



Application for Façade Grant

Applicant Name: Jaimianne Jacobin (Lemonade Stand Projects)

Address: 702 Racine Street City: Racine

State: WI Zip: 53403

Telephone: N/A Cell Phone: 845-915-0250

Email: Jaimianne.a@gmail.com

Agent Name: _____

Address: _____ City: _____

State: _____ Zip: _____

Telephone: _____ Cell Phone: _____

Email: _____

Property Address (Es): 702 Racine Street, Racine WI 53403

Current Zoning: I-2 with a flex redevelopment overlay

Current/Most Recent Property Use: vacant

Proposed changes: (use additional sheet if necessary)

Repointing, removal of painted signage, new lighting. See attached.

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/>

For properties not within a specific design area, adherence to Commercial façade design guidelines is required.



Process to Apply

1. Read and understand program rules and procedures outlined in this application, then turn in completed application.
2. Staff review for completeness and eligibility.
3. Review by Community Development Authority (CDA) or the Planning, Heritage and Design Commission PHDC) (PHDC is for properties in downtown design review area).
4. Proposed project and scope of work approved/denied by CDA or PHDC.
5. Agreement to follow program guidelines entered into, along with completion of W-9 form.
6. Completion of authorized work (requires obtaining permits as determined by the Building and Inspection Division of City Development Department).
7. Inspection by City Planning and Building Division staff.
8. Reimbursement of 50% of total eligible project costs up to \$10,000 per street frontage (can take up to 3 weeks to process check after complete information submitted).

Properties and Project Costs Not Eligible for Grant Funding

1. Buildings less than 50 years old.
2. Property taxes or other City fees are delinquent.
3. Projects with open code violations (unless grant will remedy violations).
4. Properties in litigation, condemnation, or receivership.
5. Properties used exclusively as residential.
6. Any work started or in progress before application is approved and façade grant agreement is executed.
7. Building permits, government approvals and taxes are ineligible expenses.
8. Labor performed by the applicant, or a company/subsidiary of the applicant is not eligible for reimbursement.

Properties and Project Costs Eligible for Grant Funding

1. Exterior improvements and those interior improvements visible within 10 feet of a storefront window.
2. Improvements located on a building side facing a public street.
3. Signage, fencing, landscaping and site improvements adjacent to the public street if not more than 50% of the total project cost.
4. Work to correct exterior building code violations.
5. Restoration or recreation of historical elements or features of façade.
6. Property is zoned or used as industrial, commercial or mixed use and within the project eligibility area (next page).



If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Completed Façade Grant Application	X	
2. Explanation of how proposed project is consistent with applicable design guidelines from: https://www.buildupracine.org/business-tools/planning/	X	
3. Minimum of two (2) bids from licensed and bonded contactors a. Detailed cost information by element (cost of windows, cost of door, cost of wall repair, etc. listed separately); and b. Proposed schedule to begin and complete work.	X	
4. Written description of proposed use of the property, including: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot	X	
5. Proposed improvements plan (drawn to scale), including: a. Building elevations; and b. Identification as to whether all elements are "Existing" or "Proposed"; and c. Include any signage; and d. Any proposed elements require product samples as indicated in #5 below.	X	
6. Product samples or catalog/product cut sheets and/or images a. Physical material sample of product; or b. Product cut sheet; or c. Photo of exact product to be installed. d. Any change in exterior coloring requires submission of color card samples for the exact specification and manufacturer to be utilized AND a diagram indicating where on the building each color will be used.	X	
7. Photos of the project area as follows: a. Overall wall photo showing entire building wall(s) b. Close up photos of the existing elements which are to be replaced or repaired (windows, doors, cornice, trim panels etc.)	X	





Acknowledgement and authorization signatures

A façade grant is not like a permit; applying does not mean it will be approved.

The façade grant is a reimbursement program (50% of eligible project costs up to \$10,000), all project costs must be paid in advance and the grant money will be awarded after successful final inspection from the City Building and Inspection Division and Planning Division. Work which is not completed as approved (assuming the application is successful) is grounds for non-payment of funds or reduced payment of grant funds.

If awarded, the applicant will be required to submit a W-9 form to receive funds and also complete an agreement before any work eligible for reimbursement is completed.

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 or processing of this application. By signing the application, I have read and understand the rules and procedures of the façade grant program and authorize a City Development employee to take any photos from my property to better understand the proposal if needed.

Property Owner Signature (acknowledgement and authorization):  Date: July 17, 2025

Applicant Signature (acknowledgement):  Date: July 17, 2025



• THE TANNERY •

702

RACINE STREET
LIVE • WORK



Inspired by the history of the building, The Tannery, located at 702 Racine Street, will pay homage to the entrepreneurial spirit of Racine Industry and provide 5 unique live/work rental units in addition to storage. 702 Racine Street consists of two buildings adjoined by a central elevator.

