

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

ADJOURNMENT

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



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MEMORANDUM

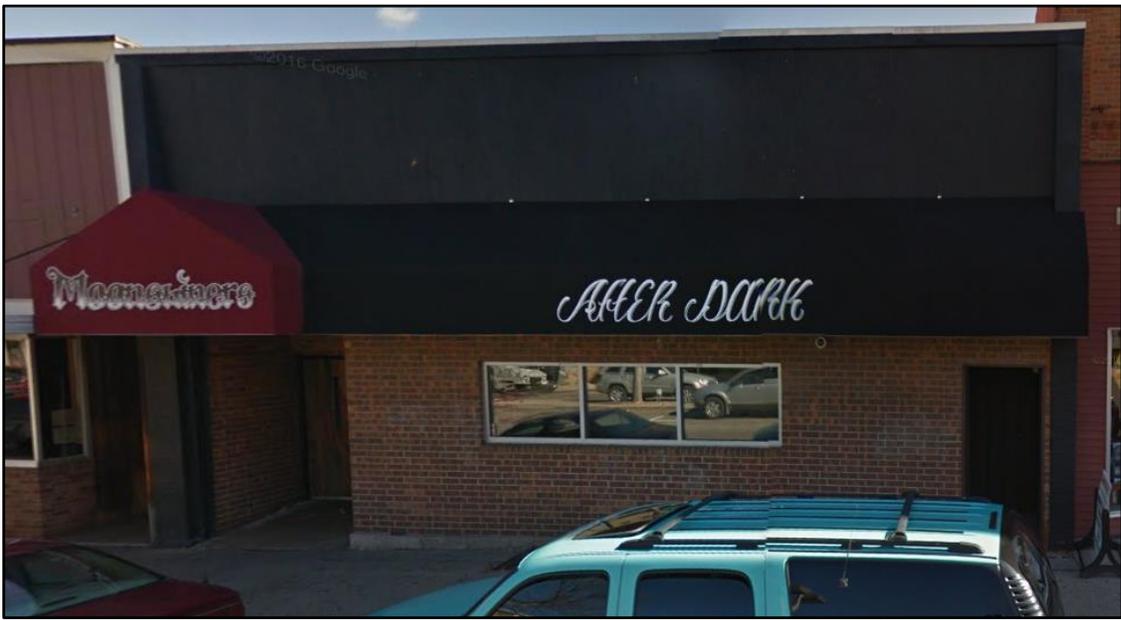
TO: Downtown Review Committee
FROM: Amy Peterson, Development Services Director
RE: Burrito Xpress Application for Certificate of Design Review Approval
DATE: June 14, 2017

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)



CITY OF RIVER FALLS
Community Development Department
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(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 _____

