



City of Racine

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

Meeting Minutes - Draft

Downtown Area Design Review

Thursday, January 12, 2017

4:30 PM

City Hall, Room 303

Call To Order

Chairman Christensen called the meeting to order at 4:37 p.m.

Present: 5 - Richard Christensen, Micah Waters, Mike Rosiensi, Jeff Coe, and Amy Connolly

Excused: 3 - John Monefeldt, Ryan Rudie, and Gary Wolfe

Others Present:

Matt Sadowski, Assistant Director/Principal Planner

Michelle Cook, Secretary of City Development

Approval of Minutes for the December 9, 2016 Meeting

A motion was made by Alderman Coe, seconded by Commissioner Connolly to approve the minutes of the December 9, 2016 meeting. The motion PASSED by a Voice Vote.

[0961-16](#)

Subject: (Direct Referral) A review of a façade remodeling project at 403 Sixth Street. (DC-16)

Mr. Sadowski explained that the applicant could not get drawings to him on time so we are asking for deferral.

Discussion took place regarding the project and the proposed design that was submitted to staff.

Mr. Sadowski stated the applicant received repair orders from the Building Department and were referred to City Development to apply for a possible façade grant.

Commissioners asked about the possibility of the applicant considering thin brick, reinforce the need for window lentils and cornice and possibly getting rid of the metal window grates.

A motion was made by Commissioner Waters, seconded by Alderman Coe, to defer until more information has been received by the applicant. The motion PASSED by a Voice Vote.

[0962-16](#)

Subject: (Direct Referral) A review of a façade grant request for a façade remodeling project at 403 Sixth Street. (DC-16)

See the discussion for item 0961-16.

A motion was made by Commissioner Waters, seconded by Alderman Coe, to defer until more information has been received by the applicant. The motion PASSED by a Voice Vote.

[1128-16](#)

Subject: (Direct Referral) A review of a façade remodeling project at 1028 Douglas Avenue. (DC-16)

Scott Monroe described his request for the building. He stated he would like to eventually like to replace the windows on the entire building, however, at this time he is looking for approval for a replacement design for the old windows that face the major streets. He stated a lot of the windows are old and dysfunctional.

Commissioners asked about the below grade windows. Mr. Monroe stated he is concerned with the windows that are below grade with the ease of accessibility. He stated he would like a nonfunctioning window there that coincides with the approved designs of the other windows.

Discussion took place regarding the improvements that were already made to the building.

Commissioner Connolly asked if double hung windows were being proposed.

Mr. Monroe stated that he would like them to open; however, he is open to suggestions.

Mr. Sadowski discussed the historic appearance of the building; there are three major building additions, the north side (built 1890's) has 6/6 windows; the middle building (built 1910's) has double-hung 1/1 windows and the one story (built 1920-1930's) double-hung would be appropriate. He stated Downtown design standards allow window security grates; however, they would have to be on the interior and should be historically accurate. Mr. Sadowski stated the three different types of windows would be historically accurate.

Discussion ensued.

Commissioner Waters clarified exterior divided light double-hung with clear glass windows with white frames with fixed windows at the areas that were below grade.

Mr. Monroe agreed.

A motion was made by Commissioner Waters, seconded by Alderman Coe, to approve the request with the northern most building on Douglas and Prospect with uniform divided light with the exterior mullions, the center building will have side by side double windows similar to what is existing, and the southern, single story portion of the building will have fixed non operable windows with internal security grates. The motion PASSED by a Voice Vote.

[1129-16](#)

Subject: (Direct Referral) A review of a façade grant request for a façade remodeling project at 1028 Douglas Avenue. (DC-16)

Mr. Sadowski stated that the staff recommendation is to approve the quotes at \$10,000-\$12,000; however, the quotes were only received for Douglas Avenue side of the building. Mr. Sadowski stated that staff recommends approval of a \$10,000 grant that will give the applicant the flexible to complete the work on all of the building.

A motion was made by Alderman Coe, seconded by Commissioner Connolly,

to approve the façade grant request with a maximum of \$10,000.00 grant being awarded. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, Chairman Christensen adjourned the meeting at 5:20 p.m.