NORTH BUILDING: LIVE/WORK

The North side (pictured above) stands on the corner of Racine Street and 6th Street, along the 6th Street bridge. Each of the 5 units will have dedicated office space for meeting with clients and/or working from home. Most office space is located near the entrances to create a public office, with private living quarters. These units could be ideal for CPAs, attorneys, artists, designers, independent contractors, and other small business owners who would each keep their own respective business hours.

SOUTH BUILDING: STORAGE

Adjoined on the South side, the additional building will include 4 to 8 large-format cold storage spaces serviced by a freight elevator and loading dock that will be available to businesses. These storage units could be ideal for event rental, home staging, retail storage, construction, and seasonal businesses. Live/Work tenants could receive a discount for storage space and will be considered for future redevelopment.

HISTORY

In the late 1880's the Eisendrath leather industry, founded by a Jewish German immigrant named David Samson Eisendrath moved from Chicago to Racine and later established as the B.D. Eisendrath Tanning Company under the direction of his son, Benjamin David Eisendrath. The name "Eisendrath" became very well-known through the sale and production of leather and the buildings once stretched all the way to the Root River. The company grew to become one of the world's major manufacturers of leather goods before closing in 1965. The building would later change hands multiple times and several of the buildings would be demolished because of disrepair before becoming Hoffman Furniture in the 1980s.



LIVE/WORK FLOORPLANS

Each unit will be designed with the industrial history and entrepreneurial spirit in mind. The five total units will include:

Unit #1A: 1 bedroom, 1 bath / Public front office.

Unit #1B: 1 bedroom, 1.5 bath / Public front office with dedicated half bath.

Unit #1C: 2 bedroom, 1 bath / Semi public office.

Unit #2A: 3 bedroom, 2 bath / Public second story front office.

Unit #2B: 3 bedroom, 1 bath / Private home office.

City approved Floorplans are available.

EXTERIOR DESIGN

The Tannery will pay homage to 1920s office design reflecting the original use of the building. Working in accordance with the Downtown Design Guidelines, the proposed exterior improvements will promote Racine's heritage, strengthen the gateway corridor to downtown, and increase pedestrian safety by providing front door lighting.

- Building numbers will be added to the front of the building by the owners. Font selections have been made to mimic the unique character of 1920s hand lettering and are visually accessible to emergency services.
- New front globe light fixtures installed by the owners are a modern interpretation of popular 1920s exterior sconces featuring white glass globes.
- The Hoffman furniture paint will be removed and spot repointing with a matching grout color will conserve the original character of the historic brick and ensure the long-term preservation of the building exterior.
- All preexisting windows/doors will remain unchanged. Broken windows already replaced.
- Any street visible chain fencing will be removed by owners.
- The exterior design will continue into interior design elements.

ESTIMATES

Enclosed are two estimates: Katt Construction for \$156,193.00 and K.C. Masonry and Construction for \$37,000. We have opted to proceed with K.C. Masonry and Construction, who also completed the work on the Indian Motorcycle building downtown.

BEFORE

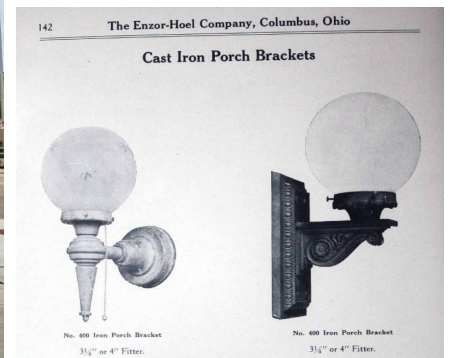


AFTER (PROPOSED)

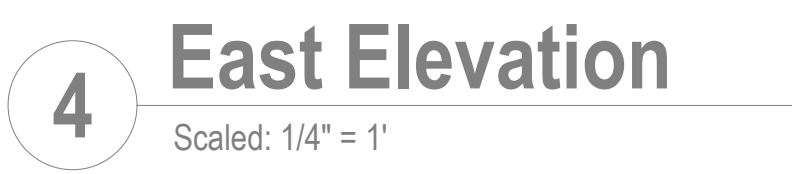
Numbers and lights installed by owner. Repointing and paint removal by K.C. Masonry and Construction.



New lights to be installed by the owner (pictured above) inspired by 1920s sconces (pictured below).



Note: All level dimensions are from ground floor level



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A.01

January 3, 2024

Jaimianne Amicucci
702 6th St.
Racine, WI 53403

Proposal No. 23259: Exterior Building Repairs

Dear Jaimianne,

This proposal is to stop water leakage occurring inside the building & to perform necessary exterior repairs to maintain the life of the building. After inspection it has been determined the entire building will need to be re-tuckpointed, all windows re-caulked, graffiti removed, and an approved breathable exterior grade sealer applied to all brick walls after tuckpointing is cured. A line item option to repair the separate stairwell wall is provided as well.

