

## Cook, Michelle

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**From:** Peter Melchior  
**Sent:** Friday, May 8, 2026 12:59 PM  
**To:** Cook, Michelle  
**Cc:** Pete Melchior  
**Subject:** [WARNING: ATTACHMENT(S) MAY CONTAIN MALWARE]Design Application  
**Attachments:** Application .zip; Exhibit 1-Existing.zip; Exhibit 2-Proposed.zip; Exhibit 3-Location .zip; Exhibit 4-Floor Layouts.zip; Exhibit 5-Neighborhood.zip

**STOP! External Message - Think before you click.**

May 8, 2026

Dear Planning, Heritage and Design Commission,

Please accept my application for Design Review of the "The Marquette on Mound LLC" building located at 1101 Mound Ave. in Racine. My request is that the commission members approve the proposed updated color scheme of the building from Red/White to White/Grey/Black. The vision is to take the property from its current condition (Exhibit 1-Existing) to one the neighborhood and city will be proud of (Exhibit 2-Proposed).

### **Background:**

The property was constructed in 1923 by Bondgard and Christensen at the intersection of Mound Ave. and Marquette St. for the Racine Shoe Company (Exhibit 3-Building Location). When I purchased the building last year, it was functioning as a five-floor storage facility for local businesses, such as the Racine Art Museum, Johnson Outdoors and Master Appliance to name a few as well as a three bedroom condo unit (Exhibit 4-Floor Layouts).

From the start my main goal was to bring this unique building back to life. The building has been neglected for years resulting in extreme exterior decay which will require over \$500,000 in restorative efforts. This process will require significant cement restoration, new flashing, chalking and paint needed to seal the building from the elements for decades to come.

### **Process:**

After closing on the building, I hired Racine based General Contractor, Katt Construction and cement restoration company R & R Masonry and Tuck-pointing. As we determined the scope of the project, the buildings current red/white paint was discussed, at which time I hired a color consultant, ColorZen to determine a color scheme that was more consistant with the neighborhood and surrounding areas. Color Zen canvassed the neighborhood on both sides of the river and recommended the proposed color scheme, which is Sherwin

Williams Pure White 7005, Tricorn Black 6258 and Grizzley Grey 7068. I have enclosed several pictures of current properties to include my neighbor to the west which is also a storage facility (Exhibit 5 Neighborhood) and has a similar color scheme.

**Conclusion:**

I would respectfully ask the Racine Planning, Heritage and Design Commission to support my mission to bring 1101 Mound Ave back to life. I believe my efforts to date prove my commitment to my neighbors and the greater Racine community as a whole. Additionally, I would appreciate your attention to this matter, as the constructions season is in full swing and contractors are ready to complete the improvements mentioned above before the snow flies later in 2026.

Thank you for your time and do not hesitate to reach out with any questions regarding this proposal.

