



# 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 Rosienski*  
*John Monefeldt*  
*Micah Waters*  
*Ryan Rudie*

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Thursday, July 18, 2019

4:30 PM

City Hall, Room 307

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#### Call To Order

*Acting Chairman Connolly called the meeting to order at 4:30 p.m.*

**PRESENT:** 5 - Amy Connolly, Jeff Coe, Michael Rosienski, Micah Waters and Ryan Rudie

**EXCUSED:** 1 - John Monefeldt

#### Approval of Minutes for the March 7, 2019 Meeting

**A motion was made by Coe, seconded by Waters, to approve the minutes of the March 7th meeting. The motion PASSED by a Voice Vote.**

#### Approval of Minutes for the June 6, 2019 Meeting

**A motion was made by Waters, seconded by Coe, to approve the minutes of the June 6th meeting. The motion PASSED by a Voice Vote.**

[0823-19](#)

**Subject:** A request from Ron Christensen for review and approval of a White Box Program Grant for the property at 230 Main Street.

**Attachments:** [230 Main Street WB](#)

*Chief Building Inspector Ken Plaski explained the request. He stated the property is 136 years old and is the former Casablanca Restaurant. He stated the property is currently gutted and the proposal is to redo the space into another restaurant.*

*Plaski reviewed the bids received. He stated bids were received for carpentry and drywall and the project would be eligible for a maximum grant amount of \$19,000.00. Plaski explained that the HVAC bids were not included in the grant amount because the HVAC was located in the basement of the property.*

*The applicants, Ron Christensen and Rick Onyon discussed the project. They stated they were unaware that the HVAC would not be included in the bids because it was located on the basement level. Onyon asked if they could submit additional bids for the plumbing to max out the \$20,000.00 grant.*

*Connolly and Plaski stated they would be okay with the applicants submitting additional bids for additional work to be eligible for the \$20,000.00 maximum grant.*

A motion was made by Waters, seconded by Coe, to approve the white box grant in an amount not to exceed \$20,000.00, or 50 % of project costs whichever is less, contingent on estimates being received for work to reach that amount. The motion PASSED by a Voice Vote.

[0824-19](#)

**Subject:** A request from Ed Miller for review and approval of a White Box Program Grant for the property at 1418 Washington Avenue.

**Attachments:** [1418 Washington Avenue WB](#)

*Plaski explained the request. He stated the building is 119 years old and is proposed to be turned into two retail spaces. Plaski described the floor plan and the bids received. He stated the project would be eligible for the maximum grant award of \$20,000.00.*

*Connolly stated the property was owned by the Redevelopment Authority, but then sold to the Racine Revitalization Partnership (RRP). She stated Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds were provided to renovate the apartments on the second floor.*

*In response to Coe, Connolly stated the property does have two addresses, however, because of the small square footage of the building it would not be eligible for two façade grants.*

*Planning Manager Matt Sadowski explained the façade will be done implementing a plan created by Bob Hartmann. He stated that was a contingency of purchase for the building. Sadowski showed the potential design of the façade.*

*In response to Coe, Joe Heck from RRP stated that RRP's office will occupy one of the spaces on the lower level and they are still looking for a tenant for the second space.*

A motion was made by Coe, seconded by Rosiensi, to approve the white box grant in an amount not to exceed \$20,000.00, or 50 percent of project costs, whichever is less. The motion PASSED by a Voice Vote.

## Adjournment

*There being no further business, the meeting adjourned at 4:45 p.m.*