



City of Racine

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

Meeting Minutes - Draft

Landmarks Preservation Commission

Chris Flynn
Tony Veranth
Don Schumacher
Alderson Mollie Jones
Pippin Michelli
Pamela Deskins
John Monefeldt

Monday, August 14, 2017

5:00 PM

City Hall, Room 303

Call To Order

Ald. Mollie Jones called the meeting to order at 5:08 p.m.

PRESENT: 4 - Chris Flynn, Don Schumacher, John Monefeldt and Mollie Jones

EXCUSED: 3 - Tony Veranth, Pippin Michelli and Pamela Deskins

Approval of Minutes for the April 10, 2017 Meeting

A motion was made by Commissioner Schumacher, seconded by Commissioner Monefeldt, to approve the minutes of the April 10, 2017 meeting. The motion PASSED by a Voice Vote.

[802-17](#)

Subject: (Direct Referral) Review and consideration of pending razing permits and potential Commission actions.

Assistant Director Matt Sadowski stated there were a number of razing permits sent to the Commission in the last couple of weeks. Most were garages with a couple of buildings on Racine and Main Streets and a garage on College Avenue. He stated the garage on College had a lot of detailing and asked the Commission if there were other buildings they wished to see photographed. Commissioner Monefeldt asked what the replacement garage looked like. Mr. Sadowski stated he was unsure, but would find out.

A motion was made by Commissioner Schumacher, seconded by Commissioner Flynn to receive and file the item. The motion PASSED by a Voice Vote.

[732-17](#)

Subject: Communication from the Purchasing Agent submitting bid results from Official Notice #12-2017, RFP for Heritage Preservation Plan: Inventory of existing and potential historical sites, properties, districts and legacies and an action plan for their stewardship and celebration. (Res No. 0298-17)

Recommendation of the Landmarks Preservation Commission on 8-14-17: That the sole bidder, The Lakota Group, found to be qualified

and responsive to the Request for Proposals be selected to prepare the City of Racine's Heritage Preservation Plan. Further that the Mayor and City Clerk be authorized to enter into a contractual agreement with The Lakota Group.

Recommendation of the Finance & Personnel Committee on

9/11/2017: That the sole bidder, The Lakota Group, found to be qualified and responsive to the Request for Proposals be selected to prepare the City of Racine's Heritage Preservation Plan. Further that the Mayor and City Clerk be authorized to enter into a contractual agreement with The Lakota Group.

Fiscal Note: The Lakota Group has quoted \$29,977.00 as the total budget to prepare the plan. \$30,000.00 was the Department of City Development's total anticipated costs. Funds were set aside in the 2017 Capital Improvement budget.

Attachments: [RFQ historic preservation](#)
 [The Lakota Group - Racine Heritage Preservation Plan RFP](#)

Mr. Sadowski explained the background of the request. He stated staff has been working for a couple of months to develop a Request for Proposals (RFP) for the City's Historic Preservation Plan. In April Commission approved a RFP be developed and from that RFP, one bid was received from the Lakota group. The agenda briefing memo (attached) briefly summarizes the proposal as well as the group's qualifications. He stated \$30,000.00 was set aside from City's budget for the project with a target completion date of March 2018.

Mr. Sadowski introduced the Lakota group; Nick Kalogeresis introduced his firm. Mr. Kalogeresis stated the Lakota Group is a multifaceted planning firm, however, historic preservation is their core work. He stated they work with communities on integrate preservation in the economic/community development programs. Design guidelines, National Register guidelines. Two phases to process: 1. Look a preservation program including districts and landmarks to include a reconnaissance survey and 2. Look at how the program is administered at the end is the State of City report with recommendations. 2. Putting the plan together short long term initiatives and looking at the vision of the historic plan. Have a website along with two community workshops planned. Will be interactive for the community.

Mr. Sadowski asked the consultant if there were any questions of the Commission.

Mr. Kalogeresis asked if the Commission saw the process as a wider process where the community will be involved; he asked if there will be a steering committee or will the Commission be in charge.

Mr. Sadowski stated the Commission will be the steering committee, however, other groups such as the Racine Heritage Museum and Preservation Racine will be involved in the process.

Commissioner Flynn asked if a timeline were established.

Mr. Kalogeresis stated not at the moment. He stated he is aware the beginning of the process would be in September, page 48 of the RFP has the general timeline.

Commissioner Flynn asked if they did the Kenosha master plan.

Mr. Kalogeresis stated the Lakota group did, yes.

Mr. Sadowski stated this was the only response received, however, the Commission does have the option of resubmitting the RFP to gather more responses.

Mr. Kalogeresis explained the staff who would be part of the process.

Commissioner Schumacher asked if artifacts and buildings would be looked at.

Mr. Sadowski stated this is more of a broad overview of the city's history and putting it into a plan to try and preserve as well as gather direction on where to prioritize and how to treat our historic districts. He stated the Susan Carr study that was done in the 70's and 80's was very specific and provided specific direction towards maintaining certain buildings. He stated that study was completed 1979 and updated in 1980.

A motion was made by Commissioner Monefeldt, seconded by Commissioner Flynn, to recommend approval of the RFP submitted by the Lakota Group. The motion PASSED by a Voice Vote.

Administrative Business

Updates and Discussions

Commissioner Monefeldt asked about the possibility of placing design standards on historic districts (historic districts design standards). Mr. Sadowski stated that may be a possible recommendation of the plan. He explained there are design standards, however, it would have to be for a landmark designated locally.

Mr. Sadowski stated the only guideline is the zoning code; national standards only kick in if tax credits are requested.

Brief discussion ensued.

Adjournment

A motion was made by Commissioner Schumacher, seconded by Commissioner Flynn, to adjourn the meeting at 5:49 p.m. The being no further business, the meeting adjourned.