Peter Melchior

The Marquette on Mound LLC



THE MARQUETTE  
1922

THE MARQUETTE

SPEED  
LIMIT  
30

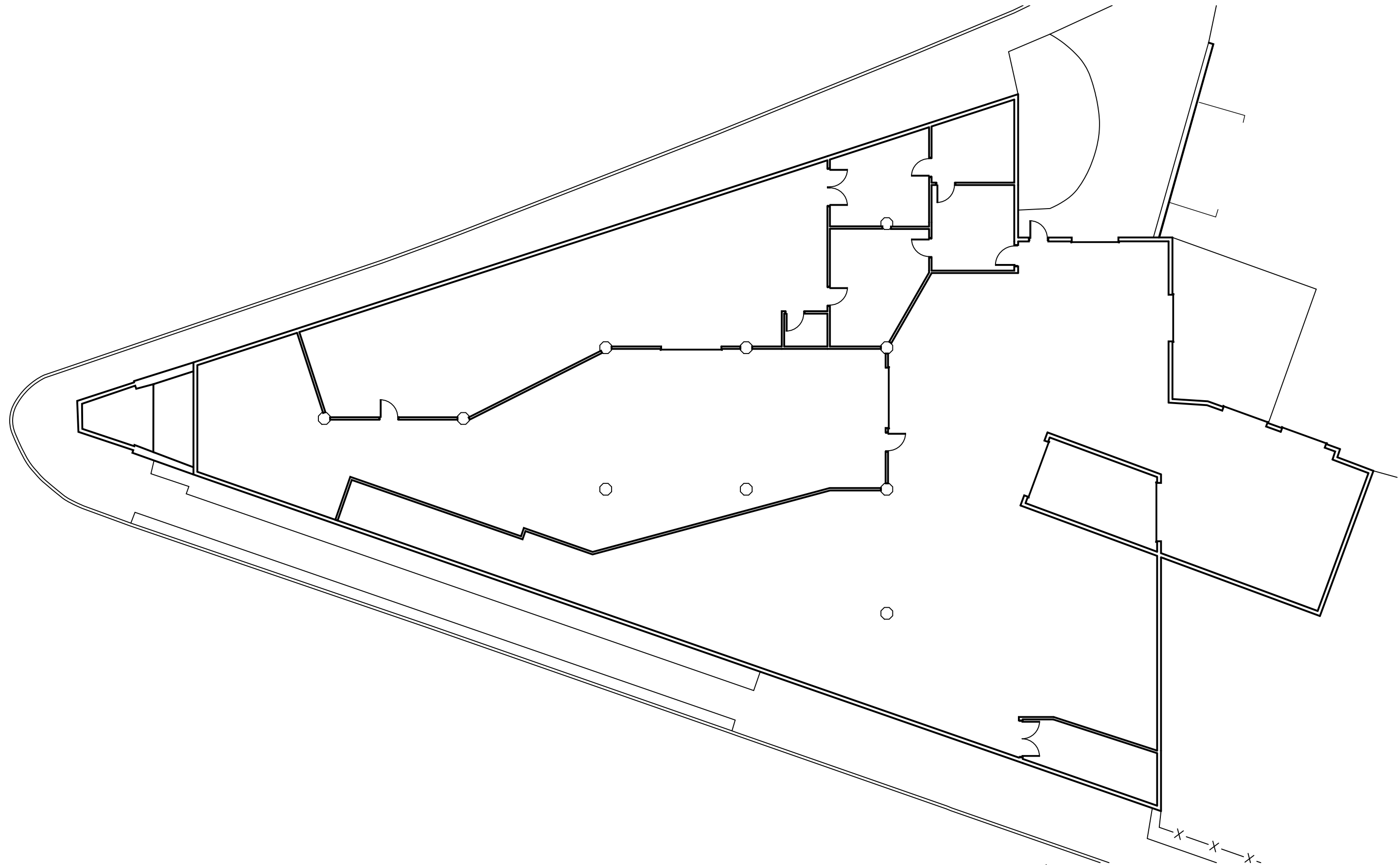
NO  
TURN  
ON RED







THE VARQUETTE



## Lower Level Floor Plan

1101 Mound Ave, Racine, WI

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1/16" = 1'-0"

DS01

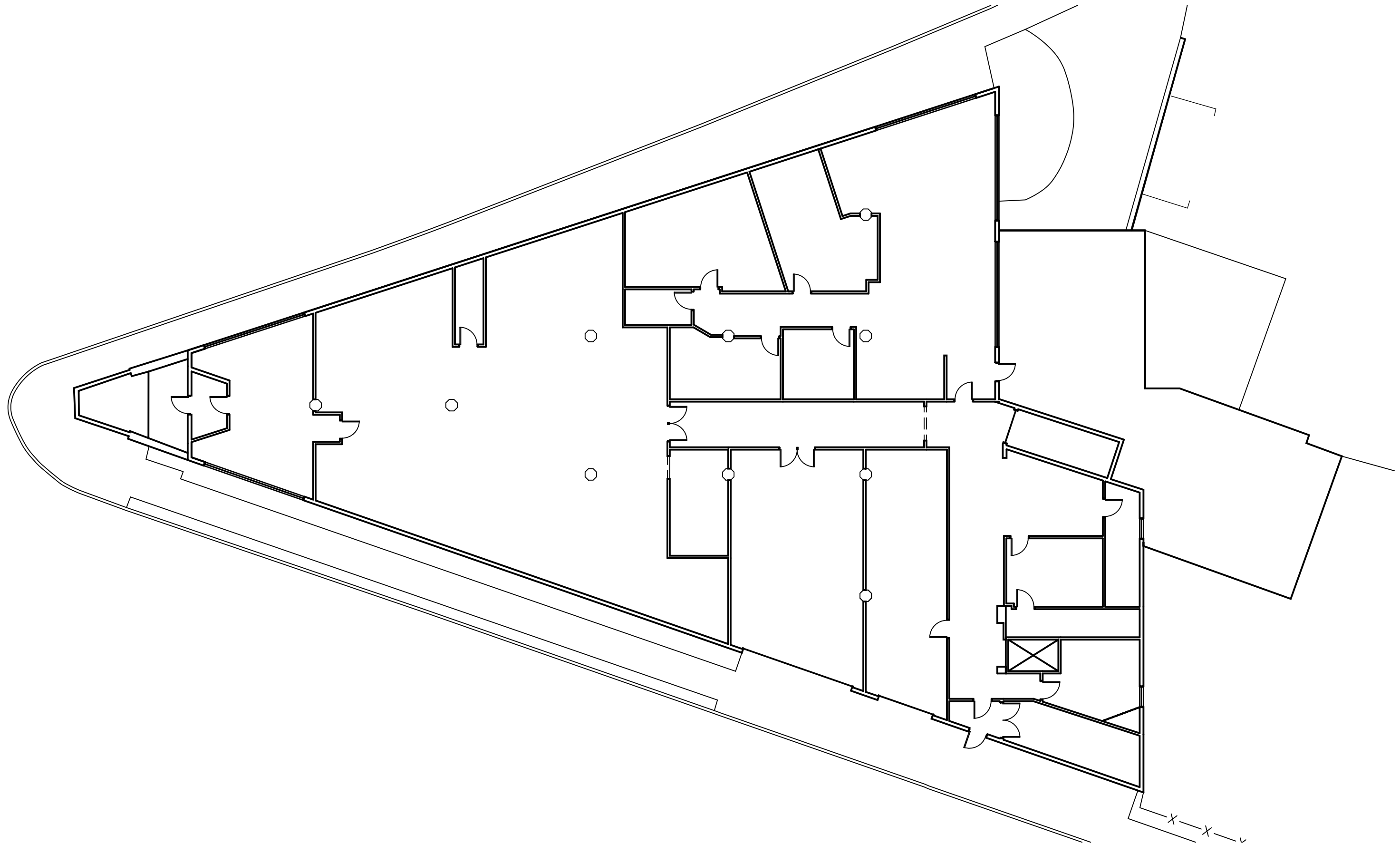
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**Ground Level Floor Plan**

