



City of Racine

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

Meeting Minutes - Draft

Downtown Area Design Review

Amy Connolly
Alderman Jeff Coe
Michael Rosienski
John Monefeldt
Micah Waters
Ryan Rudie
Richard Christensen

Thursday, March 1, 2018

4:30 PM

City Hall, Room 307

Call To Order

Chairman Christensen called the meeting to order at 4:30 p.m.

PRESENT: 6 - Amy Connolly, Jeff Coe, Michael Rosienski, John Monefeldt, Ryan Rudie and Richard Christensen

EXCUSED: 1 - Micah Waters

Approval of Minutes for the February 1, 2018 Meeting

A motion was made by Coe, seconded by Connolly, to approve the minutes of the January 4th meeting. The motion PASSED by a voice vote.

[15-00292](#)

Subject: (Direct Referral) A review of plans submitted by Paul Maheras for a façade remodeling project at 220 Sixth Street. (DC-15)

Attachments: [\(15-00292 & 15-00293\) 220 6th Street Facade Plans & Grant](#)

Applicant, Paul Maheras, stated he will be taking out the siding, replacing the current windows with windows that will go to the top of the façade. Above the windows will be all cement board and there will be aluminum frames for the new storefront system. The door, and the window above the door, will be the only recessed area of the facade. He verified the current columns will remain and be coated smooth cement plaster over cement board, as well as the roof above.

Conversation ensued on which drawing provided to the commission accurately represents the recessed entry way. In response to Sadowski, Maheras stated the Flat Glass Specialists LLC. drawing is the accurate representation verifying that there will be glass on the inside return, and that all glass will be tempered glass.

Connolly asked for verification of city codes for the type of cement plaster being used. Sadowski verified that, as presented, the commission has approved stucco finishes only as a design detail. Connolly obtained verification the sign band will be cement plaster too.

Sadowski stated the City is concerned about the signage as the existing signage does not meet the current downtown design standards. He stated the current proposal does not include signage. Maheras responded that he would be coming back to the

Commission when the plan for the new sign is ready.

Maheras stated the paint colors will be matched to what is currently on the building. Commission members directed Maheras to provide color chips to staff before painting.

A motion was made by Rudie, seconded by Connolly, to approve the facade renovation design based on the area between the two columns being aluminum framing around the door and glass, and framing installations depicted in the Flat Glass Specialists LLC drawings, subject to color chips being provided to staff. The motion PASSED by a voice vote.

[15-00293](#)

Subject: (Direct Referral) A review of a façade grant request submitted by Paul Maheras for a façade remodeling project at 220 Sixth Street. (DC-15)

Attachments: [\(15-00292 & 15-00293\) 220 6th Street Facade Plans & Grant](#)

Sadowksi stated the total project cost is around \$50,000 and that Mr. Maheras will be coming back for a White Box Grant.

A motion was made by Connolly, seconded by Rudie, to approve a facade renovation grant of \$10,000.00 at 220 Sixth Street. The motion PASSED by a voice vote.

[0100-18](#)

Subject: (Direct Referral) A review of plan submitted by Ron Christensen, Robert Yuhas as agent, for a facade remodeling project at 328 Main Street. (DC-18)

Attachments: [\(0100-18 & 0101-18\) 328 Main Street Facade Grant Application](#)

Sadowski stated the new color scheme is in their packets, as requested of the commission at the last meeting.

A motion was made by Monefeldt, seconded by Alderman Coe, to approve the request in full. The motion PASSED by a voice vote.

[0101-18](#)

Subject: (Direct Referral) A review of a facade grant request submitted by Ron Christensen for a facade remodeling project at 328 Main Street. (DC-18)

Attachments: [\(0100-18 & 0101-18\) 328 Main Street Facade Grant Application](#)

Sadowski stated that this request does not include signage.

A motion was made by Connolly, seconded by Monefeldt, to approve the facade renovation grant for \$10,000.00 for 328 Main Street. The motion PASSED by a voice vote.

[0203-18](#)

Subject: (Direct Referral) A request from James Walsey and Pamela Schermer for review of a roof access stair enclosure for the property at 613 Sixth Street. (DC-18)

Attachments: [\(0203-18\) 613 6th Street Stair Enclosure Plans](#)

Sadowski stated that this usually wouldn't need review but since it is viewable from the street it is required.

The applicant, James Wasley, stated he did a color study and has matched the color of the stair enclosure to the front of the building.

Discussion ensued about the color and look of the design.

A motion was made by Monefeldt, seconded by Connolly, to approve the roof access stair enclosure design at 613 Sixth Street as presented. The motion PASSED by a voice vote.

0204-18

Subject: (Direct Referral) A review of plans for an existing gas station's new building intended to accommodate a convenient store and associated offices, and lease spaces at 1100 Sixth Street. (DC-18)

Attachments: [\(0204-18\) 1100 6th Street \(MJ Petroleum\) New Building Plans](#)

Sadowski stated this is the first substantial construction project since the adoption of the RootWorks Area and Machinery Row West area plans. He presented illustrations and explained how the plans evolved as staff has been working with MJ Petroleum representatives on them.

Mr. Peine of Peine Design, Inc. stated they didn't want the monolithic appearance to the west, east and north facades so they recessed the brick in some areas to keep the design around the building analogous. He stated they have not decided on the corner sign design yet. He stated that above the windows and doors will be metal signage panels that can have decals applied.

Sadowski stated the design standards recommend signage to be at the eye/street level, not above. He stated that the landscaping, signage, and hard edge details would need to be brought back to the commission for further review.

Mr. Rosienski would like more attention to be brought to the landscaping.

Christensen asked about the curb cuts, and was answered by Peine stating they would not be the same as current. Christensen suggested an internal traffic study be conducted to determine driveway placement as it relates to ease in bulk fuel deliveries. Connolly added that a traffic circulation analysis may be beneficial as the commission is concerned about on site circulation problems.

Conversation ensued about the height of the parapet, sewer, water and storm water drainage, along with façade design and rooftop screening concerns. Commission members requested further analysis and plan modifications as follows:

- 1. Provide a circulation analysis for tanker truck traffic on the site.*
- 2. Pending the results of the circulation analysis, shift the Sixth Street driveway apron accordingly.*
- 3. Provide details illustrating a masonry treatment of canopy columns.*
- 4. Provide building façade modifications that illustrate the continuation of the solder course band on all facade elevations, the elimination of the two inner-most transoms/clear-story recesses for the brick on the west elevation.*
- 5. Provide illustrations and specifications of a fenced perimeter that incorporates masonry columns.*
- 6. Provide illustrations of the screening methods for rooftop mechanical equipment.*
- 7. Provide a revised landscape plan that incorporates trees, shrubs and tall grasses, especially along street frontages.*

8. Provide a plan for the modification of the corner sign to incorporate a masonry monument sign profile, or possibly a masonry column as a shroud to encapsulate the pole of the existing corner sign.

9. Provide detail (specifications, "cut sheets", dimensioned drawings) on the proposed canopy and building signage.

A motion was made by Connolly, seconded by Rudie, to defer the item until next month when more information is available. The motion PASSED by a voice vote.

Administrative Business

Sadowski asked the commission for their flash drives he provided at the last meeting. He stated that staff will go over their selections in the drive to use for future sign design examples.

Adjournment

A motion was made by Christensen, seconded by Monefeldt, to adjourn the meeting. The meeting adjourned at 5:53 p.m.