



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 Rosiensi
John Monefeldt
Micah Waters
Ryan Rudie
Richard Christensen

Thursday, May 11, 2017

4:30 PM

City Hall, Room 303

Call To Order

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

PRESENT: 7 - Amy Connolly, Jeff Coe, Michael Rosiensi, John Monefeldt, Micah Waters, Ryan Rudie and Richard Christensen

Approval of Minutes for the April 13, 2017 Meeting

A motion was made by Commissioner Waters, seconded by Alderman Coe, to approve the minutes of the April 13th meeting. The motion PASSED by a Voice Vote.

[430-17](#)

Subject: (Direct Referral) A request by Carl Kump for review and approval of a White Box Program Grant for the property at 420 Main Street.

Attachments: [420 Main Street WB](#)

The applicant, Carl Kump, introduced his request. He stated he is looking for the first floor to be commercial and the second to be residential. He stated he is looking to bring the electrical and HVAC up to code.

Discussion took place regarding the application.

Ken Plaski, Chief Building Inspector, stated the total square footage allowed would be 1865 sq. ft. Commissioner Rudie noted the square footage written on the application and on the architectural plans were two different numbers.

Mr. Plaski explained soft costs, such as painting and fixtures, were not allowed as part of the grant application.

Commissioner Monefeldt stated that the bathroom is not ADA compliant and should be looked at again. He stated issues with the bathroom will be worked out at the time a building permit is pulled.

Chairman Christensen asked if everything were in order with the application.

Mr. Plaski stated yes.

A motion was made by Commissioner Monefeldt, seconded by Alderman Coe, to approve the application. The motion PASSED by a Voice Vote.

[431-17](#)

Subject: (Direct Referral) A request by Tad Ballantyne for review and approval of a White Box Program Grant for the property at 408 Main Street.

Attachments: [408 Main Street WB](#)

Mr. Plaski introduced the item. He stated the submitted application is complete.

The applicant, Tad Ballantyne explained the use and tenancy for the building. He stated the intent is to provide co-office spaces for businesses. The buildings adjoin each other however there is no entry between the two and would like to see that occur in the future. The intent is to do all 3 floors with about 12 offices total. The building has already been completely gutted.

Chairman Christensen asked how much of construction has been completed.

Mr. Ballantyne stated none.

Mr. Plaski stated because of the numbers and square footage the amount is capped at \$20,000.00.

A motion was made by Alderman Coe, seconded by Commissioner Waters, to approve the grant application. The motion PASSED by a Voice Vote.

[435-17](#)

Subject: (Direct Referral) A review of plans submitted by Tad Ballantyne for a façade renovation project at 408 Main Street. (DC-17).

Mr. Ballantyne explained the façade changes that he would like to see for the building. He stated they will remove and replace the windows; the aluminum windows and doors will be torn out and replaced with a new aluminum frame with clear glass. He described the interiors of the building with a desk area and waiting area so the windows would provide openness to the space.

Chairman Christensen asked if the sidewalk were the same elevation as the first floor.

Mr. Ballantyne stated it was.

Chairman Christensen asked if the aluminum will go up to the sidewalk.

Mr. Ballantyne stated yes it will.

Director Connolly asked how far the storefront is from the outside walls.

Mr. Rudie stated it's about 6 inches, Mr. Ballantyne agreed.

Assistant Director Sadowski stated he has some observations, on some of the photos it shows bricks and he wondered if there were bricked in sockets

Ballantyne stated he wanted the windows to be the stand out against the façade.

Mr. Rudie and Commissioner Monefeldt stated it is leftover from an old brick cornice.

Mr. Sadowski asked about the sign band and what materials would be used.

Mr. Rudie stated it would just be painted bronze, currently the color is a green color

A question was asked regarding columns on the north and south what materials were there.

Mr. Rudie stated the plans would be to paint the columns.

Mr. Sadowski asked if any lighting were being proposed.

Mr. Ballantyne there is currently lighted on the building.

Mr. Sadowski stated he would need color chips for any painted area.

Mr. Rudie stated the sign band something in the brown family but nothing too heavy that would weigh down the building.

Sadowski stated he will need a total of two quotes in order to proceed with the façade grant.

It was asked if the Commission can pass the façade grant.

Mr. Sadowski stated we have in the past, but make receiving the quotes a condition of approval.

A motion was made by Alderman Coe, seconded by Commissioner Monefeldt, to approve the request contingent on receiving the quote and color samples. The motion PASSED by a Voice Vote.

[436-17](#)

Subject: A review of plans submitted by Tad Ballantyne for a façade grant for a façade remodeling project at 408 Main Street. (DC-17)

See the discussion for item 435-17.

A motion was made by Commissioner Waters, seconded by Alderman Coe to approve the request contingent on receiving the additional quote. The motion PASSED by a Voice Vote.

[432-17](#)

Subject: (Direct Referral) A review of plans submitted by Craig Shaub of Dig-it-All Sign Co., representing Doug Nicholson of the Brickhouse, for exterior signage at 316 Main Street. (DC-17)

Craig Shaub stated the plan is to refurbish existing components. He stated terracotta vinyl and white vinyl will be used for the sign.

Commissioner Rudie asked how the logo was designed

Doug Nicholson, building and business owner, stated he had a logo contest. He stated the plan is to use the existing signage and put a tag and logo on the building.

Mr. Sadowski stated the sign ordinance does not allow painting on the building.

Mr. Shaub stated can use textured surface film for a little bit of a higher cost, would be more like a vinyl. He stated heat would be used to remove the applique and it would last 2-3 years.

A motion was made by Alderman Coe, seconded by Commissioner Rudie, to

approve the request with the application of vinyl on the building and not paint.
The motion PASSED by a Voice Vote.

[433-17](#)

Subject: (Direct Referral) A review of plans submitted by Micah Waters representing Richard Onyon of Butcher & Barrel, for a façade renovation project at 300 - 6th Street. (DC-17)

Mr. Waters introduced the project. He stated reclaimed wood would be used and he will submit a final sample and coloration once it is selected.

Chairman Christensen asked what type of reclaimed wood would be used.

Mr. Waters stated it has not been found yet, the pattern will be submitted once found. He stated the owner likes the idea of using wood from Porter's Furniture.

Discussion ensued regarding the type of wood to use. Commission members discouraged the use of pine.

Mr. Sadowski asked if conceptual approval were what the applicants were looking for.

Mr. Waters stated yes, he understands that he does not have enough information for the Commissioners to grant full approval at this time.

Discussion ensued on how to proceed.

Commissioners agreed to approve the storefront of the request with everything else coming back to the Commission for approval.

A motion was made by Commissioner Connolly, seconded by Commissioner Christensen, to approve the aluminum storefront. Everything else will have to come back to the Commission for approval. The motion PASSED By a Voice Vote.

[434-17](#)

Subject: (Direct Referral) A review of plans submitted by Micah Waters, representing Richard Onyon of Butcher & Barrel, for a façade grant for a façade remodeling renovation project at 300 - 6th Street. (DC-17)

A motion was made by Commissioner Monefeldt, seconded by Commissioner Rudie, to defer the façade grant. The motion PASSED by a Voice Vote.

Adjournment

There being no further business, the meeting adjourned.