1101 Mound Ave, Racine, WI

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1/16" = 1'-0"

DS02

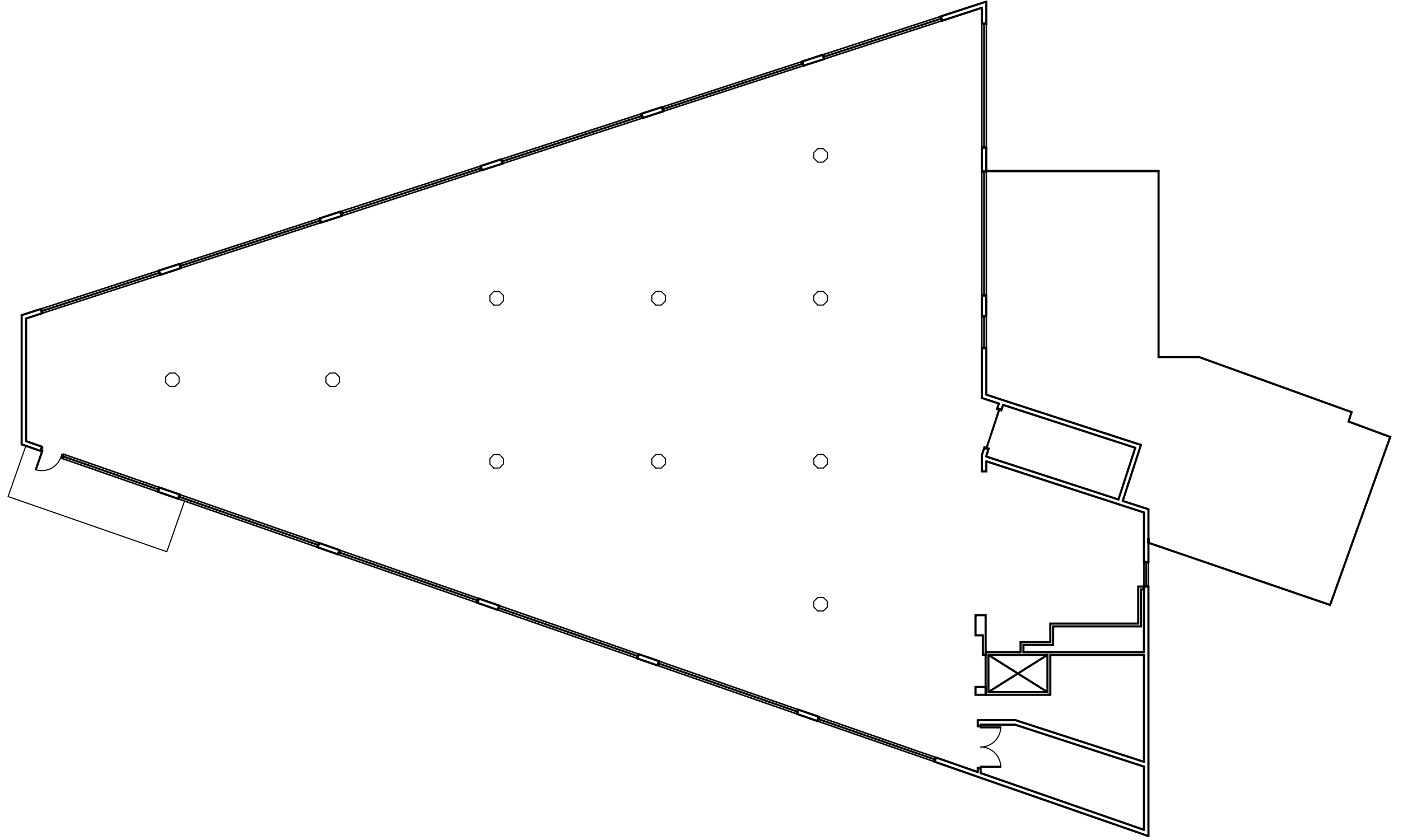
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## Upper Level Floor Plan

1101 Mound Ave, Racine, WI

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1/16" = 1'-0"

DS03

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WAY  
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