



City of Racine

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

Meeting Minutes - Final

Downtown Area Design Review

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

Monday, October 22, 2018

4:30 PM

City Hall, Room 307

Call To Order

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

PRESENT: 5 - Amy Connolly, Michael Rosienski, John Monefeldt, Micah Waters and Ryan Rudie

EXCUSED: 1 - Jeff Coe

Approval of Minutes for the July 19, 2018 Meeting

A motion was made by Commissioner Waters, seconded by Commissioner Rudie, to approve the minutes of the July 19th meeting. The motion **PASSED** by a Voice Vote.

Review of the notes for the September 6, 2018 plan review session.

A motion was made by Commissioner Monefeldt, seconded by Commissioner Waters to receive and file the notes for the September 6th plan review session. The motion **PASSED** by a Voice Vote.

New Business

[1022-18](#)

Subject: (Direct Referral) A review of plans for the façade remodeling project for the east and west facade at 520 Monument Square for The Maple Table. (DC-18)

Attachments: [520 Monument Sq. Review](#)
[520 Monument Sq. Recommendation](#)
[520 Monument Sq. East Application](#)
[520 Monument Sq. West Application](#)
[520 Monument Sq. Plans](#)
[520 Monument Sq. Rear Facade Revised 10.14.2018](#)

Assistant Director/Principal Planner Matt Sadowski introduced the request. He stated both the front and rear façades are being proposed to be completed. He showed the façade rendering, material samples, and the proposed gooseneck lighting. He stated

the applicant is proposing to replace the bottom portion of the façade with aluminum panels. Sadowski described the design guidelines and the zoning ordinance.

Staff is recommending approval subject to conditions. Sadowski stated staff is concerned with the location of the signage, would like the sign to be above the door, and the durability of the materials being requested.

The applicant, Tamara LoPiparo, expressed concern with the tree in front of the building blocking the sign so would like to place the sign off center

The architect, Bob Yuhas, described the materials being used, the installation method, and the materials' durability. He stated the masonry that exists is in disarray.

Discussion ensued about the design choice of the façade.

Commissioner Monefeldt expressed concern about the use of composite panels and its possibility of setting a precedent with new builds.

In response to Connolly, Yuhas stated the brick on the east façade was not salvageable.

Commissioner Rudie confirmed that metal panels are not allowed per the ordinance at grade, masonry at grade is a requirement.

Further discussion ensued about the proposed wood look of the façade.

Notes were given by Commission members to the applicant regarding the east and west facades.

A motion was made by Commissioner Monefeldt, seconded by Commissioner Rudie, to defer the request to the November 1st meeting. The motion PASSED by a Voice Vote.

[1023-18](#)

Subject: (Direct Referral) A review of plans for a façade grant for the façade remodeling project for the east and west facades at 520 Monument Square for The Maple Table. (DC-18)

Attachments: [520 Monument Sq. Facade Updated 12.04.2018](#)

[520 Monument Sq. Review](#)

[520 Monument Sq. Recommendation](#)

[520 Monument Sq. East Application](#)

[520 Monument Sq. West Application](#)

[520 Monument Sq. Plans](#)

A motion was made by Commissioner Monefeldt, seconded by Commissioner Rudie to defer the request to the November 1st meeting. The motion PASSED by a Voice Vote.

[1114-18](#)

Subject: (Direct Referral) A review of plans for the installation of window signage for Siena Catholic Schools of Racine at 245 Main Street. (DC-18)

Attachments: [245 Main Street Review](#)
 [245 Main Street Recommendation](#)
 [245 Main Street Application](#)

Note: For items 1114-18, 1115-18, and 1116-18 an advisory discussion first took place as, at the time, quorum was lost. Quorum resumed before the end of the discussions and action was taken on each of the items.

A motion was made by Commissioner Waters, seconded by Commissioner Monefeldt, to approve the request. The motion PASSED by a Voice Vote.

[1115-18](#)

Subject: (Direct Referral) A review of plans for the construction of a garage for First Evangelical Lutheran Church at 728 Villa Street. (DC-18)

Attachments: [728 Villa Street Review](#)
 [728 Villa Street Recommendation](#)
 [728 Villa Street Application](#)

Associate Planner Jeff Hintz described the request. He showed a photo of the property, surrounding area, a rendering of the proposed garage and where it would be located on the property, and a sample of materials. He stated the request complies with the zoning ordinance and design guidelines requirements. Staff is recommending approval.

