



# 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, December 4, 2008

4:30 PM

City Hall, Room 301

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### Call To Order

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

**EXCUSED:** 1 - Jeff Coe

*Others Present: Principal Planner Matthew Sadowski*

### Approval of Minutes for the November 6, 2008 Meeting

*None available.*

#### 08-2991

**Subject:** (Direct Referral) Review of a sign proposal for Crystal Morris of Fireside Ribs & Fish at 515 Sixth Street.

*Robert Watson, representing Fireside Ribs & Fish, described the alterations made to the signs explaining that the wall signs on Sixth Street and Seventh Street are non-illuminated pin-letters that may be lighted in the future, as illustrated; the projecting sign on Seventh Street will be indirectly illuminated, as illustrated.*

*In response to Commission members' questions, Stephen Danko of Sign-A-Rama explained lighting fixture types, and stated that he could work with his client to position the pin-set lettering in a more playful manner.*

*Principal Planner Sadowski provided the Staff review and recommendation.*

**A motion was made by Director O'Connell and seconded Commission member Hartmann that the plans submitted by Crystal Morris of Fireside Ribs & Fish at 515 Sixth Street for a sign plan be approved, subject to the following conditions:**

- a. That the plans presented for to the Downtown area Design Review Commission (DADRC) on December 4, 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 applicant and the City for any improvement that will be projecting in to the public right-of-way.**
- d. That this approval does not include building mounted lighting.**
- e. That Seventh Street projecting sign is approved subject to submittal of detail sheets being submitted for review an approval.**

f. That all signs be professionally made and comply with all applicable ordinance.

g. 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 by a Voice Vote.

08-2992

**Subject:** (Direct Referral) Review of a request to access un-utilized façade grant funds for a sign for Fireside Ribs & Fish at 515 Sixth Street.

It was moved by Commission Member Waters and seconded by Commission member Hartmann that the request for a façade grant for façade remodeling project at 316 Main Street be approved subject to the following conditions:

a. That this grant may be applied to expenses incurred in compliance with the plans presented to the Downtown Area Design Review Commission on December 4, 2008.

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, 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.

The motion PASSED by 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).

*Mark Levine stated that he has been exploring design options and has asked Gary Wolfe to review them with the Commission.*

*Gary Wolfe removed himself from the Commission, and providing purely factual information, he reviewed the proposed façade projects. For 505-507 Sixth Street facades, he reviewed window concepts, painting schemes, reworking of tenant signage and the use of steel window boxes. For the 506-508 Seventh Street facades, he reviewed the concept of French doors on the second floor, repositioning of signage, steel window boxes, and paint concepts.*

*The consensus of Commission Members was that the project concepts were on the right track.*

A motion was made by Director O'Connell and seconded by Commissioner Hartmann to defer a decision on this item until the February 2009 meeting to allow the concept to be developed more. Motion approved with Commissioner Wolfe abstaining.

**Administrative Business:**

Review tile samples for a façade remodeling project at 316 Main St.

*Micah Waters removed himself from the Commission in order to provide purely factual information.*

*Doug Nicholson presented tile samples for the entrance area; the tiles were described as Serengeti Slate or Midnight Mist. He also requested the ability to allow tinted glass, contrary to the approved plans and Downtown design standards which specify clear glass.*

**Doug Nicholson presented tile samples for the entrance area; the tiles were described as Serengeti Slate or Midnight Mist. He also requested the ability to allow tinted glass, contrary to the approved plans and Downtown design standards which specify clear glass.**

**In the matter of the tinted glass, the consensus of Commission members was to re-affirm the approved plans and Downtown design standards and require clear glass for this project.**

#### Project Monitoring

*Commission members expressed concern with the lack of compliance to plan specification and poor workmanship occasionally observed on approved projects. Mentioned was the use of a project completion statement to be submitted by the project coordinator or building owner verifying compliance with the approved plans. Also mentioned was the implementation of mandatory City inspections during transitional stages in a project. Director O'Connell stated that staff would investigate methods of project monitoring and report back to the Commission.*

#### Façade Grant Program Update - Funding

*Principal Planner distributed a spread sheet containing status information on all façade grants issued since the beginning of the program in 2003, and the current fund available balance in the Façade Grant account.*

#### Adjournment

*There being no further business before the Commission and hearing no objections, Chairman Christensen adjourned the meeting at 6:15 p.m.*

*Respectfully Submitted,*

*Matthew G. Sadowski, AICP  
Principal Planner, Secretary*