



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

Thursday, March 7, 2019

4:30 PM

City Hall, Room 307

Call To Order

Commissioner 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 February 7, 2019 Meeting

A motion was made by Commissioner Waters, seconded by Commissioner Rudie, to approve the minutes of the February 7th meeting. The motion **PASSED** by a Voice Vote.

[0200-19](#)

Subject: (Direct Referral) A request from Michael Bain, representing Mt. Royal Property Management, for review and approval of a White Box Grant for the property at 107 - 4th Street.

Attachments: [107 Fourth Street WB](#)

Assistant Director Matt Sadowski explained the request. He stated the application was reviewed by Chief Building Inspector Ken Plaski and found to be eligible for a maximum grant award of \$15,120.00 based on estimated cost of the project and the square footage of the building.

Chris Bain, a licensed contractor, represented the applicant for the project. He stated the building is 169 years old and the previous tenant's improvements have been removed. He stated it is essentially a shell of a building.

A motion was made by Commissioner Monefeldt, seconded by Rosienski, to approve the White Box grant request for 107 – 4th Street.

[0243-19](#)

Subject: (Direct Referral) Façade renovation project at 107 - 4th Street. (Royal Property Management) (DC-19)

Attachments: [Review and comments](#)
[Recommendation](#)
[Applicant submittals](#)

Sadowski reviewed the request. He showed the bird's eye view of the property and the current condition of the façade. He stated the proposed project would add slider windows and leave the existing door. He stated the space will be used for a restaurant. Sadowski explained there would be a reconstruction of the base before the windows, the stone would be left unpainted, and awnings would be added. The black and white would be on the upper region of the building.

Sadowski stated that the building is a contributing property to the Main Street Historic District and requires special treatment to the façade. He stated the existing knee walls will be preserved or reconstructed if they are too damaged. He stated the intent is to maintain what exists with the exception of the slider window. Sadowski showed examples of how the windows would look and reviewed the design guidelines and the appropriate and inappropriate design features. He stated the architectural features of the building should be maintained, including the garage door feature, due to the building's historic nature. He explained the goals listed in the preservation ordinance for buildings with historic status.

Sadowski stated some of the decorative features of the building should be attempted to be maintained. He stated it is the Reichert Construction Building and is listed as historic more because of the personage of the property. Sadowski gave a history of the building and stated the cast iron column on the property is one of the only one's still left in the City.

Sadowski showed the proposed facades for the building. He stated the Commission has three options, to approve the request as submitted, approve the request with conditions deemed necessary to mitigate any adverse impacts, or to leave the façade as it is. Sadowski reviewed the conditions of approval.

Commissioner Monefeldt stated he liked the right side of the building with a couple of caveats. He stated he is concerned about the vintage of the garage door. He loves the idea of keeping the iron column and a solid tenant door, however, he stated he does not like the garage door concept. Commissioner Monefeldt expressed concern with the black and white color scheme. He stated he thinks it is stark considering the style of the building.

Commissioner Rudie confirmed that the building is recognized for what happened there and not necessarily the building itself. He stated it would be a better looking façade to mirror the window; the garage door is not necessary.

Commissioner Connolly stated it is a better façade treatment without the garage door. She stated the column should stay in the middle.

Discussion ensued about the black and white color.

Commissioner Connolly asked if the windows were the same size as the windows of above. She stated the windows should be rectangular in shape as opposed to square and the awnings should come below the window.

In response to Commissioner Connolly, Bain stated all of the mechanicals will be removed.

Commissioners stated they would like the transom window to stay.

Commissioner Connolly clarified the five areas of concern that the Commission wanted

to see on the façade:

1. Windows – three panel replicated on both sides in lieu of garage door
2. Cast iron column to stay in place
3. Kick panel replicated on the other side of the façade
4. Stone on the lower level of the façade not painted and maintained as historic
5. Transom window installed in place of the air conditioner

Commissioner Connolly asked about the wires in the front of the building and if they were going to be removed.

Commissioner Waters stated there was not enough information and would like the applicant to return with an updated rendering and submittal.

Bain expressed concern with the timeline.

Discussion ensued about the color of the façade.

Commissioner Monefeldt stated the existing door should remain a stained door and not painted black.

Commissioner Connolly stated the knee wall should be black.

Commissioner Monefeldt stated the molding could be white and the column black.

Sadowski discouraged painting if they are not already painted. Sadowski showed the intended look of the façade.

A motion was made by Commissioner Monefeldt, seconded by Waters, to approve subject to staff review and the notes being considered as stated by 1.-5. above. The motion PASSED by a Voice Vote.

[0242-19](#)

Subject: (Direct Referral) Façade grant request for a façade renovation project at 107 - 4th Street. (Royal Property Management) (DC-19)

A motion was made by Commissioner Waters, seconded by Commissioner Rudie, to approve the façade grant in an amount up to \$10,000.00. The motion PASSED by a Voice Vote.

