



Application for Design Review

Applicant Name: Badger Building LLC
Address: 610 Main St City: Racine
State: WI Zip: 53403
Telephone: 262-909-3569 Cell Phone: Same
Email: Ken@eye-openerz.com

Agent Name: Ken Brown
Address: Same City: _____
State: _____ Zip: _____
Telephone: Same Cell Phone: _____
Email: same

Property Address (Es): see above
Current Zoning: Commercial
Current/Most Recent Property Use: Office building
Proposed Use: Mixed

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/>





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):

Date:

9/18/23

Applicant Signature (acknowledgement):

Date:

9/18/23



(262) 636-9151



CityDevelopment@cityofracine.org



730 Washington Avenue, Room 102
Racine, Wisconsin 53403



www.buildupracine.org

BADGER Bldg. LLC

September 14, 2023

Upcoming modifications October 1st 2023.

EYEopenerZ is relocating to the space on the first floor south side.

Removal of 4 partition walls to create an open retail space. Restoration of Terrazzo floors.

Miner re-configuration of ceiling lighting.

1970's front display window & Brick wall. Removal of this wall and window.

Replaced with an 18" tall support wall 2'x6' treated material, With Cement board on front façade to be painted with existing "Cherokee" red already reflected on the rest of the 1970's brickwork. Eventually adding an outdoor receptacle and faucet in the small panel next to entry door to the south.

As you may be aware I do Uber/ Lyft and private driving services. (This will give me a place to vacuum, and do some light vehicle cleaning, as well as water the outdoor potted planters, and holiday light access).

The front lower panel will be Cement board, which will be spray painted to give it a "Cherokee" Red/ Prairie finish. I am considering 3 Aluminum panels 13"w. by 15"h. by 2.5 MM thick. These will be either brushed alum finish or powder coated with a Cherokee Red matte finish, (Considering the original 1915 Prairie style architecture). It should be noted as well the original grout used in the creation of this building is actually a slightly tint red color to reflect the Cherokee/ Prairie material used in the original construction and mortar repair done within the past 25-30 years.

I have a general concept to work out with my Architect over the next 12-18 months which will incorporate these colors and remove nearly all of those 1970's modification and will embrace the original design with updates to accommodate ADA and other 21st century requirements. (Some of the ADA plumbing has already been started). At a future date/ time I will be submitting a request for a city façade grant.

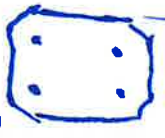
This coming Spring/Summer I intend to "mirror" the entryway on the North side showcase retail space, and eventually will re-open the original doorways at the south and northern edges of the building as glass display showcases.

The main entrance will also be updated to provide a 36" doorway and a sidelight door, both at the outdoor and the indoor access doors. I have already added a security entry system.