The commission discussed the garage's design.

A motion was made by Commissioner Waters seconded by Commissioner Monefeldt, to approve the request subject to the removal of shake singles and the white band making the entire façade a linear siding. The motion PASSED by a Voice Vote.

[1116-18](#)

Subject: (Direct Referral) A review of plans for the painting of the building exterior at 223 Sixth Street. (DC-18)

Attachments: [223 Sixth Street Review](#)
 [223 Sixth Street Recommendation](#)
 [223 Sixth Street Application](#)
 [223 Sixth Street Painting Proposed Plan](#)

Hintz described the proposed color changes to the façade, as well as future changes to the building.

Commissioner Monefeldt asked if the current window treatments on the building were allowed.

Sadowski stated there are no specifics in the rules, however, they do need to lend to the attractiveness of the building.

The applicant stated different shades were chosen for the building, however, they were not able to mount the shades. He stated the current curtains were not a long term solution, they are just looking for a temporary fix for the sun. They are looking for film to cover the windows.

Sadowski stated tinted glass was not allowed.

Commissioner Rudie stated he does not like the indigo for the façade color.

Discussion ensued about the correct color and how the color printed out on the renderings passed out to the commission.

A motion was made by Commissioner Monefeldt, seconded by Commissioner Waters, to defer the request pending the receipt of actual color samples for the project. The motion PASSED by a Voice Vote.

Consent Agenda for Administrative Approvals

The following items were briefly discussed. All were discussed at the last Downtown Area Design Review Commission and administratively approved by staff.

A motion was made by Commissioner Monefeldt, seconded by Commissioner Rudie, to receive and file each of the items. The motion PASSED by a Voice Vote.

[0923-18](#)

Subject: (Direct Referral) A review of plans for the repair and painting of the building exterior at 944-954 Washington Avenue. (DC-18)

Attachments: [944-954 Washington Ave. Review](#)
 [944-954 Washington Ave. Recommendation](#)
 [944-954 Washington Ave. Application](#)

[0892-18](#)

Subject: (Direct Referral) A review of plans for the installation of a sign for the Duetscher Manner Verien club at 701 Villa Street. (DC-18)

Attachments: [701 Villa St. Review](#)
 [701 Villa St. Recommendation](#)
 [701 Villa St. Application](#)
 [701 Villa St. Signage Renderings](#)

[0894-18](#)

Subject: (Direct Referral) A review of plans for the replacement of the Civic Center changeable letter sign at 501 Lake Avenue with an electronic message center. (DC-18)

Attachments: [501 Lake Ave. Review](#)
 [501 Lake Ave. Recommendation](#)
 [501 Lake Ave. Application](#)

[0895-18](#)

Subject: (Direct Referral) A review of plans for the installation of a sign for The Legacy Museum & Veterans Center at 820 Main Street. (DC-18)

Attachments: [820 Main St. Review](#)
 [820 Main St. Recommendation](#)
 [820 Main St. Application](#)

[0896-18](#)

Subject: (Direct Referral) A review of plans for the installation of a canopy signage for MJ Petroleum (Home Town) at 1100 Sixth Street. (DC-18)

Attachments: [1100 Sixth St. Review](#)
 [1100 Sixth St. Recommendation](#)
 [1100 Sixth St. Application](#)

[0908-18](#)

Subject: (Direct Referral) A review of screening wall replacement at 841 S. Marquette St. (DC-18)

Attachments: [841 S. Marquette St. Review](#)
 [841 S. Marquette St. Plans](#)
 [841 S. Marquette St. Screening Fence-Wall](#)

[0897-18](#)

Subject: (Direct Referral) A review of an administrative approval of updated window signage for Divino Gelato Café at 228 Main Street.

Attachments: [228 Main St. Letter](#)
 [228 Main St. Application](#)
 [228 Main St. Sign Plans](#)

Adjournment

There being no further business, the meeting adjourned at 5:43 p.m.