



DEPARTMENT OF CITY DEVELOPMENT



Application for Design Review

Applicant Name: L STREET PROPERTIES, LLC MARK L LEVINE

Address: 5115 DARBY PLACE City: RACINE

State: WI Zip: 53402

Telephone: _____ Cell Phone: (262) 497-6094

Email: patmarklev55@gmail.com

Agent Name: MARIC LEVINE MEMBER

Address: 5115 DARBY PL City: RACINE

State: WI Zip: 53402

Telephone: _____ Cell Phone: (262) 497-6094

Email: patmarklev55@gmail.com

Property Address (Es): 505 SIXTH STREET

Current Zoning: _____

Current/Most Recent Property Use: _____

Proposed Use: _____

Numerous areas of the City have design guidelines which are specific to projects and must be adhered to. The design guidelines can be found at the following link under the design review district heading on the page: <https://www.buildupracine.org/business-tools/planning/>



(262) 636-9151



CityDevelopment@cityofracine.org



730 Washington Avenue, Room 102
Racine, Wisconsin 53403



www.buildupracine.org



DEPARTMENT OF CITY DEVELOPMENT



Acknowledgement and authorization signatures

Design Review is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the occupancy of the building, approval of the final work, or otherwise specified. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements.

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization): Mark Levine Date: 9/1/25

Applicant Signature (acknowledgement): Mark Levine Date: 9/1/25



(262) 636-9151



CityDevelopment@cityofracine.org



730 Washington Avenue, Room 102
Racine, Wisconsin 53403



www.buildupracine.org

September 2, 2025

L Street Properties, LLC
505 (includes 507) Sixth Street

Mark Levine (262) 497-6094

To: Racine Department of City Development
Design Review
Description of color changes

Re: Please note that 505 & 507 are officially designated as the same building on the deed

L Street Properties is looking for approval from the Design Review Committee for 505 Sixth Street. The new tenant that will be opening at 505 *Sixth Street* has a lease that coincides with the repainting of the building. Stitched Quilt Shop LLC requested the rich, deep blue color of the exterior to enhance the historic quality of the building and their desired image of being an upscale quilting shop. The color palate is a much more dynamic blue than the existing. The exterior will be distinctive and sophisticated.

In addition, 507 Sixth Street will be repainted/refreshed with the same color palate, with the exception of the trim color. Our understanding is that it is not required to be approved by the Design Committee as the building color will remain unchanged.

Drawings, photos and paint samples are attached.



Application for Design Review

Applicant Name: Stitched Quilt Shop
Address: 505 Sixth Street City: Racine
State: WI Zip: 53403
Telephone: _____ Cell Phone: 262.880.4195
Email: autumn@stitchedquiltshop.com

Agent Name: Autumn Latimore
Address: 3645 Nicolet Place City: North Bay
State: WI Zip: 53402
Telephone: _____ Cell Phone: 262.880.4195
Email: autumn@stitchedquiltshop.com

Property Address (Es): 505 Sixth Street
Current Zoning: B-4
Current/Most Recent Property Use: children's play space
Proposed Use: retail quilt shop with fabric, sewing notions, and classes

Numerous areas of the City have design guidelines which are specific to projects and must be adhered to. The design guidelines can be found at the following link under the design review district heading on the page: <https://www.buildupracine.org/business-tools/planning/>





Acknowledgement and authorization signatures

Design Review is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the occupancy of the building, approval of the final work, or otherwise specified. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements.

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization): Mark L. Lurie Date: 9-1-25

