



# City of Racine

## Meeting Minutes - Draft

### Downtown Area Design Review

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

*Chairman Richard Christensen, Alderman Jeff Coe  
Brian O'Connell, Robert Hartmann, Emile Mathis  
Gary Wolfe, Micah Waters, Margo Mazur*

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Thursday, January 3, 2008

4:30 PM

City Hall, Room 301

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#### **Chairman Christensen called the meeting to order at 4:44 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

*OTHERS PRESENT: Matthew Sadowski, Principal Planner  
Penelope Gabor, Planning Intern*

#### **Approval of Minutes for the November 1 & December 6, 2007 Meetings**

*Minutes not available.*

**07-1581**

**Subject:** (Direct Referral) Review of facade remodeling project at 304 Main Street.

**Recommendation of Downtown Area Design Review on 1-3-08:** That this item be deferred.

*Chairman Christensen recused himself for Item 07-1581 and resumed the chair afterwards. Hearing no objections, Director O'Connell assumed the chairmanship.*

*Jason Muchowski of ARC Architects presented the plans and described colors, materials, lighting and floor plan.*

*Romona Ydunate of RC Architects explained the signage and architectural design concepts and defended the contemporary design.*

*Commissioners Hartmann and Waters, Alderman Coe, and Director O'Connell found the first floor alterations to be acceptable, but found the second floor balcony to be in-appropriate given the buildings historic standing. The majority opinion of Commissioners was that the general concept of a balcony was not a correct design solution for this area. Commissioner Waters asked if the balcony design could be revised to be more in context. Alderman Coe suggested that an egress window be considered as an alternative for balcony access.*

*Planner Sadowski reviewed the plan commenting that staff found it to be not in keeping with the historic character of the building, and its industrial feel is out of place with this section of Downtown. He pointed out that the building is listed on the National Register of Historic Places as a contributing building to the Main Street Historic District.*

*Chad Alexander, building owner, explained that because of view opportunities, the balcony is needed to help secure tenants for either residential or commercial (restaurant) use.*

*Ms. Ydunate and Mr. Muchowski were asked to bring back to the Commission a revised plan for the balcony.*

**A motion was made by Micah Waters, seconded by Alderman Jeff Coe, that this item be Deferred. 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 5:45 p.m.*

*Respectfully Submitted,*

*Matthew G. Sadowski  
Secretary/Principal Planner*