



# City of Racine

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

## Meeting Minutes - Draft

### Downtown Area Design Review

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Tuesday, October 1, 2019

4:30 PM

City Hall, Room 307

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#### Call To Order

*Chairman Monefeldt called the meeting to order at 4:31 p.m.*

**PRESENT:** 5 - Jeff Coe, Michael Rosienski, John Monefeldt, Micah Waters and Ryan Rudie

#### Approval of Minutes for the September 5, 2019 Meeting

**A motion was made by Alder Coe, seconded by Commissioner Waters, to approve the minutes for the September 5th meeting. The motion PASSED by a Voice Vote.**

#### [1120-19](#)

**Subject:** (Direct Referral) Request from Cary Mauske representing Mt. Royal Property Management for review and approval of a White Box grant for the property at 413 Sixth Street.

**Attachments:** [Applicant Submittal](#)  
[Updated Estimates](#)

*Jeff Hintz, Associate Planner, reviewed the request and stated that the grant is being sought for electrical, HVAC, etc. He stated the maximum grant award that the project would be eligible for is \$11,016.05.*

**A motion was made Commissioner Rudie, seconded by Alder Coe, to approve the white box grant in an amount not to exceed \$11,016.05. The motion PASSED by a Voice Vote.**

#### [1122-19](#)

**Subject:** (Direct Referral) Request by Gary Roberts, agent for Andrew Patch, seeking approval for a railing and porch replacement and painting project at 700 Villa Street. (DC-19)

**Attachments:** [Review](#)  
[Recommendation](#)  
[Applicant Submittal](#)  
[Building Photo](#)

*Matt Sadowski, Planning Manager, reviewed the request and showed the property location and the surrounding views. He stated the request is for replacement of the porch and a painting project. He stated there is some rot at the lower left corner of the porch. Sadowski showed the proposed decking of the porch, railing system, and the color scheme being proposed.*

*Sadowski stated that the applicant is proposing to replace the columns with 6x6, however, in reviewing the project with the applicant, staff requested that the applicant retain the columns.*

*Sadowski explained the possible actions of the Commission.*

*In response to Commissioner Waters, Sadowski stated staff is recommending approval.*

*Gary Roberts, the applicant's agent, spoke regarding the replacement of the columns. He stated that he is concerned that the 6x6 will not fit the current columns.*

*Chairman Monefeldt asked if the property were historic.*

*Sadowski stated no, however, the property is a commercial property within the downtown area. He stated they are applying for a façade grant for the replacement of the porch. He stated the porch is a historical component to the property.*

*Sadowski stated the plan shows replacements of the spindles with 2x2.*

*In response to Alder Coe, Roberts stated it may pose a structural issue to replace the porch with 4x4.*

*Chairman Monefeldt stated that is a question for a structural engineer.*

*Alder Coe asked regarding the condition of the spindles.*

*Andrew Patch, the applicant, stated that the spindles could be reused, however, they would need to be painted. He stated they were just replaced a couple of years ago.*

*Commissioner Rudie stated he likes the columns and it would be a shame to lose the nice look that is already present at the site. He stated from experience, he thinks a 4x4 would work.*

*Roberts stated the plan was to originally do four columns. He stated they do not know what is in the columns until they are removed. He stated, at this time, they only know that the bottom one is completely rotted.*

*In response to Sadowski, Roberts stated that lattice skirting would be used on the porch.*

*Commissioner Waters stated that the majority of the Commission would like to see a round column instead of a post.*

*Roberts stated that if they are able to reuse the column they will, however, if they are unable to they will use a round column as a replacement.*

*Patch stated it was never the plan to use the exposed 4x4 or 6x6. He stated the plan was to wrap it decoratively.*

*Chairman Monefeldt stated the column does not have to be round, as long as it is a craftsman style.*

*Commissioner Rudie suggested adding a trim at the base and the top to represent an*

*actual column and not just a post.*

*Brief discussion ensued about the spindles on the porch.*

**A motion was made by Alder Coe, seconded by Commissioner Waters, to approve the request with the addition of decorative clad or a cap trim with final approval of the decorative element submitted to staff and the skirting to match what is there currently and the colors to be approved as shown. The motion PASSED by a Voice Vote.**

[1123-19](#)

**Subject:** (Direct Referral) Request by Gary Roberts, agent for Andrew Patch, seeking approval for a façade grant for a railing and porch replacement, and painting project at 700 Villa Street. (DC-19)

**Attachments:**     [Review](#)  
                              [Recommendation](#)  
                              [Applicant Submittal](#)  
                              [Building Photo](#)

*Sadowski explained that we did not receive any estimates from contractors, as a result, staff is asking for deferral.*

*Patch presented staff and the Commission with additional bids he had received.*

*Sadowski explained to the Commission that demolition had been allowed for the project.*

**A motion was made by Commissioner Waters, seconded by Alder Coe, to approve the request for a façade grant subject to staff approval and final bids being submitted to the Department of City Development. The motion PASSED by a Voice Vote.**

[1117-19](#)

**Subject:** (Direct Referral) Review of a signage project at 324 Main Street by Michael's Signs, authorized representative of Plumb Silver (DC-19).

