

City of Racine

*City Hall
730 Washington Ave.
Racine, WI 53403*



Meeting Minutes

Thursday, April 5, 2007

4:30 PM

Room 301, City Hall

Downtown Area Design Review

*Chairman Richard Christensen, Robert Hartmann,
Emile Mathis, Gary Wolfe, Brian O'Connell,
Micah Waters, Margo Mazur, Alderman Keith Fair*

Chairman Christensen called the meeting to order at 4:40 p.m.

PRESENT: 7 - Richard Christensen, Robert Hartmann, Gary Wolfe, Brian O'Connell, Micah Waters, Margo Mazur and Keith Fair

EXCUSED: 1 - Emile Mathis

Approval of Minutes for the March 1, 2007 Meeting

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

07-0406

Subject: Review of sign plan for wall sign at 401 Wisconsin Avenue.

Recommendation of Downtown Area Design Review Commission on 4-5-07: That the sign plan for a wall sign at 401 Main Street be approved, subject to the following conditions:

- a. That the plans presented to the Downtown Area Design Review Commission on April 5, 2007 be approved, subject to the following conditions.
- b. That a hold harmless agreement be entered into between the building owner and the City, if improvements illustrated in the approved plans project into public rights-of-ways.
- c. That all signs be professionally made, comply with all applicable ordinance, and all applicable permits be acquired.
- 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 Downtown Area Design Review Commission.

Fiscal Note: N/A

Jason HoCho described the placement of the signage and that the wall signage would be illuminated with a spot light.

In response to Commissioners' inquires, Planner Sadowski stated that the monument sign and box wall sign are only having their panels replaced, thus review by the Commission for these signs is not required.

Kay Miller further explained signage, stating that existing sign panels in box signs would be replaced. In response to Commissioner Wolfe, Mr. HoCho is agreeable to re-facing these signs with black-out panels so that only the lettering is illuminated.

Commissioner Wolfe expressed concern with the weighting of lettering and emphasis of certain words. Mr. HoCho explained.

A motion was made by Micah Waters, seconded by Keith Fair, that this item be Approved, subject to the listed conditions in the recommendation. The motion PASSED with Commissioner Wolfe voting no.

07-0407

Subject: Review of facade remodeling project at 413-6th Street.

Recommendation of Downtown Area Design Review Commission on 4-5-07: To defer, subject to the submittal of more developed illustrations.

Jennifer Tapp described the project timing and concept, existing building detail to be retained, the materials, and colors.

Commission members found the design concept to be acceptable, but expressed concern with submittal detail, and the durability of materials specified. Commissioners requested more developed submittals and stated they would be receptive to a polling. Commissioners pointed out that demolition could commence.

A motion was made by Micah Water, seconded by Robert Hartmann, that this item be Deferred. The motion PASSED.

07-0408

Subject: Review of facade grant for a facade remodeling project at 413-6th Street.

Recommendation of Downtown Area Design Review Commission on 4-5-07: To defer.

A motion was made by Micah Waters, seconded by Gary Wolfe, that this item be Deferred. The motion PASSED.

Administrative Business

Alderman Fair stated that it was with sadness that he was leaving his position as Alderman and more particularly his position on the Commission, as he found its work to be necessary in the pursuit of quality development for the Downtown area. Commission members expressed their appreciation for his service and his input in the Commission's work.

Adjournment

There being no further business before the Commission and hearing no objections, Chairman Christensen adjourned the meeting at 5:30 p.m.

Respectfully submitted,

*Matthew G. Sadowski
Principal Planner*