[0241-19](#)

Subject: (Direct Referral) Signage changes and façade renovation project at 1520 State Street (McDonald's) (DC-19)

Attachments: [Review and comments](#)
 [Recommendation](#)
 [Applicant submittals](#)

Associate Planner Jeff Hintz described the request. He stated the project is at the edge of the Downtown Design Review area. He stated there are changes being requested to signage and to the building itself. He showed the sign renderings and stated that it does comply with zoning, design, and the shopping center guidelines. He stated staff added a recommendation to center the signage more with the wall elements. Hintz showed the proposed trellis systems and passed around color and material samples.

Commissioner Connolly asked if the awning feature were on the south façade.

Hintz stated it overhangs on the drive thru windows and converges into a two inch band.

Commissioner Waters clarified that is not just a joint line, it is a recessed detail.

Commissioner Connolly asked if the cornice will also change or will it match what already exists.

Hintz stated that it is not a cornice, it is a cap and will switch to a powder coat. He explained there is a light that illuminates the wall at night.

Commissioner Connolly stated that the request will also have to go through the City Plan Commission if approved by the DADRC. She asked Hintz to clarify the recommendation of centering the signage.

Commissioners stated that the signage is acceptable at the current height and location.

A motion was made by Commissioner Rudie, seconded by Commissioner Rosienski to approve the request subject to conditions with the removal of condition c. The motion PASSED by a Voice Vote.

0246-19

Subject: (Direct Referral) Review of the design of site, building and landscaping components for the @ North Beach mixed use development project at 1129 Michigan Boulevard (Royal Capital) (DC-19)

Attachments: [Applicant submittals](#)

Sadowski explained the request and showed photos and the location of the site. He stated the plans have been revised since the original submittal. He stated the property is the former Walker property and is approximately 9.5 acres.

Sadowski stated, as part of the review, the request will be going to the City Plan Commission (CPC) next week. He stated there are two phases to the project, Phase I is being reviewed at this time (Buildings A and B). He stated a Certified Survey Map for the property will also be reviewed at the CPC. Sadowski showed building elevations and described the color variations and street prospective views. He stated Building B is directly adjacent to Lake Michigan with a pedestrian walkway connecting it to the North Beach area. There are comments about the lower level, parking area, the potential to introduce more landscaping, and the windows of the building.

Sadowski reviewed the design guidelines in terms of Racine Character, Pedestrian Emphasis, Sustainability, Architecture, Parking, and Lighting. He stated they are currently working with the City Engineering Department regarding street lighting.

Felipe Ornelas, Engberg Anderson Architects, stated for this project they tried to create a sense of place, pedestrian friendly conditions, and adhere to all of the design guidelines. He stated they are trying to create architecture so there is a layering of materials. In regards to the 8 foot masonry requirement, he stated they have more masonry in some places and less in others. He stated they tried to have the buildings convey that this is one development. Ornelas stated the project will be focused on integrating environmental design and implementing smart city ideas. This is also a Leadership in Energy and Environmental Design (LEED) certified development.

Ornelas stated they intend to create a gateway to the site with the two buildings along Hamilton Street and provide amenities for the residences who live there and pocketed areas within the development where people can hang out. Both buildings will have some dark masonry and Building A will have some yellowish stone paying homage to the water treatment plant.

In response to Commissioner Monefeldt, Ornelas stated that the material on the north façade of Building B was stone. He stated they were also thinking about having a green screen around the north façade of the building.

Sadowski stated they are looking at ways to liven up the parking area. He stated the guidelines refer to an art element.

In response to Commissioner Monefeldt, Ornelas stated that the balconies would all be aluminum. He stated they will be a fawn type color so that they would have the look of wood. He stated the balconies have to be noncombustible.

Commissioner Waters asked where the patrons of the restaurant would park.

Commissioner Connolly stated on-street parking is available.

Commissioner Waters asked if this site were considered part of the historic district regarding the glass requirement.

Sadowski stated the property is not in a historic district, however, the ordinance requires clear glass.

Further discussion ensued about the design aspects of the building.

Mark Ernst, Engberg Anderson Architects, spoke about LEED requirements and light pollution. He stated the idea is to minimize the amount of lighting onto the building and be conscious of the amount of lighting and glare that gets into the building.

Commissioner Waters asked if the window treatments were part of the project.

Ornelas stated yes, they will be.

Commissioner Waters asked regarding Building A and the wood accent being dropped. He asked if it were a cost issue and if that would be something that the applicant could revisit if they so choose.

Terrell Waters, Royal Capital Group, stated they went back and forth with that design and it was not an issue of cost.

A motion was made by Commissioner Waters, seconded by Commissioner Rudie, to approve the request with the option that would allow the applicant to revisit the portion on Building A where the wood accent is dropped, if they choose. The motion PASSED by a Voice Vote.

Adjournment

There being no further business the meeting adjourned at 5:52 p.m.