



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://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*

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Thursday, February 1, 2018

4:30 PM

City Hall, Room 307

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#### Call To Order

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

**PRESENT:** 6 - Amy Connolly, Jeff Coe, Michael Rosienski, John Monefeldt, Micah Waters and Richard Christensen

**EXCUSED:** 1 - Ryan Rudie

Misc. Notes/Late Arrivals

*Alderman Coe arrived at 4:42 p.m.*

#### Approval of Minutes for the January 4, 2018 Meeting

A motion was made by Connolly, seconded by Waters, to approve the minutes of the January 4th meeting. The motion **PASSED** by a voice vote.

#### 0092-18

**Subject:** (Direct Referral) A request from Mark and Christine Flynn for review and approval of a White Box Program Grant for the property at 214 Third Street.

**Attachments:** [\(0092-18\) 214 Third Street WB Application](#)

*Chief Building Inspector, Ken Plaski, stated the applicants are not present but he explained their plans to make the building into a micro-brewery. He stated the grant would cover concrete floor replacement, electrical, and plumbing. He stated the maximum grant amount that Mr. and Mrs. Flynn are eligible for is \$20,000.00.*

A motion was made by Waters, seconded by Connolly, to approve the request for a White Box grant for up to \$20,000.00 at 214 Third Street. The motion **PASSED** by a voice vote.

Chairman Christensen requested that the remainder of the agenda items be taken in the following order: 0100-18, 0101-18, 0102-18, 098-18, 099-18. No objections were voiced.

#### 0098-18

**Subject:** (Direct Referral) A review of plans submitted by John Thomas

Henry, Robert Yuhas as agent, for a facade remodeling project at 334 Main Street. (DC-18)

**Attachments:** [\(0098-18 & 0099-18\) 334 Main Street Facade Grant Application](#)

*Agent Robert Yuhas, representing John Thomas Henry, stated they are remodeling the façade for the current business, Red Moon. Yuhas stated they will be maintaining the angled storefront, reclaiming the existing tin ceiling panels, installing reclaimed gooseneck drop lights, and giving a new color scheme to match the present historic colors above the main storefront.*

**A motion was made by Waters, seconded by Connolly, to approve the facade renovation design plans for 334 Main Street. The motion PASSED by a voice vote.**

#### [0099-18](#)

**Subject:** (Direct Referral) A review of a facade grant request submitted for John Thomas Henry for a facade remodeling project at 334 Main Street. (DC-18)

**Attachments:** [\(0098-18 & 0099-18\) 334 Main Street Facade Grant Application](#)

*Mr. Sadowski stated the maximum grant amount that Mr. Henry is eligible for is \$10,000.00.*

**A motion was made by Waters, seconded by Connolly, to approve a facade renovation grant of \$10,000.00 at 334 Main Street. The motion PASSED by a voice vote.**

#### [0100-18](#)

**Subject:** (Direct Referral) A review of plan submitted by Ron Christensen, Robert Yuhas as agent, for a facade remodeling project at 328 Main Street. (DC-18)

**Attachments:** [\(0100-18 & 0101-18\) 328 Main Street Facade Grant Application](#)

*Applicant, Ron Christensen, stated he is remodeling for Main St. Bakery to move in. He stated wants to replace the storefront windows and caulk the upper windows, and update paint on all trims.*

*Waters stated the storefront windows have already been replaced. Mr. Christensen stated the windows had recently been broken and decided to replace them in light of the occurrence.*

*Conversation ensued regarding the color scheme that had been proposed. The commission concluded that the proposed colors were inconsistent with the building's natural hues and the storefront system which had been installed. Commissioners discussed the need for a revised color scheme to be brought back to them.*

**A motion was made by Waters, seconded by Monefeldt, to defer the request to revisit the paint colors, acknowledging the storefront will be accepted. The motion PASSED by a voice vote.**

#### [0101-18](#)

**Subject:** (Direct Referral) A review of a facade grant request submitted by Ron Christensen for a facade remodeling project at 328 Main Street. (DC-18)

**Attachments:** [\(0100-18 & 0101-18\) 328 Main Street Facade Grant Application](#)

*See discussion for Item # 0100-18.*

**A motion was made by Monefeldt, seconded by Connolly, to defer the request subject to approval of item # 0100-18. The motion PASSED by a voice vote.**

#### 0102-18

**Subject:** (Direct Referral) A review of plans submitted for Tylre Butler of Hope City Church, Jon Klema of Micheal's Signs as agent, for a signage installation at 944 Main Street. (DC-18)

**Attachments:**     [\(0102-18\) 944 Main Street Sign Review - Hope City Church](#)

*Agent, Jon Klema, stated the sign is reverse channel illuminated with individual letters. He stated the blue color is opaque acrylic coloring with the heartbeat being routed from the aluminum sub straight. He stated there will be two signs installed on the building; one facing 10th Street and the other facing Main Street.*

*Mr. Sadowski stated that the signs meet the ordinance as the maximum is 60 sq. ft. and these signs combined are about 45 sq. ft. and they're very similar to the current Gateway Technical College sign, but appropriately, a bit more subdued.*

**A motion was made by Monefeldt, seconded by Connolly, to approve the sign as presented. The motion PASSED by a voice vote.**

#### **Administrative Business**

*Mr. Sadowski stated City Development staff has created a rough inventory of downtown signage. He stated that all Commission members will receive a flash drive with pictures from Racine and Kenosha. He stated they are to sort the pictures between good and bad, and return them at the next commission meeting.*

#### **Adjournment**

**A motion was made by Waters, seconded by Alderman Coe, to adjourn the meeting at 5:01 p.m. The motion PASSED by a voice vote.**