



# 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, Gary Wolfe, Brian O'Connell, Micah Waters, David Popoff, Ryan Rudie*

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Thursday, March 5, 2009

4:30 PM

City Hall, Room 301

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### Call To Order

**PRESENT:** 6 - Jeff Coe, Ryan Rudie, Richard Christensen, Robert Hartmann, Brian O'Connell and Micah Waters

**EXCUSED:** 2 - David Popoff and Gary Wolfe

*Others Present: Principal Planner Matthew Sadowski*

### Approval of Minutes for the December 4, 2008 and February 5, 2009 Meetings

A motion was made by Alderman Coe and seconded by Commission Member Waters to approve the minutes of the December 4, 2008 meeting. The motion **PASSED** on a voice vote.

Minutes of the February 5, 2009 meeting were not available.

### New Business

[09-3287](#)

**Subject:** (Direct Referral) Review of facade repair and enhancement project at 505-507 Sixth Street.

*Property owner Mark Levine reviewed tile selection for the entrance of 505 & 507 Sixth Street. Patricia Levine further described materials and color selection. Also described were planter boxes and a composite slate roof. Mr. Levine stated that the second floor planter boxes are lowered to maintain the visual line with the adjacent buildings windows.*

A motion was made by Commission Member Waters and seconded Alderman Coe that the plans submitted Mark Levine for a facade repair and enhancement project at 505-507 Sixth Street be approved, subject to the following conditions:

- a. That the plans presented for to the Downtown area Design Review Commission (DADRC) on March 5, 2009 be approved subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be applied for.
- c. That the window boxes shall be lowered to coincide with the height of the window sill.
- d. That a hold harmless agreement be entered into between the applicant and the City for any improvement that will be projecting in to the public right-of-way.
- 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.

The motion passed on a voice vote.

**09-3288**

**Subject:** (Direct Referral) Review of facade repair and enhancement project 506-508 Seventh Street.

*Property owner Mark Levine described the proposed improvement to the 506 Seventh Street façade. Patricia Levine reviewed color choices. In response to Commission member Hartmann, Mr. Levine stated that he would investigate what was behind the existing sign panel to determine if there are any usable/salvageable architectural artifacts to incorporate into the current project. Coloration of the sign panel, cornice and upper story were discussed.*

*Mr. Levine described the proposed improvement to the 508 Seventh Street façade. He described the color selections, window box, sign panel, planter and the potential for a sliding glass door on the second level.*

**A motion was made by Alderman Coe and seconded Commission Member Hartmann that the plans submitted Mark Levine for a façade repair and enhancement project at 506-508 Seventh Street be approved, subject to the following conditions:**

- a. That the plans presented for to the Downtown area Design Review Commission (DADRC) on March 5, 2009 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 applicant and the City for any improvement that will be projecting in to the public right-of-way.**
- d. 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.**

The motion passed on a voice vote.

**08-2607**

**Subject:** (Direct Referral) Review of a request for a facade grant for signage and fire escapes at 505-507 Sixth Street (Sixth and Seventh Street facades).

*Principal Planner Sadowski the balance of the façade grants left unused by the previous owner. He explained that with the increase of grant to \$10,000 per façade, the available unused portions of the façade grant for the Sixth Street façades is \$3,730.18. There is \$10,000 available for the Seventh Street facades.*

**A motion was made by Alderman Coe and seconded Commission Member Hartmann that the request for a façade grant for signage and fire escapes at 505-507 Sixth Street (Sixth & Seventh Street facades) subject to the following conditions:**

- a. That this grant may be applied to expenses incurred in compliance with the plans approved by the Downtown Area Design Review Commission on September 4, 2008, with supplemental approvals on March 5, 2009.**

b. That this grant is approved for an amount up to the balance of the un-used grant fund for a previous façade work but not to exceed 50% of eligible project costs or \$13730.18, whichever is less. This grant may be applied to either street frontage as needed in light of past deficiencies of prior owner's performance on improvements.

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.

The motion passed on a voice vote.

### **Adjournment**

*It was moved by Commission Member Hartmann and Seconded by Alderman Coe to adjourn the meeting. Hearing no objections, Chairman Christensen adjourned the meeting at 5:45 p.m.*

*Respectfully Submitted,*

*Matthew G. Sadowski  
Secretary, Principal Planner*