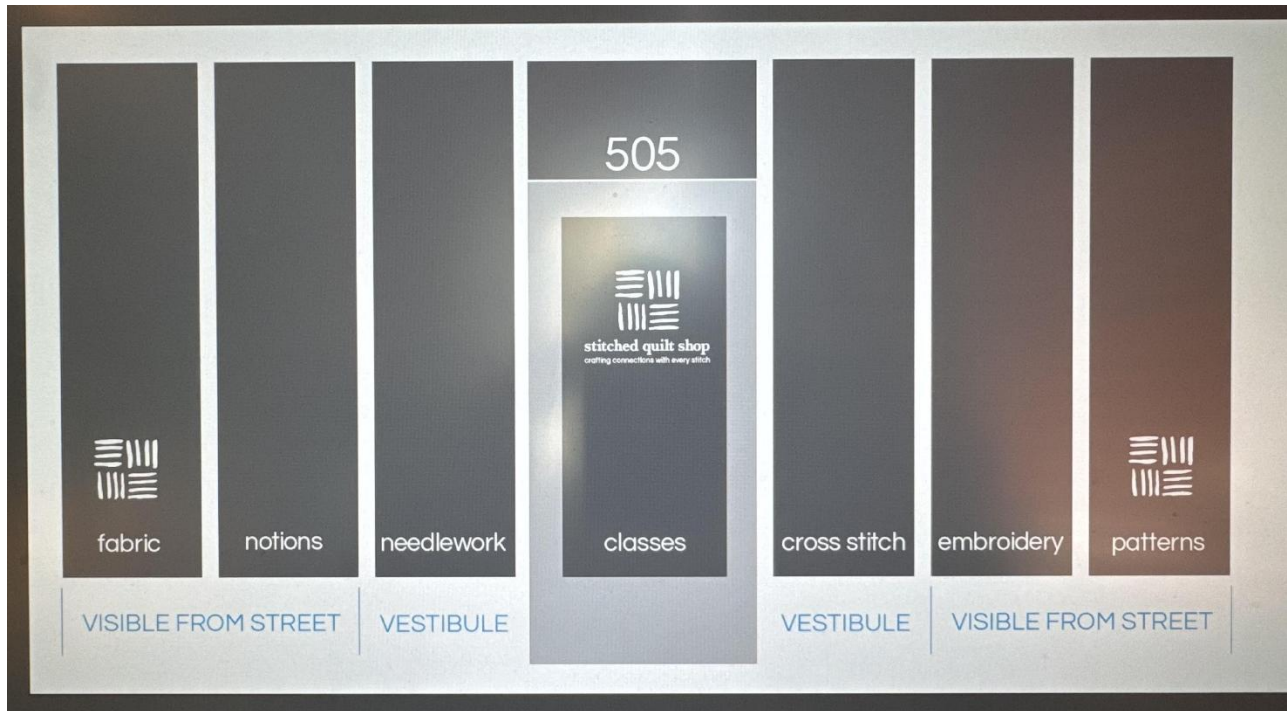
Applicant Signature (acknowledgement): Autumn Latman Date: 9-1-2028



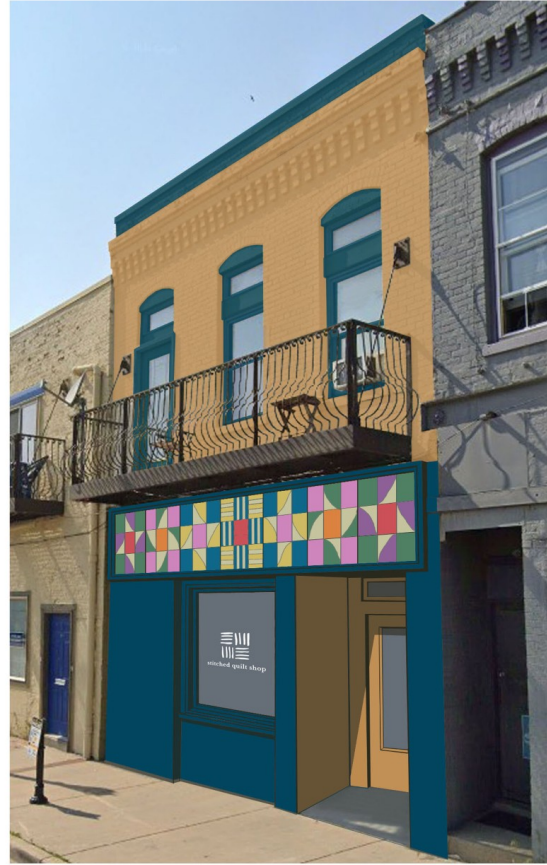


Please accept this information for Stitched Quilt Shop at 505 Sixth Street for review of the window vinyl clings.

Sixth Street Front Window Clings Architecture:



Window Location	Window Size	Cling Element/Size
Far left window	21" x 76.5"	- Logo: 9.5"x9" - Word: 2.7" x 11.5"
Middle left side window	21" x 76.5"	Word: 2.7" x 11.5"
Right left side window	21" x 76.5"	Word: 2.7" x 18.5"
Door	24.5" x 53.5"	- Logo & words (upper portion): 14"x 18.5" - Word (lower portion): 2.6"x 7"
Transom	17.5" x 34"	Numbers: 5" x 10.5"
Left right side window	21" x 76.5"	Word: 2.7" x 18"
Middle right side window	21" x 76.5"	Word: 2.7" x 18.75"
Far right window	21" x 76.5"	- Logo: 9.5"x9" - Word: 2.7" x 13.5"



STITCHED QUILT SHOP
SEPTEMBER 3, 2025

RACINE, WI
JOE LAWNICZAK

Autumn

Autumn Latimore
Owner, Stitched Quilt Shop
Racine, Wisconsin
Email: autumn@stitchedquiltshop.com
Phone: 262.880.4195



Re: Anything More Needed?