**Attachments:**     [Review](#)  
                              [Recommendation](#)  
                              [Applicant Submittal](#)

*Hintz provided materials and paint colors to the Commission and explained that the painting of the building was allowed by staff. Hintz stated that the building, Plumb Silver, was located to the west of the Plumb Gold.*

*Hintz showed the rendering for the signage on the building and explained the design guidelines for wall signage. He stated the signage is within the allowed 200 sq. foot maximum for the property. Hintz explained the possible actions of the Commission. He stated staff is recommending approval subject to conditions a. – c.*

**A motion was made by Commissioner Waters, seconded by Alder Coe, to approve the request for the signage project at 324 Main Street subject to conditions a. – c. The motion PASSED by a Voice Vote.**

[1118-19](#)

**Subject:** (Direct Referral) Review of signage project at 411 Main Street by Michael's Signs, authorized representative of 2 Swift Suits (DC-19).

**Attachments:** [Review](#)  
[Recommendation](#)  
[Applicant Submittal](#)

*Hintz passed around material samples for the project. He stated the proposal also includes removing the awning and the framing, and patching the holes on the building. He stated the sign would be set off of the building with studs.*

*Hintz stated the sign conforms to wall signage guidelines and zoning requirements. He stated staff is recommending approval subject to conditions a. – c.*

*Commissioner Waters asked if it were considered to center the signage on the window versus on the building.*

*Commissioner Monefeldt stated it may be awkward because of the pier on the building.*

*Commissioner Waters asked about the size of the sign and if it could be larger.*

*Hintz stated the sign could be larger based on the guidelines.*

*Commissioner Rudie suggested shifting the sign to the right.*

*Eric Dogans, the applicant, stated that he was looking more at the door to his business regarding placement of the sign.*

*Chris Henkes, Michael's Signs, stated that there are bump out bricks on the building that prevents the sign from being larger.*

**A motion was made by Commissioner Rudie, seconded by Commissioner Rosienski, to approve the request subject to conditions and with the sign being centered with the middle second story window. The motion PASSED by a Voice Vote.**

[1119-19](#)

**Subject:** (Direct Referral) Review of signage project at 835 Wisconsin Avenue by Horizon Healthcare (DC-19).

**Attachments:** [Review](#)  
[Recommendation](#)  
[Applicant Submittal](#)

*Hintz passed out material samples for the request. He stated vinyl graphics will be used to reface the existing sign band. Hintz stated there is existing signage on the building that wraps around the entrance. He stated the signage being proposed does comply with the wall signage guidelines and explained that because the property is zoned OI – Office Institutional, the guidelines are slightly different.*

*Commissioner Waters stated the signage looks small.*

Chairman Monefeldt stated the phone number looks small and suggested that it be larger.

The applicant stated that can be changed.

Brief discussion ensued regarding the placement of the text of the sign.

Commissioner Waters suggested reducing the size of "835" and making the name larger.

In response to Alder Coe, the applicant stated the providers for the clinic are remote; patients would use the clinic to "skype" with a provider.

**A motion was made by Commissioner Waters, seconded by Alder Coe, to approve the request subject to conditions and staff approval of the adjustment of scale of the ground sign and address. The motion PASSED by a Voice Vote.**

[1124-19](#)

**Subject:** (Direct Referral) Request by Tyler Thompson, representing Foxconn, seeking approval for a railing replacement project at 601 Lake Avenue. (DC-19)

**Attachments:** [Review](#)  
[Recommendation](#)  
[Applicant Submittal](#)  
[Previous Detailing](#)  
[Staff Markup](#)

Sadowski reviewed the request and showed photos of the site and surrounding area. He stated the portion of the building that is in question is the balcony. He stated the railing is no longer there. Sadowski explained that the request is a little utilitarian for the building. He stated the building is on the National Register of Historic Places.

Sadowski explained possible design options for the railing as proposed by staff. He stated a portion of the building could be carried along to bring the design through so that there is more architecture. He suggested removing the guiderails at the bottom and lifting it up off of the deck and provide blocking to provide a more classic look.

In response to Alder Coe, Chairman Monefeldt stated the previous railing was rod iron.

Commissioner Rosiensi asked if it still functions as a balcony.

Tyler Thompson, the applicant, stated it does, however, the doors are currently blocked.

Chairman Monefeldt stated neither of the proposals fit what was previously at the building. He stated he agrees with the triple set of banisters proposed by staff, however, something better can be done to compliment the character of the building.

Commissioner Rudie stated he likes the option proposed by staff – likes the three thickets together and the idea of lifting it up, however, the design needs something to make it less simple.

*Thompson asked if there were a material that could be placed on the 2x6 that would appease the Commission. He stated right now it is a safety issue, an eyesore, and it needs to be fixed and painted before the weather hits.*

*Commissioner Waters spoke to the historic nature of the building.*

*Discussion ensued regarding the design of the railing.*

*Commissioner Rudie stated the issue is the top and bottom railing has the appearance of a residential deck.*

*Commissioners suggested the applicant review the molding catalog at Bliffert Lumber in Sturtevant and the addition of an ornamental banister.*

**A motion was made by Commissioner Waters, seconded by Alder Coe, to approve the request subject to staff approval of a 3-spindle design, revisiting the cap design, add a 2x8 on top to provide more depth, and an ornamental and decorative design. The motion PASSED by a Voice Vote.**

## **Adjournment**

*There being no further business, the meeting adjourned at 5:30 p.m.*