

Community Development Department

222 Lewis Street
River Falls, WI 54022
715.425.0900
www.rfcity.org



AGENDA
DESIGN REVIEW COMMITTEE
June 20, 2016
City Hall – Foster Room
9:00 AM

CALL TO ORDER/ROLL CALL

APPROVAL OF AGENDA/MINUTES

NOTE: Minutes of April 10, 2017 Design Review Committee meeting

PUBLIC COMMENTS

CURRENT APPLICATIONS

- 106 North Main – Burrito Xpress

OTHER BUSINESS

- Kusilek and BID request for mural to be located at 209 N Main

ADJOURNMENT

*Council members may be in attendance for informational purposes only.
No official Council action will be taken.*



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MINUTES
DESIGN REVIEW COMMITTEE
April 10, 2016
City Hall – Foster Room
2:00 PM

CALL TO ORDER – A quorum was not present. The group discussed signs in the downtown and no action was taken.



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MEMORANDUM

TO: Downtown Review Committee
FROM: Amy Peterson, Development Services Director
RE: Burrito Xpress Application for Certificate of Design Review Approval
DATE: June 14, 2017

Owners of the current Moonshiners at 106 N Main St. (See current photo) are in process of changing their business plan and shifting to a full service Mexican restaurant. Burrito Xpress would be open from 11am-3am, with a full-service food menu provided 11am-11pm, with just burritos offered from 11pm-3am. Building plans have been submitted to the state for review and approval and they are concurrently moving through the DRC/BID process. The BID did take up their application on June 13th and recommended funding approval pending DRC approval and application loose ends.

Façade changes are comprehensive (See plan enclosed with application) and include maintaining the brick, mostly on the lower portion of the façade. Initially a fabricated metal panel was proposed for the upper façade, however staff suggested the same prefab panel in a stucco finish would meet the primary material code requirements better. The code states that EFIS (exterior insulating finishing system) may be used as an accent but not a primary material. Staff suggests that the stucco finish panel proposed be minimized as an accent (15% of the façade), in preference for the brick façade. Original building materials are preferred whenever possible.

Lighting is the preferred style, as is the upgraded windows and doors. The colors also meet code. A complete sign plan is still being drafted.

The pergola and two awnings were originally proposed as metal, and the property owner would prefer that option. The code states that canvas or fabric awnings shall be used and that wood or metal awnings are prohibited. Two nearby properties have very old metal awnings and staff agrees that those are not preferred (See photo). The place that comes close to this style of awning is the University Falls development. They have a flat, protruding type awning; however, staff is unsure of the material used. (See photo)

RESOLUTION No. DRC 2017-02
DESIGN REVIEW COMMITTEE RESOLUTION REGARDING
FAÇADE IMPROVEMENTS FOR
106 N MAIN STREET,
RIVER FALLS, WI

WHEREAS, the Design Review Committee (DRC) reviews Certificate of Design Review Applications in accordance with the River Falls Municipal Code, Chapter 17.68; and

WHEREAS, Owner Alejandro Castro applied for Design Review for façade improvements for 106 N Main Street, which is in the Downtown Overlay District; and

WHEREAS, most of the proposed changes are in conformance with the Downtown Design Plan and Design Guidelines with the exception of the insulated panel material and the metal awnings; and

WHEREAS, on Tuesday, June 20, 2017 the Design Review Committee found that the request will conform to the City of River Falls Downtown Design Plan and the design guidelines established in Section 17.68 of the City Code with the below condition and that the Committee will provide a variance for the pergola and awnings.

NOW, THEREFORE, BE IT RESOLVED, that the Design Review Committee approves the Certificate of Design Review for 106 N Main Street, subject to the following conditions:

1. The proposed EFIS product on the top portion of the building be limited to 15% accent in favor of the original brick.

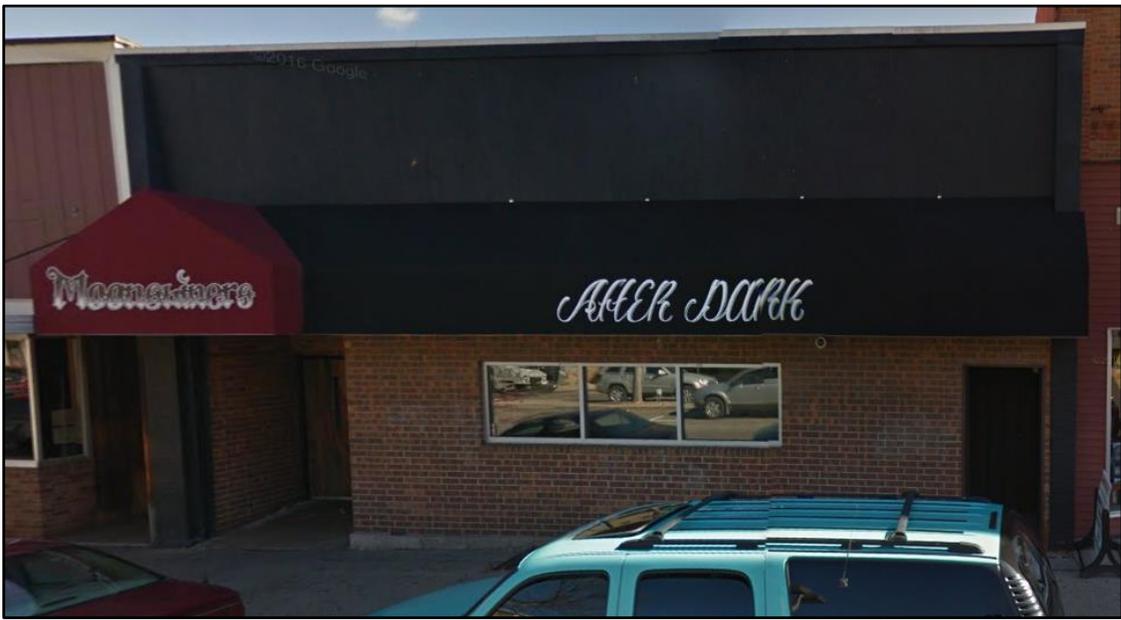
FURTHER, BE IT RESOLVED, that the Design Review Committee approves the use of metal for both the pergola and the two awnings.

