



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://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, December 6, 2018

4:30 PM

City Hall, Room 307

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#### Call To Order

*Director Connolly called the meeting to order at 4:32 p.m.*

**PRESENT:** 5 - Amy Connolly, Michael Rosienski, John Monefeldt, Micah Waters and Ryan Rudie

**EXCUSED:** 1 - Jeff Coe

#### Approval of Minutes for the October 22, 2018 Meeting

A motion was made by Waters, seconded by Rudie, to approve the minutes of the October 22, 2018 meeting. The motion **PASSED** by a Voice Vote.

#### Approval of Minutes for the November 1, 2018 Meeting

A motion was made by Rudie, seconded by Monefeldt, to approve the minutes of the November 1, 2018 meeting. The motion **PASSED** by a Voice Vote.

#### [1259-18](#)

**Subject:** (Direct Referral) A request from Tamara LoPiparo for review and approval of a White Box Grant for the property at 520 Main Street.

**Attachments:** [\(1259-18\) 520 Main Street WB](#)

*Chief Building Inspector Ken Plaski explained the request. He stated that the building was 132 years old and approximately 5600 square feet. The applicant, Tamara LoPiparo is requesting to use White Box funds to install a two hour fire wall and 1 ½ fire rated doors in order to receive her occupancy permit. Plaski stated all required documentation and bid information was provided.*

*In response to LoPiparo, Plaski stated the grant does not pay for painting and priming.*

A motion was made by Waters, seconded by Rosienski, to approve the white box grant for the maximum amount of \$7,950.00. The motion **PASSED** by a Voice Vote.

#### [1022-18](#)

**Subject:** (Direct Referral) A review of plans for the façade remodeling project for the east and west facade at 520 Monument Square for The Maple Table. (DC-18)

**Attachments:**     [520 Monument Sq. Review](#)  
                              [520 Monument Sq. Recommendation](#)  
                              [520 Monument Sq. East Application](#)  
                              [520 Monument Sq. West Application](#)  
                              [520 Monument Sq. Plans](#)  
                              [520 Monument Sq. Rear Facade Revised 10.14.2018](#)

*Associate Planner Jeff Hintz explained the request and showed the previous east façade and the attempt to replicate the historic photos of the property.*

*The architect, Bob Yuhas, stated that the terracotta is in good condition and the areas of repair have been addressed. He stated LED lighting will be used and the light fixture is based on what was built over the cement.*

*Hintz reviewed the guidelines in regards to the usage of wall materials and stated signage was not part of this approval; however, can be reviewed at the staff level if the Commission is comfortable with that decision. Staff is recommending approval of the façade as well as the façade grant.*

*Commissioner Waters stated he was not comfortable with approving the sign without seeing the proposed materials.*

*Yuhas explained that it would be custom stud mounted letters painted aluminum.*

*Discussion ensued.*

*Waters expressed slight concern with the spacing of the gooseneck lighting.*

*Commissioner Monefeldt and Waters stated they would be supportive of staff approval of the sign provided that materials and colors are submitted.*

*The Commission stated that the lettering for the signage should be aluminum painted or solid or prefinished stud mounted letters with a color to match. No wooden letters should be used.*

**A motion was made by Commissioner Waters, seconded by Commissioner Rudie, subject to conditions and the to approve the request with final signage approval to be done by staff and a rendering of the light fixtures submitted to staff; light fixtures can be added to light up the signage. The motion PASSED by a Voice Vote.**

[1023-18](#)

**Subject:** (Direct Referral) A review of plans for a façade grant for the façade remodeling project for the east and west facades at 520 Monument Square for The Maple Table. (DC-18)

**Attachments:**    [520 Monument Sq. Facade Updated 12.04.2018](#)  
[520 Monument Sq. Review](#)  
[520 Monument Sq. Recommendation](#)  
[520 Monument Sq. East Application](#)  
[520 Monument Sq. West Application](#)  
[520 Monument Sq. Plans](#)

A motion was made by Monefeldt, seconded by Commissioner Rudie, to approve the façade grant request in an amount not to exceed \$20,000.00 for the east and west facades. The motion **PASSED** by a Voice Vote.

## Administrative Business

### Administrative Approval:

[1116-18](#)

**Subject:** (Direct Referral) A review of plans for the painting of the building exterior at 223 Sixth Street. (DC-18)

**Attachments:**    [223 Sixth Street Review](#)  
[223 Sixth Street Recommendation](#)  
[223 Sixth Street Application](#)  
[223 Sixth Street Painting Proposed Plan](#)

*Hintz explained that this request was administratively approved. He stated the applicant wanted to fix up the building and showed a more accurate sample of the proposed color for the building.*

A motion was made by Commissioner Monefeldt, seconded by Commissioner Rosienski, to receive and file. The motion **PASSED** by a Voice Vote.

## Adjournment

*There being no further business, the meeting adjourned at 4:59 p.m.*