



City of Racine

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

Meeting Minutes - Draft Downtown Area Design Review

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

Thursday, February 7, 2008

4:30 PM

City Hall, Room 301

Chairman Christensen called the meeting to order at 4:35 p.m.

OTHERS PRESENT: Principal Planner Matthew Sadowski, Penelope Gabor, City Development Intern.

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

EXCUSED: 1 - Emile Mathis

Approval of Minutes for the October 4, November 1 & December 6, 2007, January 3, 2008 Meetings and Ratification of the polling results of November 14-15, 2007

A motion was made by Alderman Jeff Coe and seconded by Robert Hartmann, that the Minutes of January 3, 2008 be approved with the correction that Gary Wolfe was excused from the meeting. The motion passed by a voice vote.

A motion was made by Robert Hartmann and seconded by Alderman Jeff Coe to approve the minutes of the October 4, 2007 meeting. The motion passed by a voice vote.

A motion was made by Robert Hartmann and seconded by Alderman Jeff Coe to approve the minutes of the November 1, 2007 meeting. The motion passed by a voice vote.

A motion was made Robert Hartmann and seconded by Micah Waters to ratify the results of the polling of November 14-15, 2007. The motion passed by a voice vote.

A motion was made by Micah Waters and seconded by Alderman Jeff Coe to approve the minutes of the December 6, 2007 meeting subject to including in Mr. Ron Rogan's comments the commitment to utilize push-through lettering. The motion passed on a voice vote.

[07-1581](#)

Subject: (Direct Referral) Review of facade remodeling project at 304 Main Street.

Recommendation of Downtown Area Design Review on 1-3-08: That this item be deferred.

Recommendation of Downtown Area Design Review on 2-7-08: That

the plans submitted for Chad Alexander and Marko Andersen for a façade remodeling project at 403 Main Street be approved, subject to the following conditions:

- a. That the plans presented to the Downtown Area Design Review Commission (DADRC) on February 7, 2008 be approved, excluding the second floor balcony, 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 building owner and the City for improvements illustrated in the approved plans that project into the public right-of-way.
- d. That all signs be professionally made, comply with all applicable ordinance, be in compliance with the conceptual sign plan as presented to the DADRC on February 7, 2008, and be submitted the Director of City Development for review and approval.
- 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.

Chairman Christensen recused himself. Hearing no objections, Director O'Connell assumed the chairmanship.

Director O'Connell reviewed past Commission activity on this matter indicating the views that Commission members expressed regarding the initial design of the balcony, associated contextual challenges, and potential remedies.

Romona Ydunate of ARC Architectural Resource Consultants explained the revised plans and the design intent.

Commission Member Wolfe expressed support for the design changes and details.

Commission Members Waters, Hartmann, Alderman Coe and Director O'Connell expressed the view that while they liked the design and intent of the balcony, such a feature added to a contributing property within the Main Street Historic District was not appropriate and would set an undesirable precedent.

A motion was made by Micah Waters, seconded by Robert Hartmann, that this item be Approved, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote, with Micah Waters voting No, and Chairman Christensen abstaining.

[08-1721](#)

Subject: (Direct Referral) Review of sign retrofit and ground sign alternative for the Racine Police Department at 730 Center Street.

Recommendation of Downtown Area Design Review on 2-7-2008:

That the plans submitted for a sign retrofit for the Racine Police Department be approved, subject to the following conditions:

- a. That the plans presented to the Downtown Area Design Review Commission (DADRC) on February 7, 2008 be approved subject to the conditions contained herein.
- b. That all applicable permits be applied for.
- c. That all signs be professionally made, comply with all applicable ordinance, be in compliance with the conceptual sign plan as presented to the DADRC on February 7, 2008, and be submitted the Director of City Development for review and approval.
- 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.

Commissioner Hartmann recused himself from the Commission.

Chief Kurt Wahlen described the proposal and potential alternative ground sign.

Commissioner Hartmann provided factual information regarding the design, materials, and methods of installation. He stated that the color of the sign frame will be selected to be a close of a match as possible to the building's anodized bronze aluminum surface details.

A motion was made by Micah Waters, seconded by Gary Wolfe, that this item be Approved, subject to the listed conditions in the recommendation. The motion PASSED by a Voice Vote with Robert Hartmann abstaining.

Administrative Business

None.

Adjournment

There being no further business before the Commission, and hearing no objections, Chairman Christensen adjourned the meeting at 5:27 p.m.

Respectfully submitted,

*Matthew G. Sadowski, Secretary
Principal Planner*