



# 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*  
*Richard Christensen*

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Thursday, August 3, 2017

4:30 PM

City Hall, Room 307

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#### Call To Order

*Chairman Christensen called the meeting to order at 4:33 p.m.*

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

#### Approval of Minutes for the July 6, 2017 Meeting

A motion was made by Alderman Coe, seconded by Commissioner Waters, to approve the minutes with minor change to the discussion in item 0961-16. The motion PASSED by a Voice Vote.

#### [754-17](#)

**Subject:** (Direct Referral) A request by Joseph and Tesa Schulte for the review and approval of a White Box Program Grant for the property at 501 Sixth Street.

**Attachments:** [ABM on White Box 501 Sixth Street](#)  
[501 Sixth Street WB](#)

*Ken Plaski, Chief Building Inspector, introduced the request. He stated the application was complete and the necessary quotes were received; the project is eligible for the maximum grant amount of \$20,000.00.*

*Tesa Schulte, the applicant, explained further the renovations to take place at the building. She stated they plan to use the facility for a dinner and catering establishment and will be bringing their bakery operations from Milwaukee to Racine. She explained the current layout and how it will be modified to fit their needs, she stated the current dining room will be converted to their baking operations. She stated the wood and the ceiling would be salvaged and they will be removing the damaged plaster. Ms. Schulte also explained the eventual living facilities on the 2nd floor.*

A motion was made by Commissioner Waters, seconded by Alderman Coe, to approve the White Box grant for up to \$20,000.00 for 501 Sixth Street. The motion PASSED by a Voice Vote.

#### [755-17](#)

**Subject:** (Direct Referral) Review of conceptual designs for proposed gas station's new building intended to accommodate a convenient store

and associated offices at 1100 Sixth Street. (DC-17)

**Attachments:**     [MJ Photo EssayV2](#)  
                                 [Building Design Concepts 1, 2, & 3](#)

*Matt Sadowski, Assistant Director/Principal Planner, stated that this was a conceptual review of the item only. He introduced the request and briefly explained the RootWorks plan which surrounds the area. He stated the property lies in the Machinery Row district and explained the potential designs of the area. He showed the Commission examples of approved projects in the downtown area such as the renovation and addition at 424 Main Street, facade changes at 601 - 6th Street, new building at 3113 Washington Avenue, etc. He stated many of the projects were multi-story or extended height projects.*

*The architects of the project and the owner of MJ Petroleum were present. John Piene, Architect, introduced the proposal and showed the site, surrounding area, and current appearance of the gas station. He showed other gas station designs in Chicago, West Allis, Wauwatosa, etc. He explained the plans for MJ's and showed the Commission masonry samples for the proposed design which consists of stained concrete bricks with a split face for character. He explained to topography of the site, slopes towards the rear of the site, as well as the landscaping around the perimeter. Mr. Piene discussed the floor plan which would include a sales area and food service, and gave three elevation examples. He stated that this is a neighborhood business and they are looking for direction on the three different options for the elevation.*

*Mr. Sadowski explained that staff is not comfortable with the most recent addition of screening for roof mechanicals as it does not relate to neighborhood design. An appearance of two stories would like to be seen, not necessarily a two story building. Staff would like to see the design of the building reflect more of the environment of the area.*

*Commissioner Monefeldt stated that the old bookstore design (424 Main Street) architecturally expands the building.*

*Director Connolly suggested that the architects take cues from the building designs on Main Street. She also stated some sort of landscape buffer along Sixth Street should be considered.*

*Discussion ensued regarding the signage and landscaping.*

*Chairman Christensen stated a hip roof would not be appropriate and the building's design should be consistent with other approvals.*

**A motion was made by Alderman Coe, seconded by Commissioner Monefeldt, to receive and file the item. 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)

*Micah Waters showed the previous storefront that was partially approved by the Commission. He stated what is being asked for now is approval of the wood portion of the facade. He described where the wood would be placed on the building and stated it would be three feet from the ground.*

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

*Mr. Waters stated it would be a white oak. He showed a sample of the wood along with the potential awning.*

*Director Connolly asked if there would be any damage to the building.*

*Mr. Waters stated any damage would be minimal.*

*Discussion ensued about potential signage for the site.*

**A motion was made by Commissioner Monefeldt, seconded by Alderman Coe to approve the request with the stipulation that the wood installed be actual white oak. The motion PASSED by a Voice Vote. Commissioner Waters did not vote on the item.**

[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)

**Attachments:** [300 Sixth Street Grant](#)

*Mr. Sadowski stated he still needs quotes and bids from contractors to process the request.*

**A motion was made by Commissioner Monefeldt, seconded by Commissioner Connolly, to defer the request. The motion PASSED by a Voice Vote. Commissioner Waters did not vote on the item.**

## Adjournment

*There being no further business, the meeting was adjourned at 5:50 p.m.*