



City of Racine

City Hall
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Racine, WI 53403
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Meeting Minutes - Final City Plan Commission

*Mayor John T. Dickert, Alderman Gregory Holding
Atty. Jud Wyant, Atty. Elaine Sutton Ekes
Vincent Esqueda, Alderman Eric Marcus, Tony Veranth*

Wednesday, February 9, 2011

4:15 PM

City Hall, Room 205

Call To Order

Mayor John Dickert called the meeting to order at 4:30 p.m.

PRESENT: 5 - John Dickert, Elaine Sutton Ekes, Gregory Holding, Eric Marcus and Tony Veranth

EXCUSED: 2 - Vincent Esqueda and Jud Wyant

Others present: Matt Sadowski, Principal Planner
Jill Johanneck, Associate Planner
Brian O'Connell, Director of City Development
Rick Heller, Chief Building Inspector
Alderman Ron Hart

Approval of Minutes for the January 26, 2011 Meeting

A motion was made by Commissioner Sutton Ekes, seconded by Alderman Holding, to approve the minutes of the January 26, 2011 meeting. The motion PASSED by a Voice Vote.

11-6052

Subject: (Direct Referral) Request by Doug Stratton of Regency West Apartments, LLC seeking amendments to the Regency West Apartment planned development at 2300 Loni Lane. (PC-11)

Principal Planner Sadowski reviewed the list of items the applicant is requesting deviation from the approved project plans, including window trim, doors, railings, lighting fixtures, and to allow vinyl siding versus smart siding or an equivalent. Staff recommendation was for denial to the proposed changes.

Mr. Michael Lerner, representative for the applicant, spoke on the requested changes. He noted the lighting fixtures originally proposed were not their initial choice, and they feel the ones they are now proposing are more contemporary and complimentary to the project. He noted the plans indicate slider windows vs. double-hung windows as indicated by Staff, and they will provide the grid appearance (muntins) and window trim as requested by Staff. The request also included allowing the applicant to utilize six-panel doors in some locations on the buildings while maintaining the flush doors in other areas.

The main concern to both Staff and the applicant was the type of siding to use on the project. Staff noted that smart siding, or an equivalent, was approved with the building elevations and to be used for the residential structures and community building, as per the sample provided by the applicant, and vinyl was only to be used

on the garages. Concerns with installation, upkeep, potential for moisture damage, product warranty, and painting of the smart siding were discussed.

Alderman Holding noted when the project was approved that the Common Council wanted the smart siding, or an equivalent, as well as the more decorative lighting fixtures versus the box lighting.

Alderman Holding moved to deny the request for changes to the approved plans. Motion was seconded by Commissioner Sutton-Ekes.

Discussion of the motion ensued. Commissioner Sutton-Ekes inquired if there have been problems with the smart side product. Mayor Dickert advised he had contacted the state realtors association, state and national builders association, and a representative from AIG Insurance, and was advised there have been no problems with the exception of a bad shipment at one time, with the performance of this product.

Inspector Heller added that if installed correctly, and the cut ends are properly treated, there should be no problem with water infiltration. Alderman Holding concurred.

Alderman Marcus noted that he previously opposed the use of vinyl in favor of a more composite look to the siding. However, if independent information is available stating there are problems with the product he may change his mind. However, at this time he supports the use of the smart siding. Alderman Marcus stated that smartside product has been used on local youth-build homes.

Alderman Hart indicated he asked Mr. Sadowski where in Racine this product was used. Mr. Sadowski advised he is unaware of any at this time, but the product will be used in the upcoming construction of NSP homes. Commissioner Veranth added he is unsure how much of this type of siding is being used within the community. Inspector Heller added that they do not review the specifics of siding when building applications are made and permits issued.

Mayor Dickert asked Mr. Lerner about the balcony railings. He advised they prefer not to paint them, however, will do so after a year's time as requested.

Alderman Marcus asked about the use of the smart siding in the temperate zone in which we are located and if there were any data available. He requested City Staff to contact various companies to see if they are selling this product in similar climates as ours, and would consider the results of any information in making a decision about the use of the product on this project. Mr. Lerner advised he would be okay with waiting until the next Plan Commission meeting to allow for this additional research.

Motion was made by Alderman Marcus to withdraw the motion to deny the applicants' request. Seconded by Commissioner Sutton Ekes. Motion passed.

A motion was made by Alderman Marcus, seconded by Alderman Holding, to split the discussion and handle the smart siding issue separate from all the other changes requested. The motion PASSED by a Voice Vote.

The following motions were made on each item:

A motion was made by Alderman Marcus, seconded by Commissioner Sutton Ekes, to defer the decision on the use of smart siding for two weeks. The motion PASSED by a Voice Vote.

A motion was made by Alderman Holding, seconded by Commissioner Sutton Ekes, to allow sliding windows versus single-hung windows. The motion PASSED by a Voice Vote.

A motion was made by Alderman Holding, seconded by Alderman Marcus, to allow six-panel doors for the entry doors. The motion PASSED by a Voice Vote.

A motion was made by Commissioner Sutton Ekes, seconded by Alderman Holding, to deny the request to change the lighting fixtures. The motion PASSED by a Voice Vote.

A motion was made by Alderman Holding, seconded Commissioner Sutton Ekes, to require the spindles on balconies to be painted after one year. 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)

Principal Planner Sadowski reviewed the memorandum concerning removal of the \$5,000 threshold as approved by the Common Council and the Plan Commission's request that a memorandum be created which addresses which improvements would result in the alteration of the visual impact of the façades, and which maintenance activities are exempt from this section.

The proposed language as developed by the Downtown Area Design Review Commission was presented to Commission members.

A motion was made by Alderman Marcus, seconded by Alderman Holding, to approve the memorandum language, with the modification to the first sentence to read "Any significant change to the publicly viewable portion of the building or part thereof... etc." The motion PASSED by a Voice Vote.

Administrative Business

None discussed.

Adjournment

Motion by Alderman Holding, seconded by Commission Veranth to adjourn the meeting at 5:25 p.m. Motion passed.