From Autumn Latimore <autumn@stitchedquiltshop.com>

Date Mon 9/22/2025 12:35 AM

To Kilpatrick, Tekla <Tekla.Kilpatrick@cityofracine.org>; McKenzie Weaver <kenzweaver@gmail.com>

STOP! External Message - Think before you click.

Tekla —

Hope you had a great weekend.

The window facing 7th street is 65" x 70" and the cling for it is 21" x 27".

Thx

Autumn

Autumn Latimore
Owner, Stitched Quilt Shop
505 Sixth Street
Racine, Wisconsin
Email: autumn@stitchedquiltshop.com
Phone: 262.880.4195

On Fri, Sep 19, 2025 at 5:57 PM Autumn Latimore <autumn@stitchedquiltshop.com> wrote:

Yes, I will do that. Sorry I didn't see this sooner.

Autumn

On Fri, Sep 19, 2025 at 2:52 PM Kilpatrick, Tekla <Tekla.Kilpatrick@cityofracine.org> wrote:

Happy Friday, Autumn!

I finally had time to review your measurements. I'm realizing that the one measurement that I am missing is the measurement for the back window (without the cling).

I'll keep looking through our previous emails in the meantime. I'll let you know if I find it. If you find it first, can you please send it to me when you can?

Thank you and have a happy weekend!

Tekla Kilpatrick, Planning Technician

City of Racine - Department of City Development

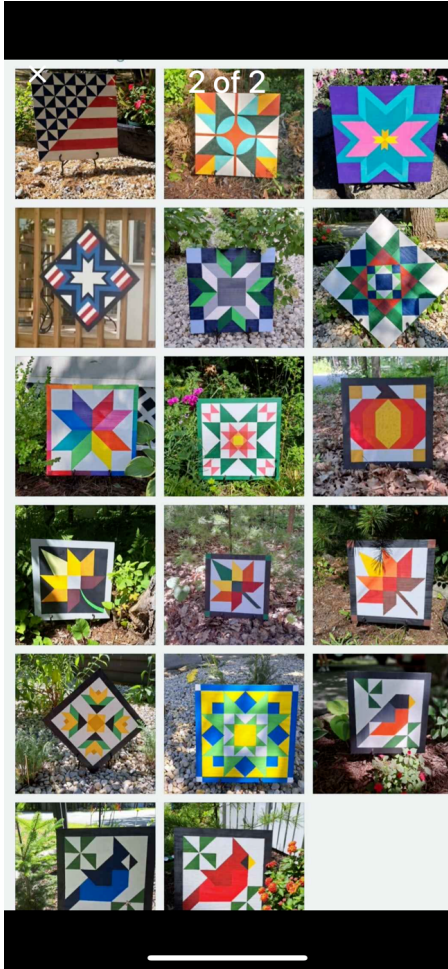
Back Façade (7th Street side):

Upper portion will be painted *Sherwin-Williams SW 6390 Bosc Pear (Formula 139-C6)* and the bottom portion will be in line with the front (6th Street side) in *Sherwin-Williams SW 6510 Loyal Blue (Formula 175-C7)*.

Sealed and painted wooden quilt blocks will be installed across the existing wooden transom on the rear (7th Street) façade of the building, positioned below the railing. (See depiction below.) This installation is intended to provide clear building identification for patrons approaching from the west and to ensure visibility for individuals entering the premises from the 7th Street side for scheduled classes.



3. Would you be able to provide additional images of the "Sealed and painted wooden quilt blocks"? The one image I see is within the overview document and it is small.



Hope these answers help! Thank you again. And let me know if you have any other questions.
Autumn

On Wed, Sep 3, 2025 at 12:55 PM Kilpatrick, Tekla <Tekla.Kilpatrick@cityofracine.org> wrote:
Good Afternoon, Autumn, Mark, and Pat!

Thank you for turning in your design review for 505 and 507 Sixth St. Your design review is scheduled for Monday, September 15th. The meeting will be at 4:30pm. We will email you again closer to the meeting. While we are reviewing your submission would you please answer some additional questions,

1. What material(s) is the Primary Sign (Facade) made out of? Wood, painted on, aluminum, ect?
2. What material(s) is the Secondary Sign (Placard) made out of? Wood, aluminum, plastic, ect?
3. Would you be able to provide additional images of the "Sealed and painted wooden quilt blocks"? The one image I see is within the overview document and it is small.

Recently we have heard of scams sent to the applicant's emails after the public agenda goes out for the Planning, Heritage, and Design Commission. There is no fee for a design review so look out for these scams.

If you have any additional questions while we review your submission you are welcome to ask!

Tekla Kilpatrick, Planning Technician