



# 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*

---

Thursday, February 7, 2019

4:30 PM

City Hall, Room 307

---

#### Call To Order

*Acting Chairman Connolly called the meeting to order at 4:45 p.m.*

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

**EXCUSED:** 1 - Jeff Coe

#### Approval of Minutes for the December 6, 2018 Meeting

**A motion was made by Commissioner Waters, seconded by Commissioner Rudie, to approve the minutes of the December 6, 2018 meeting. The motion PASSED by a Voice Vote.**

#### [0129-19](#)

**Subject:** (Direct Referral) A request from Audrey Langenfeld for review and approval of a White Box Grant for the property at 402 Main Street.

**Attachments:** [\(0129-19\) 402 Main Street WB](#)

*Assistant Director Matt Sadowski explained the request and stated Chief Building Inspector Ken Plaski reviewed the submitted documentation and found the project to be eligible for a grant award of up to \$20,000.00.*

*Sadowski explained the interior changes to be done. He stated the applicant would like to remove and add partition walls, and reconfigure the lighting for display purposes.*

*The applicant, Audrey Langenfeld explained that the location will be a fine jewelry store. She stated they will be relocating from Kenosha.*

*Chairman Connolly explained that the floor is sloping and will need to be corrected and additional plumbing and electrical is needed.*

**A motion was made by Commissioner Rudie, seconded by Commissioner Monefeldt, to approve the white box grant for the property at 402 Main Street in the amount up to \$20,000.00. The motion PASSED by a Voice Vote.**

#### [0130-19](#)

**Subject:** (Direct Referral) A request by Michael Bain, representing Mt. Royal Property Management and 409 Main LLC, for review and approval of a White Box Grant for the property at 409 Main Street.

**Attachments:**     [\(0130-19\) 409 Main Street WB](#)

*Sadowski explained that Plaski reviewed the submitted documentation and found the project to be eligible for a grant award of up to \$20,000.00. He stated the applicant will be removing the cashier desk, building an ADA bathroom, and reconfiguring the interior. Sadowski stated that the space will be used as a clothing store.*

**A motion was made by Commissioner Monefeldt, seconded by Commissioner Waters, to approve the white box grant for the property at 409 Main Street in the amount up to \$20,000.00. The motion PASSED by a Voice Vote.**

[0127-19](#)

**Subject:** (Direct Referral) A request from Craig Shaub, representing Kouzena 220, for review and approval of sign plans for restaurant at 220 Sixth Street (DC-19)

**Attachments:**     [Applicant Submittal](#)  
                              [Review](#)  
                              [Recommendation](#)

*Associate Planner Jeff Hintz reviewed the aerial photo of the building and the location. He stated the building was approved for a façade grant and showed the Commission a rendering of the proposed signage. Hintz explained that the signage does comply with the zoning requirements in regards to height and size; however it does not comply with certain design criteria because it is a contributing property in the Sixth Street Historic District. The sign proposed is a reface of an internally illuminated sign.*

*Craig Shaub from Dig-it all Sign Company explained only the logo would illuminate; it would be push through acrylic.*

*In response to Commissioner Monefeldt, Sadowski explained that the building is a contributing property to the Sixth Street Historic District. He stated the preference would be external illumination (e.g. gooseneck fixtures).*

*Discussion ensued regarding the façade grant received on the property. Shaub asked if the reconstruction of the window areas were part of the façade grant. Mr. Sadowski stated \$10,000, or 50 percent of total costs, is the max grant award.*

*Shaub stated the signage was already removed and the cabinets were refurbished. He stated they would be flexible with complying with the requirements.*

*Chairman Connolly stated that because the Asiana restaurant was not allowed an internally illuminated sign, it would be unfair to allow Kouzena to have internally lit signage.*

*Commissioner Monefeldt commented on the appearance of the sign and stated the look of the sign is beautiful, however, the preference is that the sign is externally illuminated because it is more in keeping with the historic property.*

*Discussion ensued regarding the potential placement of the sign and how to externally illuminate.*

*Commissioners stated the conduit should be between the sign and to keep the sign on the sign band. Commissioners suggested possibly a projecting sign.*

*Commissioner Waters asked what the sign would look like if it were not a push through sign.*

*Shaub stated he could surface mount the acrylic to give it dimension; the color would stay white on black.*

**A motion was made by Commissioner Waters, seconded by Commissioner Rudie, that the sign be approved with a 5 inch deep cabinet with surface mount acrylic ½ inch thick flush mount to wall with 3/8 diameter stainless steel anchors and be centered on the second story windows on the south and west sides and no external conduit. The motion PASSED by a Voice Vote.**

[0128-19](#)

**Subject:** (Direct Referral) A request from Yolanda Coleman of Plush Clothing for review and approval of sign plans for a clothing store at 409 Main Street (DC-19)

**Attachments:**     [Applicant Submittal](#)  
                              [Review](#)  
                              [Recommendation](#)

*Hintz reviewed the property location and the sign rendering. He stated the same type of material would be used as the Mrs. Betty's sign on Main Street. He stated the size of the sign meets the criteria.*

*In response to Chairman Connolly, Hintz stated the sign is meant to fit within the sign band.*

*Commissioner Monefeldt confirmed it was a vinyl appliqué.*

*Sadowski stated the plans show they are using the existing wood, however, the wood does not stretch the entire width of the store front.*

*Michael Bain, the property manager of the building, stated the wood is 16 feet wide. He stated this was not the original signage that he was presented.*

*Commissioner Waters stated that the submittal is incomplete and more information is needed for the Commission to review the application.*

*Discussion ensued about the design of the sign and the possibility of raised letters.*

*Bain stated Plush Clothing would fit the Copacetic area of the sign and that it would be possible to remove the bump, the clothing hangers, and stretch the "Plush Clothing" wording.*

*Chairman Connolly explained that the building is in a historic district and there are more regulations that exist.*

*In response to Commissioner Waters, Bain stated that the font is part of the Plush Clothing logo.*

*Bain asked if a temporary sign could be approved.*

*Chairman Connolly stated a temporary sign could be had for 30 days and a full submittal can be brought in front of the Commission for approval.*

**A motion was made by Commissioner Waters, seconded by Commissioner Rudie, to defer the request. The motion PASSED by a Voice Vote.**

### **Adjournment**

*There being no further business, the meeting adjourned on a motion by Monefeldt, seconded by Rosiensi at 5:35 p.m.*