 SIXTH STREET: Director O'Connell presented plans submitted by Keith Seib for the façade remodeling project. Commission members found the plans lacking in detail and clarity. They agreed to respond to a poling if acceptable plans and materials samples can be submitted.

FEE FOR DESIGN REVIEW: In a effort to decrease re-submittals, and incomplete submittals, Director O'Connell suggested that a re-submittal fee be instituted and assessed on the second submittal and each submittal thereafter. He suggested a fee structure as follows: First submittal free, second submittal \$175, third submittal \$200, fourth submittal \$225. Commission members found such a fee schedule to be

acceptable and suggested that a "Special Meeting Fee" also be established.

Adjournment

A motion was made by Commissioner Wolfe and seconded by Alderman Coe to adjourn the meeting. Hearing no objections, Chairman Christensen adjourned the meeting at 6:12 p.m.

Respectfully Submitted,

*Matthew Sadowski
Secretary, Principal Planner*