



Application for Design Review

Applicant Name: Rivers End Real Estate, LLC Dan & Ken Kaiser

Address: 880 Corporate Wood Parkway City: Vernon Hills

State: IL Zip: 60061

Telephone: _____ Cell Phone: 847-274-5135

Email: dan.kaiser123@gmail.com ken@riversendracine.com

Agent Name: Rivers End Real Estate, LLC Dan & Ken Kaiser

Address: 880 Corporate Wood Parkway City: Vernon Hills

State: IL Zip: 60061

Telephone: _____ Cell Phone: 847-274-5135

Email: dan.kaiser123@gmail.com ken@riversendracine.com

Property Address (Es): 209, 219, & 309 Dodge Street

Current Zoning: I-2 General Industrial

Current/Most Recent Property Use: Current Restaurant

Proposed Use: Restaurant

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/>





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. Design Area Review Application		
2. Written description of project, including: <ol style="list-style-type: none"> a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot 		
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none"> a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are “Existing” or “Proposed” e. Dimensioned parking spaces and drive aisle layout f. Trash enclosure location and materials g. Location of signage, with setbacks 		
4. Landscape Plan <ol style="list-style-type: none"> a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting. 		
5. Lighting Plan <ol style="list-style-type: none"> a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property. 		
6. Signage Plan <ol style="list-style-type: none"> a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage 		
7. Building/site elevations <ol style="list-style-type: none"> a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area 		
8. Building Material Samples (if making exterior changes)		





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): Ken Kaiser Date: 3/6/23

Applicant Signature (acknowledgement): Ken Kaiser Date: 3/6/23



MORPH DESIGNS, LLC

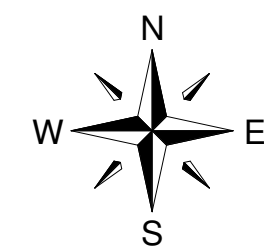
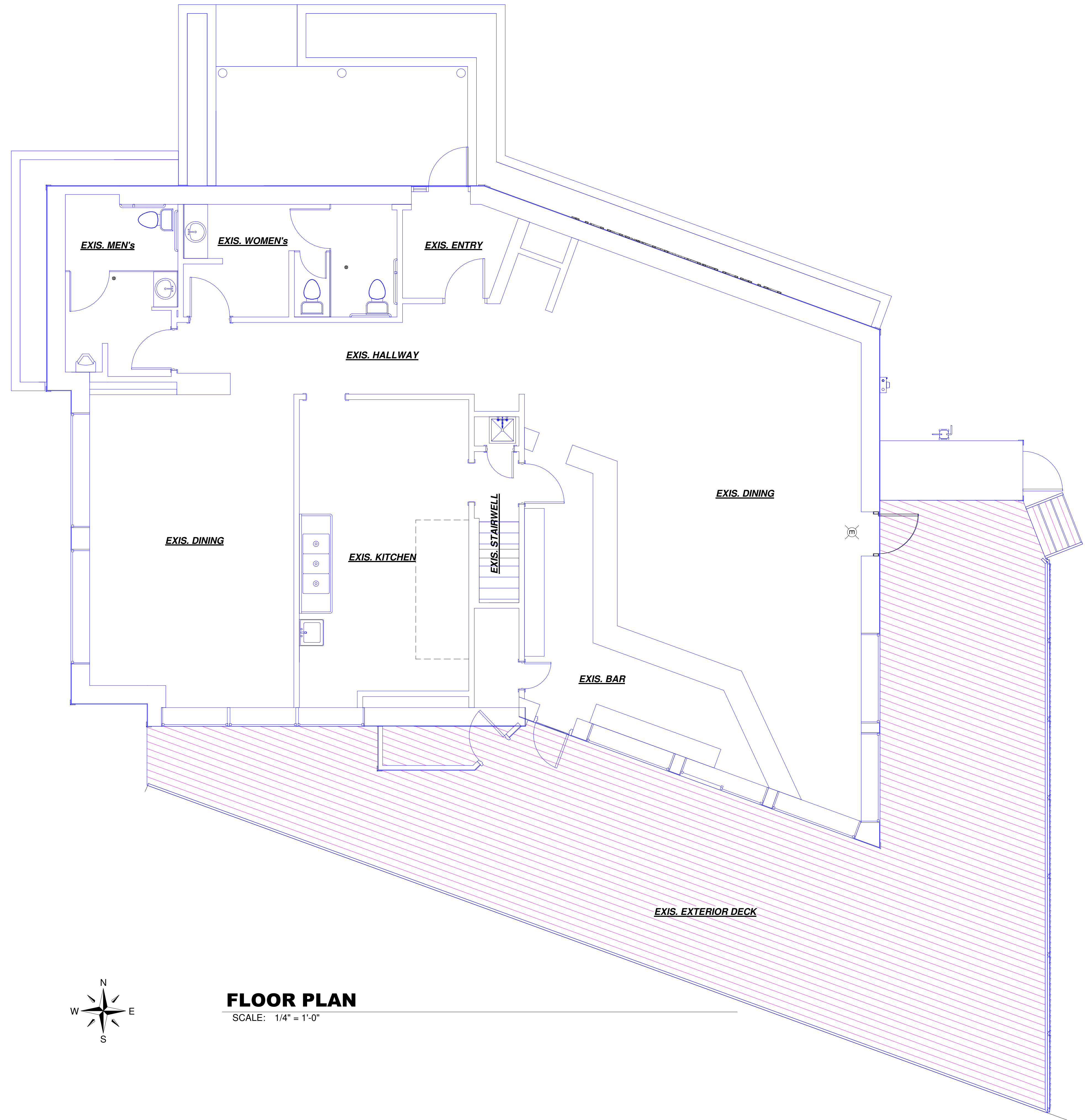
Commercial & Residential
Building & Structural
Design Services
Phone: 920-948-7975

