



City of Racine

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

Meeting Minutes - Final

Downtown Area Design Review

Amy Connolly
Alderman Jeff Coe
Michael Rosienski
John Monefeldt
Micah Waters
Ryan Rudie
Richard Christensen

Thursday, November 2, 2017

4:30 PM

City Hall, Room 307

Call To Order

Chairman Christensen called the meeting to order at 4:38 p.m.

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

EXCUSED: 1 - Michael Rosienski

Approval of Minutes for the October 5, 2017 Meeting

A motion was made by Connolly, seconded by Monefeldt, to approve the minutes of the October 5th meeting. The motion PASSED by a Voice Vote.

[1062-17](#)

Subject: (Direct Referral) A review of plans submitted by Jon Klema of Michael's Signs, Inc. for a signage request for Cosmic Corner at 335 Main Street.

Attachments: [335 Main Cosmic Corner](#)

Chairman Christensen stated a request from Jon Klema was made to allow review of his signage plans first due to another commitment of Mr. Klema's. Approved.

The applicant, Jon Klema, stated he is requesting to move the Cosmic Corner channel letter sign from their previous location to new location.

Sadowski states the original sign might not be appropriate due to the new location being in the Federal National Register Historic District. He stated the sign standards in the district are halo lit, flat or individual letter signs, but two-dimensional internally illuminated signs have not been allowed. Accordingly, the commission has declined similar signs in the past.

Director Connolly brings up facade improvement possibilities for a new sign; Klema stated Cosmic Corner wants to use current sign.

Upon further discussion, Mr. Klema states he could eliminate the backer board and just mount the non-illuminated letters and logo. The consensus of the Commission members was that such an installation would be acceptable.

A motion was made by Waters, seconded by Rudie, to approve the request. Subject to no back board and the letters being individually mounted and non-illuminated. Motion PASSED by a Voice Vote.

[1058-17](#)

Subject: (Direct Referral) A request from Kimyron Bonner for review and approval of a White Box Program Grant for the property at 327 Main Street.

Attachments: [327 Main Street WB](#)

The applicant, Kimyron Bonner, stated he is requesting a White Box grant for a portion of the building at 327 Main Street to remodel the building into a southern-style restaurant.

Waters stated the architecture was seen last meeting, and reiterated there is to be no tinted windows and brick painting is allowed as discussed in the previous meeting. Mr. Bonner acknowledged these stipulations.

Mr. Plaski informed the Commission that the maximum grant amount that Mr. Bonner is eligible for is \$11,420.00.

A motion was made by Monefeldt, seconded by Connolly, to approve the request for a White Box grant for up to \$11,420.00 for 327 Main Street. The motion PASSED by Voice Vote.

[1059-17](#)

Subject: (Direct Referral) A request from Tom Bain for review and approval of a White Box Program Grant for the property at 411 Main Street.

Attachments: [411 Main Street WB](#)

The applicant, Tom Bain, and the business owner, Ken Brown, stated plans for a White Box grant to renovate the first floor for Eye Openerz to move in.

Bain stated he submitted more bids the day before that were not present in the meeting packet.

Brown would like to start renovations on everything else and wait on the ADA bathroom installation upon committees approval of the other bids.

Christensen suggested approving this amount now and reviewing the rest next month.

Mr. Plaski informed the Commission that the maximum grant amount that Mr. Bain is eligible for is \$16,408.80.

A motion was made by Christensen, seconded by Connolly, to approve the request of a White Box grant for up to \$16,408.80 for 411 Main Street with additional bids to be reviewed at next month's meeting to determine eligibility for additional funds. The motion PASSED by a Voice Vote.

[1060-17](#)

Subject: (Direct Referral) A review of plans submitted by Mark and Christine Flynn for a facade renovation project at 214 - 3rd Street.

Attachments: [214 - 3rd Street Facade Grant](#)
[214 - 3rd Street Building Restoration - part 2](#)
[214 - 3rd Street Building Restoration - part 3](#)

Assistant Director Sadowski explained that this review is also for a facade grant. He explained that he inadvertently left an item off of the agenda addressing a facade grant request and asked commission members to consider both as part of this agenda item. Hearing no objections, Chairman Christensen invited the applicants to present their project.

The applicants, Mark and Christie Flynn, presented a plan to make 214 - 3rd Street in a microbrewery. They are looking for a facade grant to renovate the outside to prevent further deterioration to the brick and windows. Mark Flynn stated the cement is Type N to match current bricks. The windows will all be six over six style windows with clear glass to match the four recently replaced windows.

The Flynn's plan to put the arch back into the main delivery doorway facing 3rd Street, an eventual fire escape on the west wall, and a new painted wall sign of the same design as depicted in the historic photos. Design approved pending pictures of improvements.

The maximum grant amount that the Flynn's are eligible for is approximately \$7,000. Assistant Director Sadowski explained that the property is eligible for one grant despite having facades facing Wisconsin Avenue and an alley way. He stated that per past practice, these funds could be used on these non-fronting facades.

A motion was made by Waters, seconded by Rudie, to approve the facade renovation grant for 13 windows and tuck pointing for around \$7,000 and subject to revised elevation drawings being submitted to City Development which accurately depict the finished window installation. The motion PASSED by a Voice Vote.

Adjournment

The meeting was adjourned at 5:38 PM. The next scheduled meeting of the Downtown Area Design Review is December 7th, 2017.