



# City of Racine

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

## Meeting Minutes - Draft

### Landmarks Preservation Commission

*Chris Flynn*  
*Tony Veranth*  
*Don Schumacher*  
*Alderson Mollie Jones*  
*Pippin Michelli*  
*Pam Deskins*  
*John Monefeldt*

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Monday, March 13, 2017

5:00 PM

City Hall, Room 303

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#### Call To Order

*Ald. Mollie Jones presumed chair of the meeting and called the meeting to order at 5:05 p.m.*

**PRESENT:** 5 - Chris Flynn, Don Schumacher, Mollie Jones, Pippin Michelli and John Monefeldt

**EXCUSED:** 2 - Tony Veranth and Pam Deskins

Others present:

*Matt Sadowski, Assistant Director/Principal Planner*  
*Michelle Cook, Secretary*

#### Approval of Minutes for the February 13, 2017 Meeting

**A motion was made by Schumacher, seconded by Monefeldt, that this file be to Approve the Minutes**

[131-17](#)

**Subject:** (Direct Referral) Review and consideration of pending razing permits and potential Commission actions.

*Assistant Director/Principal Planner Sadowski stated he has received no new raze orders. Commissioners agreed.*

[0972-16](#)

**Subject:** (Direct Referral) Consideration of a request to designate College Avenue, from 14th Street to DeKoven Avenue, as a historic artifact. (Res No. 0111-17)

**Recommendation of the Landmarks Preservation Commission on 3-13-17:** That the request for a historic artifact designation of College Avenue, from 14th Street be set aside at this time and instead, Resolution No. 8816 of June 7, 1983 be replaced with the attached resolution as amended by the Landmarks Preservation Commission on 3-13-17.

**Fiscal Note:** N/A

**Attachments:**     [College Avenue Historic Artifact](#)  
                              [DRAFT COLLEGE AVE RESOLUTION](#)

*Assistant Director/Principal Planner Sadowski introduced the item. Earlier last week, Mr. Sadowski sent Commissioners proposed draft resolution language for the College Avenue bricks. He stated he spoke with the Building Department, Department of Public Works (DPW), and the Water Utility to come up with the wording for the resolution. He stated the revised resolution is an expansion of the 1983 resolution and includes how components of the street would be treated from this point forward.*

*Mr. Sadowski explained the options to the Commission. The Commission could either adopt the revised resolution or designate the bricks as a historic artifact. With the historic artifact designation, the Commission would have a chance to put a stop order on any disturbance of the bricks. He noted, however, the way the resolution is structured provides for specific standards to be included as part of the permit as they relate to College Avenue so that contractors and those involved in the work know that the street is to be treated differently than other streets in the city and repaired and replaced in a like manner of its current appearance. He stated that DPW could also place information in the bids that would relate to College Avenue to avoid the stop work order needed. Mr. Sadowski stated that a stop work order would not be possible if there is an emergency repair. Historic Artifact designation gives the commission 72 hours to meet; however, emergencies may be completed before that time. He explained that the other option was to designate the street as a landmark, however, that option would not provide as much protection as the artifact designation.*

*Mr. Sadowski stated staff felt expanding on the current resolution would be the best option. He spoke with Wilmette, IL City Engineer and they stated they have no standards for the care of their brick streets; it is just part of what they do. He stated they do have a general clause that bricks have to be prepared in character with the neighborhood and they put \$50,000.00 per year towards spot maintenance to replace one block of bricks without assessing the property owners. Mr. Sadowski stated, however, they have miles of brick streets. Another community researched was Rock Island with 17 streets and 8 miles of brick streets. He stated they have a multi way of approaching repair; when streets need to be replaced the property owners are assessed the cost differential between a concrete street and a brick street.*

*Commissioner Schumacher felt the resolution was not sufficient. He appreciates the resolution, however, wants it to be for a College Avenue maintenance. He expressed concern about the establishment of a special assessment district and would like it stricken from the proposed resolution. He stated other communities are finding ways to maintain their brick streets outside of property owners being assessed.*

*Commissioner Monefeldt stated he likes the idea of the draft resolution as it has more value than the current resolution and understands the concerns of other the Commissioners.*

*Public Works Commissioner Mark Yehlen stated he looked at Rock Island. He said they have a program to replace brick streets by special assessment; however, the community has never used the option. He stated they also have a program where they look at the number of miles of brick streets and took as a percentage of street maintenance and then designated the corresponding percentage to maintaining their brick streets. Mr. Yehlen did the same math for Racine and it equals approximately \$5000.00; the option would not work well for the city.*

*Discussion ensued.*

*Mr. Yehlen stated there are only three utilities under the street – sanitary sewer, the water main that has been under the street for 120 years and has yet to break, and the gas service (lines are under the street, main is under the sidewalk). He stated when the time comes to replace and rebuild the street that will be a decision made by the Common Council.*

*Commissioner Schumacher expressed concern that if the citizens of College Avenue did not voice their concerns, the bricks would be gone and replaced with concrete.*