email:
morphdesigns@sbcglobal.net

PRELIMINARY

03/08/2023

RIVER'S END REAL ESTATE, LLC
BRIDGE TENDER RESTAURANT ALTERATION
 303 DODGE STREET
 RACINE, WI



FLOOR PLAN

SCALE: 1/4" = 1'-0"

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NOT FOR CONSTRUCTION

SHEET TITLE

FLOOR PLAN

PROJECT DATA

DATE:

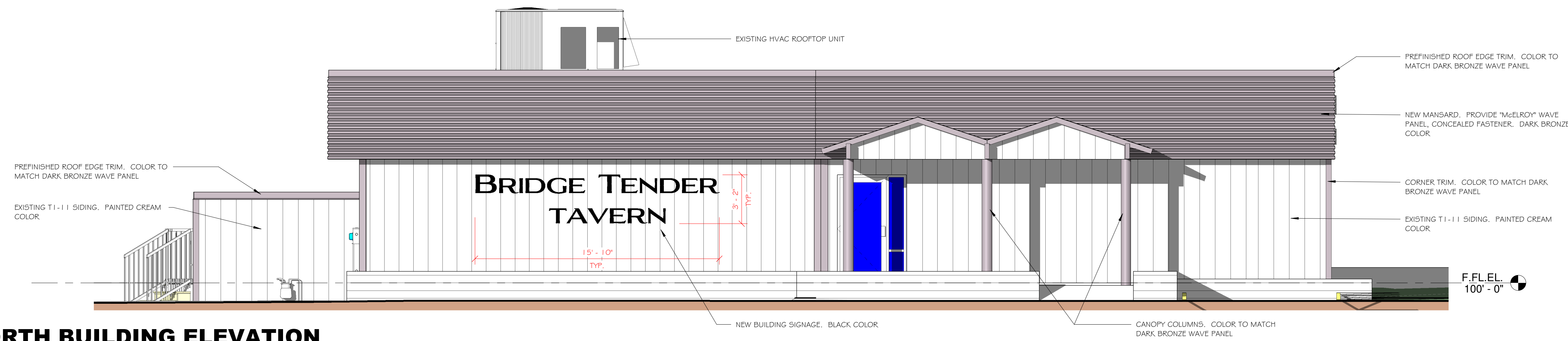
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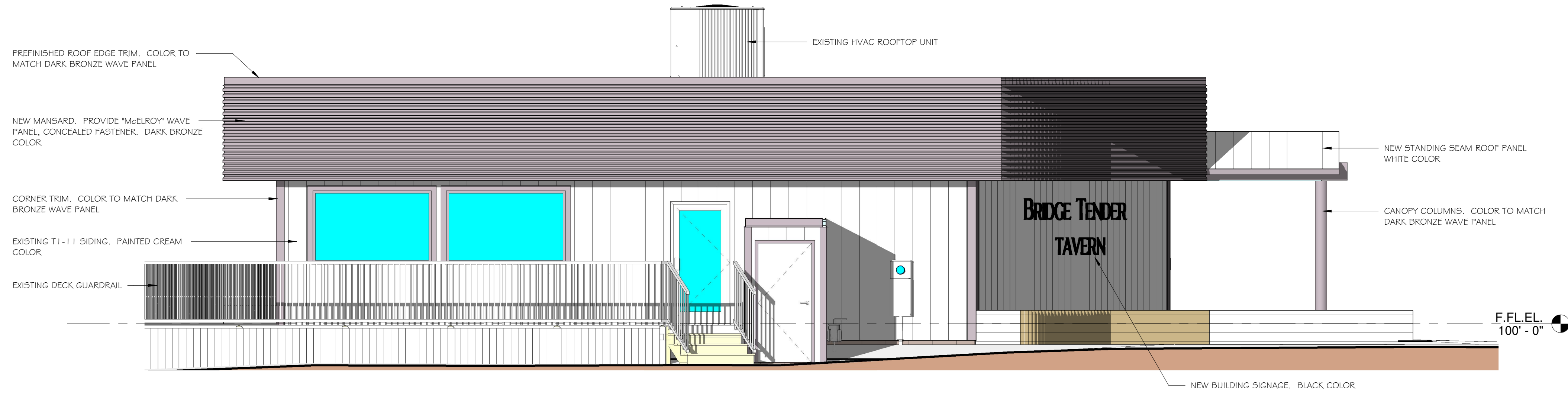
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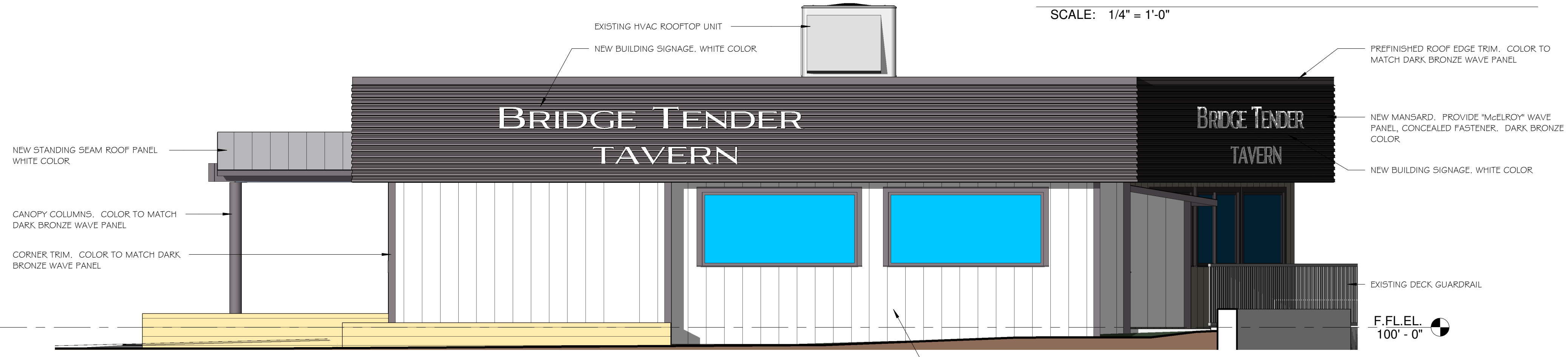
PRELIMINARY
03/08/2023



