

Racine Downtown Design Guidelines
DESIGN GUIDELINES CHECKLIST

Project and Applicant Name: _____

Zoning: _____

Building Use: _____

Other : _____

Submission Date: _____

DESIGN GUIDELINES

Applies		Complies	
Yes	No	Yes	No

1). Racine Character

- Reinforce Racine's Sense of Place
- Integrate the Environment
- Promote Linkages to Racine's Heritage
- Establish and Strengthen Gateways
- Promote Architectural Compatibility
- Preserve Historic Buildings
- Use Architectural Contrast Wisely
- Integrate Art

2). Pedestrian Emphasis

- Reinforce and Enhance the Pedestrian System
- Respect Racine's Historic Block Structure
- Define the Pedestrian Environment
- Protect the Pedestrian from the Elements
- Provide Places for Stopping and Viewing
- Create Successful Outdoor Spaces
- Integrate Barrier-free Design

3). Sustainability

- Green Architecture

4). Architecture

- Residential Doors
- Residential Windows
- Residential Bay Windows
- Balconies
- Retail and Commercial Doors
- Retail Corner Doors
- Retail Windows
- Building Massing
- Security/Privacy
- Roofs
- Wall Materials
- Wall Structure

5). Lighting

- Building Lighting
- Landscape Lighting
- Parking Lot Lighting

6). Signs

- Wall Signs
- Hanging Signs

DOWNTOWN AREA DESIGN REVIEW COMMISSION

Business Name: IL FUSO

Address: 233-235 Main Street St

APPROVING MOTION

**THAT THE PLANS FOR A BUILDING ADDITION AT 233-235 MAIN STREET BE APPROVED,
SUBJECT TO THE FOLLOWING CONDITIONS:**

- A. THAT THE PLANS PRESENTED TO THE DOWNTOWN AREA DESIGN REVIEW COMMISSION (DADRC) ON JUNE 7, 2018 BE APPROVED SUBJECT TO THE CONDITIONS CONTAINED HEREIN.
- B. THAT ALL APPLICABLE CODES AND ORDINANCES BE COMPLIED WITH AND PERMITS BE OBTAINED.
- C. THAT THE BUILDING ADDITION BE CONSTRUCTED OF POURED CONCRETE WITH BRICK IMPRINT OR SPLIT-FACED CONCRETE BLOCK WITH COLOR INTEGRAL TO THE MASONRY MATERIAL.
- D. THAT THIS APPROVAL DOES NOT INCLUDE ANY SIGNAGE OR FAÇADE WORK.
- 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.

F. _____

G. _____