*Commissioner Yehlen explained no there were \$2M set aside to replace the street if needed. He stated technology allowed them to replace the sewer main without destruction of the street. Sewer main was failing and needed to be replaced.*

*Commissioner Monefeldt stated he does not support designating College Avenue as a historic artifact.*

*Commissioner Schumacher stated if item a. under funding were removed, he could accept the resolution.*

*Discussion ensued regarding the possibility of a water line replacement. Commissioner Schumacher expressed concern that if the water line has to be replaced, the street would be gone.*

*Mr. Yehlen stated he has had conversations with Keith Haas from the Water Utility and Mr. Haas stated the utility would work around the street and go underneath the sidewalk if the water line needs to be replaced.*

*Commissioners discussed changes to the resolution. Commissioners agreed to remove “foregoing the designation of portions of College Avenue a historic artifact due.....” under whereas on the first page.*

*Commissioner Monefeldt thinks the special assessment should be an option for property owners and does not agree with removing it completely from the resolution.*

*Mr. Sadowski stated it is listing options instead of saying for sure this is going to be a special assessment. He said it will bind the departments into finding another funding source if they are not given the option of a special assessment. He stated it allows staff to come up with a solution.*

*Commissioner Flynn asked if the residents of the street have the option to decline special assessment if other funding sources are not found.*

*Mr. Yehlen described the special assessment process: notices are mailed and public hearings are held and the Common Council makes a vote. He stated the process is guided by state statute.*

*The Commission agreed that funding will be left as is and just remove the line “foregoing the designation....”*

**A motion was made Monefeldt seconded by Schumacher that the resolution be recommended for adoption with the following changes: change February 13 to March 13 and remove “foregoing the designation”. And not to designate college avenue as a historic artifact at this time. The motion PASSED by a Voice Vote.**

[234-17](#)

**Subject:** (Direct Referral) Consideration of identification signage for Mound Cemetery, 1147 West Boulevard.

**Attachments:** [Mound Cemetery Drawing 2\(2\)](#)  
[Mound Cemetery Drawing 3\(1\)](#)  
[PRCS Letter](#)

*appropriateness.*

*Jim Feeny member of the cemetery commission stated that this has been a four-five year project. He explained, initially, funding was an issue and Preservation Racine has offered to provide funding for the project. The sign placement would be at Washington Avenue/ West Boulevard and Kinzie Avenue/West Boulevard. The design would be black signs with white lettering that identify the cemetery. He explained the importance of identifying the cemetery at the two busiest corners. He stated the design is in keeping with the original sign.*

*Steve Prochaska, Michael's Signs, further explained the design. The original design was done by Bob Hartmann and he stated they used Hartmann's design with a few tweaks. He stated there will be no lighting or intrusiveness in the design. He explained the sign would have a black matte finish with brushed aluminum letters and concrete footings with no maintenance necessary. Mr. Prochaska stated that the sign will be a little higher than fence, but not too high.*

*Monefeldt would love to center on a pair of fence panels and a heavier font.*

*Commissioner Schumacher and Mr. Prochaska discussed the distance of the sign from the fence. The distance will be three to four feet to allow for lawn maintenance.*

*The sign design was already approved by the Department of Parks and Cultural Services.*

**A motion was made by Commissioner Schumacher, seconded by Commissioner Michelli that the design is appropriate. The motion PASSED by a Voice Vote.**

## **Administrative Business**

Updates and Discussions:

Local and/or National Historic District or Landmark Designations for areas in Machinery Row

*Mr. Sadowski explained that last week City Development staff drove around Machinery Row and Mound Avenue with members of the State Historic Society to gage if there were enough fabric for a historic district. He stated the consensus of the State was that the gaps were too large and could not be a national historic district, but a local district could be possible. He stated representatives felt there were too many spaces between buildings and the buildings that have been torn down. He stated a historian is looking at the buildings themselves and what happened in them to see if there are those types of manufacturing indicators then there is a possibility that the individual buildings could be designated.*

#### Wright and Like National Register Nomination grant request

*Mr. Sadowski reminded the commission of the request to identify three properties as national landmark status. He stated that Joe DeRose from the Wisconsin State Historic Preservation Office stated there was not enough money to facilitate that request at this time. Mr. DeRose stated there was \$100k available in grants available for \$200k in requests. The priorities were: 1st tier – reconnaissance surveys; 2nd tier – historic district creation; and 3rd tier – nominations. Mr. Sadowski stated, if anyone turns away or funds are not completely used then the funds could be offered to us.*

*Commissioner Flynn asked if the grant cycle were annual. Mr. Sadowski stated yes and there is a possibility to resubmit for 2018.*

#### Preservation Plan

*Mr. Sadowski informed Commission members that Ben Lehner from the Department of City Development is putting together a Request for Proposals for consultants to do a preservation plan for the City. He stated that Mr. Lehner has researched preservation plans. The goal is to send out a RFP in April with a consultant being on board in May and working into June for the plan being started.*

#### Adjournment

*There being no further business, the meeting adjourned at 6:22 p.m.*