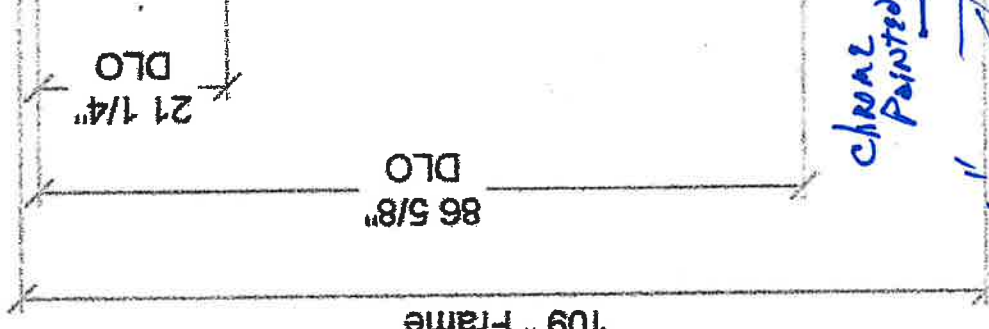
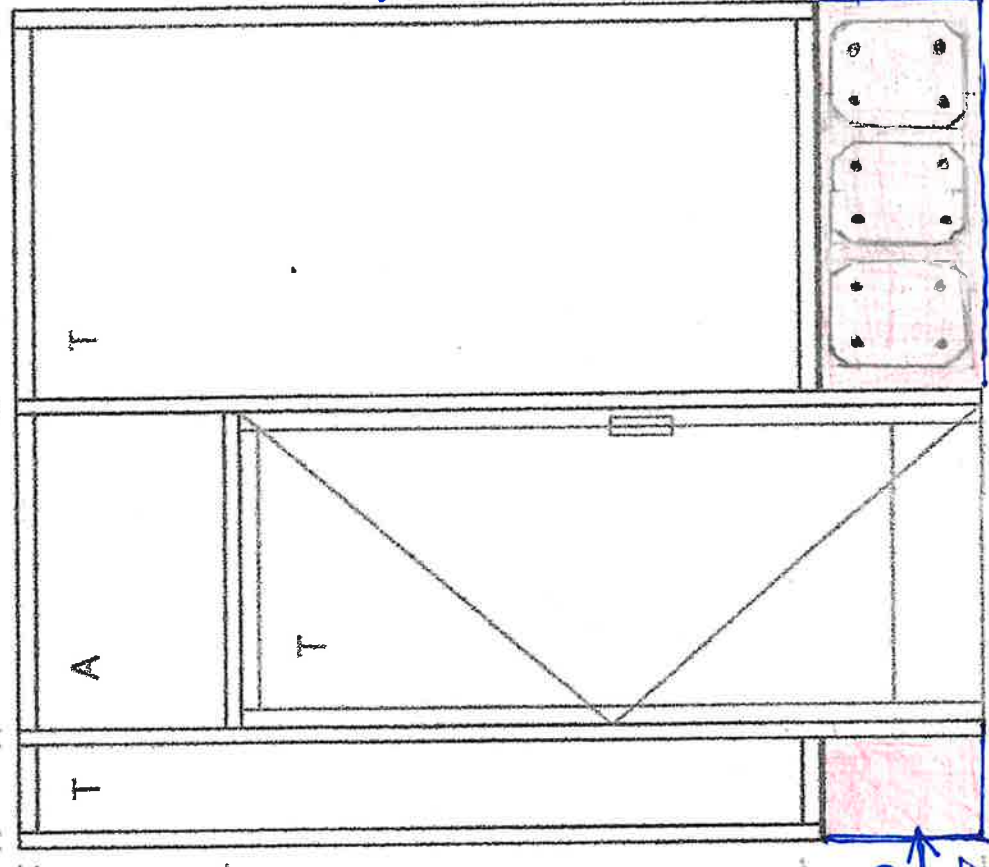
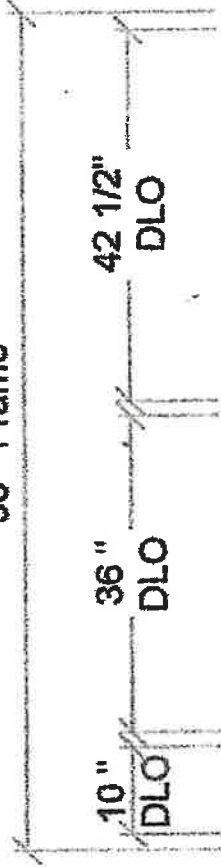
Kenneth Brown

Owner, tenant, renter and Property Manager for Badger Building LLC.



$\begin{matrix} \nearrow \\ \text{L}13'' \rightarrow \end{matrix}$

 15''
 13''
 Brushed Alum
 Painted Cherokee Red
 w/ Brushed Alum.
 SCREW HEADS

96" Frame



109" Frame

Existing Brk Post.
 Already Painted
 Cherokee Red
 84"

Cement Board
 Painted
 Cherokee Red
 2" x 6" Treated
 Painted Chrome

chrome Painted

later to
 Add H2O
 + Power
 Access