Dated this 20th day of June, 2017

Jeff Bjork, Committee Chair

ATTEST:

Amy White, City Clerk



CITY OF RIVER FALLS
Community Development Department
222 Lewis Street
River Falls, WI 54022
(715) 425-0900
(715) 425-0915

CERTIFICATE OF DESIGN REVIEW APPROVAL APPLICATION

PLEASE TYPE OR PRINT CAREFULLY

Name of Business (if applicable): Burrito Express
Applicant's Name: Tony Cripe / Ross + Associates Ltd
Owner's Name (if different): Castro Corporation dba Moonshiners BX - Alejandro Castro
Property Address: 106 N. Main St. River Falls, River Falls, WI 54022
Mailing Address (if different): 4312 CREST CT, EAU CLAIRE, WI 54701

Check All That Apply

Design District: Central Business District Transitional District
Construction Activity: New Construction Signage Window/Door Awning
 Mechanical Equipment Parking Lot Outdoor Storage/Waste Facilities
 Outdoor Seating Painting Other
Other Activity: *Appeal Staff Decision *Special Use Permit Request *See Fee Required Below

Briefly Describe Construction Activity:

Building facade upgrades as well as interior remodel

Materials Submitted: Building Elevations Parking Lot and Landscape Plan Sign Elevations
 Photographs Colored Renderings Material Samples
 Color Palettes Sign Schematic Other

*Planning/Administration Costs: Base Fee \$100 + \$50 per hour

Tony Cripe / Ross + Associates Ltd 5-23-17 715-425-9011
Applicant's Signature Date Applicant's Telephone Number
Alejandro Castro 5-23-17 (715) 864-6480
Owner's Signature (if different) Date Owner's Telephone Number

Denied Approved

Staff Signature _____ Date _____

If Appealed to Design Review Committee: Denied Approved

Signature of DRC Chairperson _____ Date _____



***CERTIFICATE OF DESIGN REVIEW APPROVAL FOR
209 N. MAIN STREET***

Parcel No: 276-01097-0400 , City of River Falls.

On June 20, 2014, the Design Review Committee (DRC) reviewed a request for a mural to be painted on the south wall of 209 N. Main Street in River Falls.

Delbert & Charla Kusilek (dba Kusilek Trust Agreement), the property owner, and the River Falls Business Improvement District Board (BID) presented the request at the June 20th meeting.

Past murals that were funded and owned by the BID Board have conditions set specifying whom is charged with maintenance and upkeep and to ensure that funds are designated for that purpose.

This mural is proposed to be paid for and hereafter owned by the River Falls BID Board.

Therefore, the DRC approves this mural request with the following conditions:

- The River Falls BID shall set money aside, in a designated fund every year, for the repair, maintenance, or the painting over of the mural (one color) after its life expectancy.
- If the City determines in its sound discretion that the mural needs repair or maintenance, the BID shall take the necessary steps to repair or maintain the mural and use the money designated for this purpose. If the BID fails to comply, the owner gives the City the right to access the premise to repair, maintain, or paint over the mural.
- If the City, its agent or assignors complete the work, the charges for such work, if not paid within 30-days of billing, will be charged as a special charge against the property, in accord with Sec. 66.0627, Wis. Stats., as representing a current service to the property.

This approval transfers with the property.

Acknowledgement of Receipt:

Charla Kusilek, property owner

Date

Joleen Larson, President of the BID Board

Date

Sign and Design

SIGNS OF ALL KINDS

David Markson, Sign Artist

425-7226

36 Sunview Drive, River Falls, WI 54022

CUSTOMER RIVER FALLS BID BOARD

DATE 5/12/17

DESCRIPTION OF WORK	AMOUNT
BID FOR MURAL ON BUILDING NEXT TO SUBWAY (CHAR KUSILEK)	\$4500

