



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, July 6, 2017

4:30 PM

City Hall, Room 307

Call To Order

Chairman Christensen called the meeting to order at 4:30 p.m.

PRESENT: 6 - Amy Connolly, Jeff Coe, Michael Rosiensi, Micah Waters, Ryan Rudie and Richard Christensen

EXCUSED: 1 - John Monefeldt

Approval of Minutes for the June 1, 2017 Meeting

Chairman Christensen noted a few changes that needed to be made to the minutes.

A motion was made by Commissioner Connolly, seconded by Commissioner Waters, to approve the minutes subject to the changes as mentioned by Chairman Christensen. The motion PASSED by a Voice Vote.

[647-17](#)

Subject: (Direct Referral) A request by James Spangenberg for the review and approval of a White Box Program Grant for the property at 3221 Washington Avenue.

Attachments: [ABM on White Box 3221 Washington Avenue](#)
[3221 Washington Avenue WB](#)

Chief Building Inspector Ken Plaski explained the request. He stated Mr. Spangenberg purchased the old Nelson's Dime Store at 3221 Washington Avenue to turn into a restaurant that would be leased at a future date. He stated the quotes received provided more detail than in past approvals. Fifty percent of the lowest cost of the bids presented was \$35,000. Mr. Spangenberg would be eligible for the maximum grant of \$20,000.

Chairman Christensen asked about the building's square footage.

Mr. Plaski stated it was 4,903 sq. ft.

Mr. Spangenberg described the renovations planned for the property. He stated if a restaurant does not work out for the site, he would put in some type of retail. He stated he purchased the building for fear of deterioration and would like to see the buildings kept up in West Racine.

Alderman Coe asked if the decorative ceiling would remain.

Mr. Spangenberg stated he would save the ceiling as it is not in as bad of shape as the photos show.

A motion was made by Alderman Coe, seconded by Commissioner Waters, to approve the use of \$20,000 of the White Box Program Grant for 3221 Washington Avenue. The motion PASSED by a Voice Vote.

[0961-16](#)

Subject: (Direct Referral) A review of a façade remodeling project at 403 Sixth Street. (DC-16)

The applicant, Todd Letven, described what has been done at the building thus far and presented the plans for the building's façade. He stated the lower façade has been removed as a safety precaution.

Commissioner Connolly asked what the bands surrounding the upper portion of the sign band on the building were made out of.

Commissioner Rudie stated it looked like a fiberglass.

Discussion took place regarding the current plan of the façade.

Mr. Sadowski stated the initial plan showed a continuation of brick with no break between the band and the historic portion and remodeled portion. He stated the proposed masonry lintel was added to break up the building.

Ms. Connolly asked about replacement of the doors as it looks like new doors in the rendering.

Mr. Letven stated there is no intent to replace the doors at this time.

Commissioner Waters explained that the request of the Commission at the previous meeting was to improve on the look of the building. He stated what is presented does not represent an improvement on the building.

Mr. Letven asked for clarification on what would be acceptable to the Commission.

Commissioner Rudie stated he does not have a problem with the façade as depicted on the rendering. However, he noted the stone shown is not the same as the sample provided and that the doors and window trims on the drawing are shown as new.

Commissioner Waters stated he does not support the use of stone.

Commissioner Connolly would like to see a brick façade, if possible; a design more in keeping with the site.

It was suggested that the applicant go back and work with his mason and architect and come back to the Commission at a later date.

A motion was made by Commissioner Waters, seconded by Alderman Coe, to defer the item. The motion PASSED by a Voice Vote.

[0962-16](#)

Subject: (Direct Referral) A review of a façade grant request for a façade remodeling project at 403 Sixth Street. (DC-16)

This item was deferred.

[648-17](#)

Subject: (Direct Referral) A review of plans submitted by David Popoff for a façade renovation project at 1207 N. Main Street. (DC-17)

The applicant, David Popoff, stated the building used to house Root Communication and the no longer need for the facility allowed them to seek another tenant. Now a photography studio is in the building.

He stated minor changes to the building were made; however, when they took down the Root Communications sign, the sign board panels suffered water damage which lead to the discovery of the need for a complete façade replacement.

Mr. Popoff stated the design was conserved with what the building currently looks like. The construction materials would be finished with cement board, the knee wall would have tile application and entryway would have ceramic.

He stated that the façade grant requires clear glass, is requesting that the five degree tint currently on the glass could be conserved.

He stated the second part of the request is to use the leftover funds from 2006 from George's Tavern (\$1,500) to help offset the cost of the project.

Chairman Christensen asked about the 5-10 percent tint.

Mr. Sadowski stated the code does not get into percentages, just states clear glass.

Commissioner Waters stated the funding would not be for the glass because it would be existing.

Mr. Popoff stated the door and transom would be replaced.

Commissioner Connolly stated if it were being replaced, clear glass would be preferred.

Mr. Sadowski asked if the mosaic on the entryway could be restored.

Mr. Popoff stated that it would be difficult to restore.

Chairman Christensen stated that the existing tile gets slippery when it's wet due to the slope at the entrance of the building.

Commissioner Waters asked about the height of the knee wall as depicted in the packet and in the rendering passed out to the committee.

Mr. Popoff stated that the contractor suggested not having a knee wall and to frame out the concrete. He stated what is presented in the packets is the preference.

A motion was made by Chairman Christensen, seconded Alderman Coe, to approve the request subject to the conditions, with the added condition that if the windows are replaced, clear glass is to be used, if the existing windows are used, the tint can remain. The motion PASSED by a Voice Vote.

[649-17](#)

Subject: (Direct Referral) A review of façade grant request submitted by David Popoff for a façade renovation project at 1207 N. Main Street. (DC-17)

Sadowski explained the request. He stated part of the façade grant request is to use the remainder of the balance of the façade grant of the adjacent building to help offset some of the costs.

Commissioner Connolly and Mr. Sadowski stated that it has not been done before where a façade grant from one building be transferred to another building.

Commissioners were not in agreement with using the remainder of the façade grant from George's Tavern for the façade remodel at 1207 N. Main Street.

A motion was made Connolly, seconded by Alderman Coe, to approve the façade grant request without the use of the remainder balance from George's Tavern. The motion PASSED by a Voice Vote.

Discussion took place regarding the White Box program and its funding.

Adjournment

There being no further business, the meeting adjourned at 5:23 p.m.