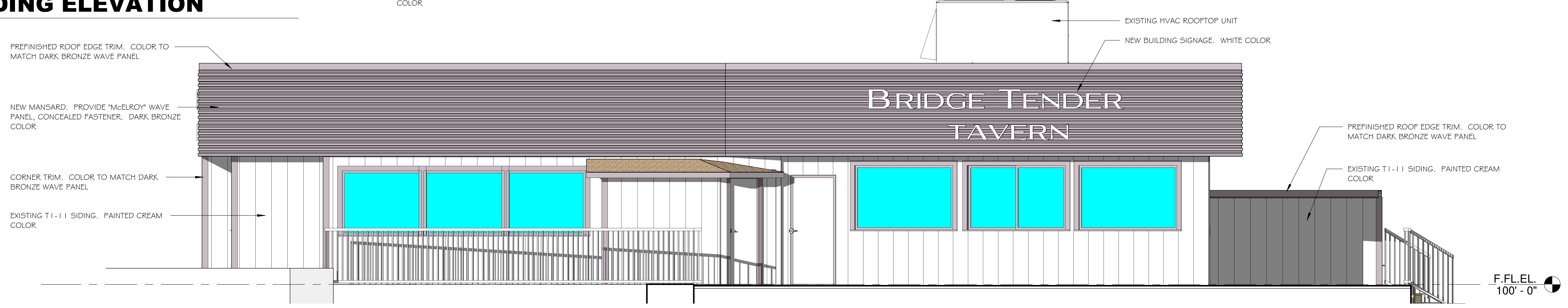
NORTH BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"



EAST BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"



WEST BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"

RIVER'S END REAL ESTATE, LLC
BRIDGE TENDER RESTAURANT ALTERATION
 303 DODGE STREET
 RACINE, WI

SHEET TITLE
EXTERIOR BUILDING ELEVATIONS

PROJECT DATA
DATE:
JOB NUMBER:
SHEET NUMBER:

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EXISTING BUILDING FRONT (NORTH) FACE



EXISTING BUILDING FRONT (NORTH) ENTRANCE



EXISTING BUILDING SIDE (WEST) FACE



EXISTING BUILDING REAR (SOUTH) FACE



EXISTING BUILDING REAR (SOUTH) FACE



EXISTING BUILDING SE CORNER

MORPH DESIGNS, LLC
 Commercial & Residential
 Building & Structural
 Design Services
 Phone: 920-948-7975
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 morphdesigns@sbcglobal.net

PRELIMINARY
03/08/2023

RIVER'S END REAL ESTATE, LLC
BRIDGE TENDER RESTAURANT ALTERATION
 303 DODGE STREET
 RACINE, WI

SHEET TITLE
EXISTING EXTERIOR PICTURES

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 morphdesigns@sbcglobal.net

PRELIMINARY
03/08/2023



NW CORNER BUILDING PERSPECTIVE



NE CORNER BUILDING PERSPECTIVE



SW CORNER BUILDING PERSPECTIVE

RIVER'S END REAL ESTATE, LLC
BRIDGE TENDER RESTAURANT ALTERATION
 303 DODGE STREET
 RACINE, WI

SHEET TITLE
EXTERIOR RENDERED PERSPECTIVES

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