



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, Robert Hartmann, Emile Mathis, Gary Wolfe, Brian O'Connell, Micah Waters, David Popoff

Thursday, April 3, 2008

4:30 PM

City Hall, Room 301

Chairman Christensen called the meeting to order at 4:30 p.m.

PRESENT: 7 - Jeff Coe, David Popoff, Richard Christensen, Robert Hartmann, Gary Wolfe, Brian O'Connell and Micah Waters

EXCUSED: 1 - Emile Mathis

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

Approval of Minutes for the February 7, 2008 Meeting

A motion was made by Robert Hartmann, seconded by Micah Waters, that the minutes be approved, as distributed. The motion PASSED by a Voice Vote.

Ratification of the polling results of March 4 - 10, 2008

A motion was made by Director O'Connell and seconded by Commission Member Waters to approve the polling results. The motion passed on a voice vote.

08-1938

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

Recommendation of Downtown Area Design Review Commission on 4-3-08: That the plans submitted for Chad Alexander and Marko Andersen for a revision to a facade remodeling project at 403 Main Street be approved, subject to the following conditions:

- a. That the plans presented to the Downtown Area Design Review Commission (DADRC) on April 3, 2008 be approved, subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be applied for.
- c. That a hold harmless agreement be entered into between the building owner and the city for improvements illustrated in the approved plans that project into the public right-of-way.
- d. That all signs be professionally made, comply with all applicable ordinance, be in compliance with the conceptual sign plan as presented to the DADRC on April 3, 2008, and be submitted the director of city for review and approval.

- e. 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 DADRC.

Fiscal Note: N/A

Chairman Christensen recused himself.

Romona Ydunate of ARC Architectural Resource Consultants explained the revised plans and the design intent.

A motion was made by Micah Waters, seconded by Alderman Jeff Coe, that this item be Approved, subject to the listed conditions in the Recommendation. The motion PASSED by a Voice Vote, with Chairman Christensen abstaining.

08-1940

Subject: (Direct Referral) Review of a request for a facade grant for a facade remodeling project at 304 Main Street.

Recommendation of Downtown Area Design Review Commission on 4-3-08: That the request submitted for Chad Alexander and Marko Andersen for a façade grant for a façade remodeling project at 403 Main Street be approved, subject to the following conditions:

- a. That this grant may be applied to expenses incurred in compliance with the restoration plans presented to the Downtown Area Design Review Commission on April 3, 2008.
- b. That this grant is approved for an amount up to \$10,000 or 50% of eligible project costs, whichever is less.
- c. 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

A motion was made by Robert Hartmann, seconded by Alderman Jeff Coe, that this item be Approved, subject to the listed conditions in the Recommendation. The motion PASSED by a Voice Vote with Chairman Christensen abstaining.

08-1941

Subject: (Direct Referral) Review of signage proposal for Root River Environmental Education Community Center at 1301-Sixth Street.

Recommendation of Downtown Area Design Review Commission on 4-3-08: that the signage proposal be approved for the Root River Environmental Education Community Center at 1301 - Sixth Street, subject to the following conditions:

- a. That the plans presented to the Downtown Area Design Review Commission (DADRC) on April 3, 2008 be approved, subject to the conditions contained herein.
- b. That white oak or Douglas fir be considered as an alternative material for the sign panel for the free standing sign.
- c. That the free standing sign be stained and/or varnished to enhance durability.
- d. That the wall sign(s) be shaped as to follow the outline of the logos.
- e. That all signs be professionally made, comply with all applicable ordinance, and final plans be submitted the director of city for review and approval.
- f. 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 DADRC.

Fiscal Note: N/A

Principal Planner Sadowski reviewed the proposal and staff analysis.

Ben Lehner of the UW Parkside Center for Community Partnerships explained the intent of the sign design, materials selected, and sign placements.

Commission members expressed concern with the durability of the selected materials for the free standing sign, and the rudimentary design of the proposed wall sign. Chairman Christensen suggested the use of white oak or Douglas fir as a more durable sign panel, rather than the proposed pressure treated lumber. With the concurrence of Commission Member Waters, Director O'Connell suggested that the wall sign be cut out to reflect the shape of the Parkside and City of Racine Logos.

A motion was made by Brian O'Connell, seconded by Robert Hartmann, that this item be Approved, subject to the listed conditions in the Recommendation. The motion PASSED by a Voice Vote.

Administrative Business

Discussion regarding design alternatives for 524 Monument Square (Main Street)

Recusing himself from his seat on the Commission, Robert Hartmann presented factual information regarding a potential façade remodeling project for the Monument Square façade at 524 Monument Square. He described structural challenges and limitations, intent of the design, materials selected, and sign placement.

Commission members reacted favorably to the project but queried Mr. Hartmann as to color choices and alternative materials, window treatment, color selection and the general aesthetics of the proposed improvements and how they relate to the area properties.

A motion was made by Director O'Connell and seconded by Alderman Coe that, due

to the level of detail already presented to the Commission and the need for an expeditious review, a polling of Commission Members would be acceptable subject to the provision by Mr. Hartmann of a complete submittal for all Commission members. The motion passed on a voice vote with Commission Member Hartmann abstaining.

Adjournment

A motion was made by Alderman Coe and seconded by Commission Member Waters to adjourn the meeting. Hearing no objections, Chairman Christensen adjourned the meeting at 5:40 p.m.

Respectfully Submitted,

*Matthew G. Sadowski, Secretary
Principal Planner*