



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATE: June 20, 2023

PREPARED BY: Michelle Cook, Associate Planner, Department of City Development

SUBJECT: Consideration of Resolution 23-01 authorizing a façade grant and approving the design for a restoration project at 1334 Washington Avenue.

EXECUTIVE SUMMARY:

Uptown OZ LLC, represented by Jim Wachowiak, is applying for a façade grant to restore the front façade of the property at 1334 Washington Avenue. The building is a mixed-use building with commercial on the ground floor and dwelling units on the second floor.



Current façade of 1334 Washington Avenue, picture provided by the applicant.

BACKGROUND & ANALYSIS:

The building at 1334 Washington Avenue was built in 1904, per City assessor records, and has housed several businesses since its construction. The façade renovations proposed by the applicant include installing a new storefront and doors with dark bronze anodized framing, fascia mouldings, and lighting. The upper portion of the façade will be cleaned and repainted in neutral tones. The details on the color and light fixtures are included in the packet submitted by the applicant.



Rendering of proposed façade changes, submitted by the applicant.

Façade Grant Request: \$10,000

Total Costs:

	Price
Rasmussen Remodeling & Repair	\$37,995
Greene Glass	\$35,886
Milwaukee Plate Glass	\$24,512

Consistency with the Uptown Design Standards:

The goal of the Uptown Corridor District are to enhance Uptown’s attraction to residents, tourists, and visitors; improve the visual and aesthetic character; and stabilize and improve property values. The Uptown Design Guidelines includes following standards for updating a storefront in the Uptown Corridor which is consistent with the application submitted:

1. New, remodeled or restore storefront should evoke the use of the building, and may implement modern materials, while acknowledging the historic precedents evident in the community.
2. Re-facing the storefront will not be detrimental to the historical context of the building’s original design or architectural details, or that of adjacent properties.
3. All windows shall be sized, aligned, and spaced according to the precedents of the architectural style of the building.

RECOMMENDED ACTION:

Staff recommends the approval of the design and façade grant for the façade renovation project at 1334 Washington Avenue in the amount of \$10,000, or 50% of the project costs, whichever is less, subject to the conditions presented in CDA Resolution 23-01.

BUDGETARY IMPACT:

The façade grant will reimburse 50% of total costs for the façade renovation project, up to \$10,000. Sufficient Funds are available in the Façade Grant account 45260 52410.

ATTACHMENT(S):

1334 Washington Avenue Façade Grant Application