Katt Construction proposes to furnish labor, material and equipment for the above-referenced project on consisting of the following:

10 General Requirements:

- Supervision.
- Project Management.
- Clean up.

20 Existing Conditions:

- Boom lift rental fees. (Allowance of \$6,200.00)
- Coordinate with WE Energies to have electrical service to building turned off during duration of project. (Allowance of \$1,500.00)

40 Masonry:

- Grind with a segmented diamond blade of 4 1/2" to create a crevice of 3/4" to 1/2" of mortar joints on North, West, East, & South sides of newer building addition area discussed per walkthrough.
- Use either pressurized air or water to clear dust away from joints after grinding for better adhesion of mortar.
- Tuckpoint grinded joints with new type N mortar.
- Remove loose concrete on stone sections & plaster with Portland type mix.

73 Caulking:

- Remove existing failed/pulled away caulk & re-caulk approximately (31) windows.
- Includes caulking around perimeter of frames only on exterior side.

320 Exterior Improvements:

- Chemically remove graffiti & painted signage. **NOTE:** No guarantee of 100% removal or discoloration due to product originally used.
- Wash all exterior elevations to prepare for masonry sealer application.
- Apply a waterproofing sealer to all exterior elevations.

Notes:

- Quote is subject to review after (30) days.
- 50% downpayment due before work can commence.
- Final payment due Net 15 days.
- Power to the building will need to be shut off for the duration of the project (1-2 months) in order for the boom lifts to work anywhere near the main power feed.
- Tuckpointing cannot be done in freezing weather. Work is figured to be done in spring or summer.
- We did not notice any rotted steel lintels from ground view. A closer inspection can be performed when a boom lift is onsite.
- All base bid work to be done on newer addition only per discussed walkthrough.
- Based on site visits and owner descriptions we are confident the work outlined above will stop your water issues. We cannot guarantee this will stop all water from penetrating the building, but we will guarantee no water will enter at the areas we address. This work is needed to be done to the building anyways for general maintenance.
- Roof condition has not been inspected by Katt.

Exclusions:

- Glass replacement.
- Structural repairs if needed.
- Roofing work if needed.
- Steel lintel(s) replacement if needed.
- Unforeseen conditions.
- Permit.
- Premium time.
- Potential lane closure permit fees if needed for boom lift on North wall.
- Tree removal near stairwell wall.

Base Bid.....\$156,193.00

Thank you for the opportunity to provide a quotation and we look forward to working with you.
If you have any questions, please contact me at my office or cell.

Sincerely,

Nicholas W. Katt
Estimator
Cell: 262-994-4220



INVOICE ESTIMATE

INVOICE #6322-2025

DATE: JULY 10, 2025

K.C. Masonry & Construction LLC.

1746 32nd Ave

Kenosha, WI 53140

Phone 262.515.4937

Email: kcolt45@yahoo.com

Website: www.kcmasonrywi.com

TO:

Jaime Ann

Marquette St

Racine WI

Jaimianne.A@gmail.com

FOR:

Old Furniture building

[P.O. #] 06322-2025

DESCRIPTION	AMOUNT
Labor:	
Remove old caulking. Install new dark bronze commercial grade polyurethane. Install water weeps above lentils as needed on all windows. 30-32 windows and entryways. All openings.	\$6000.00
Demo mall foam lettering and chemical removal of all paint graphics on building. Pressure wash/ sand blast. Any method to be used to remove.	\$3000.00
Exterior tuckpointing on building as needed with large focus on second story and parapet wall. Areas will vary depending on need and current deterioration. Few bricks to be replaced as needed. Up to 50 bricks. Tyne N mortar. Standard Grey.	\$28000.00
Notes:	
Need access to electricity and water. All other materials included.	
1-year warranty included on any defect on work performed.	
If tuck point quote: Cannot guarantee exact color match. We try very hard to approximate color and age, but not 100% guarantee.	
Estimated days to completed: 21-28 days	
Estimated start date: to be scheduled 2025	
Fully Insured, State Licensed Contractor, References Available	
TOTAL	\$37,000.00

Make all checks payable to Keith Colter, K.C. Masonry LLC. 1746 32nd ave, Kenosha, WI

50% Payment is due upfront, and 50% upon completion. If you have any questions concerning this invoice, contact Keith Colter, c262.515.4937, kcolt45@yahoo.com. This is just an estimate; actual costs may vary. Any additional work performed will be reflected in a revised invoice. Any additional work performed, or material purchased will first be approved by above customer. By signing this contract, you agree to pay in full for the work performed. Any/All work paid by credit card will incur a 6% fee to cover cost

charged. There will also be 5% interest payment charged per month on all balances over 30 days. Also, by signing agree to pay for any collection fees needed to collect payment.

Thank you for your business!

X		X	
_____	_____	_____	_____
Customer Signature	Date	Keith Colter, Owner KC Masonry	Date