



# City of Racine

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

## Meeting Minutes - Final Downtown Area Design Review

*Chairman Richard Christensen, Alderman Jeff Coe, Robert Hartmann, Gary Wolfe, Brian O'Connell, Micah Waters, David Popoff, Ryan Rudie*

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Thursday, February 4, 2010

4:30 PM

City Hall, Room 301

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### Call To Order

*Chairman Christensen called the meeting to order at 4:32 p.m.*

**PRESENT:** 7 - Jeff Coe, David Popoff, Ryan Rudie, Richard Christensen, Robert Hartmann, Brian O'Connell and Micah Waters

**EXCUSED:** 1 - Gary Wolfe

### Approval of Minutes for the January 7, 2010 Meeting

**A motion was made by Commissioner Hartmann, seconded by Commissioner Waters, to approve the minutes of the January 7, 2010 meeting. The motion PASSED by a Voice Vote.**

#### 09-4370

**Subject:** (Direct Referral) Review of a request for a façade grant for a façade remodeling project for Pepi's Pub & Grill at 618 Sixth Street.

*Joe Madison of Pepi's Pub and Grill explained that costs have become difficult to absorb immediately, so he is requesting the ability to phase his project over the next few years without jeopardizing his grant. He stated that he would not be installing the canopy feature at this time.*

*Upon direct inquiry by Commission members, Chairman Christensen, providing purely factual information, described materials and design constraints and considerations.*

*Commission members discussed the request expressing the need for a revised plan illustrating the amended/phased project.*

**A motion was made by Commissioner Hartmann, seconded by Alderman Coe, to approve the request for a façade grant for Pepi's Pub & Grill at 618 Sixth Street, subject to the following conditions:**

- a. That the project be conducted in compliance with the plans as approved by the DADRC on February 4, 2010.
- b. That the amount of the grant not exceed \$10,000 or 50% of the project costs, whichever is less.
- c. That a revised building elevation be provided to the Director of City Development illustrating the interim façade treatment.

The motion **PASSED** by a Voice Vote.

#### 09-4607

**Subject:** (Direct Referral) Review of a sign proposal for Granger's Lounge at 240 Main Street.

*Rob Whalen of the Sign Resource reviewed the revised sign plan.*

A motion was made by Commissioner Waters, seconded by Alderman Coe, to approve the sign proposal for Granger's Lounge at 240 Main Street, subject to the following conditions:

- a. That the plans presented to the Downtown Area Design Review Commission (DADRC) on February 4, 2010 be approved subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be applied for.
- c. That the window sign and wall sign be professionally made, comply with all applicable ordinance requirements and be in compliance with the sign plan as presented to the DADRC.
- 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.

The motion PASSED by a Voice Vote.

10-4720

**Subject:** (Direct Referral) Review of exterior improvement project at Gateway Technical College, 1001 Main Street.

*John Thielen of Gateway Technical College and Mark A. Molinary, Jr. of Partners in Design Architects, Inc. were present to discuss the project.*

*Mr. Molinaro described components, materials, colors, placement and intent. He stated that the banners would be used to announce special events and Gateway functions and programs. The consensus was that the banners were acceptable as aesthetic enhancements. He stated that the wind spires would be used to power the lighted bollards.*

A motion was made by Commissioner Rudie, seconded by Commissioner Hartmann, to approve the exterior improvement project at Gateway Technical College, 1001 Main Street, subject to the following conditions:

- a. That all project components be implemented in accordance with plans presented to the Downtown Area Design Review Commission on February 4, 2010 in that:
  1. That specification for the bollards and wind spires be submitted for the review and approval of the Director of City Development.
  2. That a detailed landscape plan be submitted for the review and approval of the Director of City Development.
  3. That window glass match as closely as possible the tint of the existing glass.
- b. That all applicable permits be obtained from the Building Inspection Department.
- c. That the plans be presented to the Plan Commission as a minor amendment to the Gateway Campus Conditional Use Permit.

The motion PASSED by a Voice Vote.

### Administrative Business

*None.*

## Adjournment

*It was moved by Alderman Coe and seconded by Commissioner Waters to adjourn the meeting. Hearing no objections, Chairman Christensen adjourned the meeting at 5:16 p.m.*

*Respectfully submitted,*

*Matthew G. Sadowski  
Secretary, Principal Planner*