



## Application for Façade Grant

Applicant Name: Krisjan Olaf Housing LLC

Address: 222 State ST City: Racine

State: WI Zip: 53403

Telephone: 262-632-2500 Cell Phone: 262-497-1198

Email: lincolnmanagementracine@gmail.com / erik.aukland@gmail.com

Agent Name: Lincoln Management LLC

Address: 222 State ST City: Racine

State: WI Zip: 53403

Telephone: 262-632-2500 Cell Phone: 262-497-1198

Email: lincolnmanagementracine@gmail.com

Property Address (Es): 222 State St Racine, WI 53403

Current Zoning: B4

Current/Most Recent Property Use: Front of building is office space (222 State St) / Lower (22

Proposed changes: (use additional sheet if necessary)

222 State Front & Side: Replace existing storefront glass system, new siding, trim, signage, paint and light fixtures to give a more updated/modern look. Paint, windows and door/fixtures to match the front.

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. Properties 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		
2. Explanation of how proposed project is consistent with applicable design guidelines from: <a href="https://www.buildupracine.org/business-tools/planning/">https://www.buildupracine.org/business-tools/planning/</a>		
3. Minimum of two (2) bids from licensed and bonded contactors <ol style="list-style-type: none"> <li>a. Detailed cost information by element (cost of windows, cost of door, cost of wall repair, etc. listed separately); and</li> <li>b. Proposed schedule to begin and complete work.</li> </ol>		
4. Written description of proposed use of the property, including: <ol style="list-style-type: none"> <li>a. Hours of operation</li> <li>b. Anticipated delivery schedule</li> <li>c. Maintenance plan</li> <li>d. General use of the building and lot</li> </ol>		
5. Proposed improvements plan (drawn to scale), including: <ol style="list-style-type: none"> <li>a. Building elevations; and</li> <li>b. Identification as to whether all elements are “Existing” or “Proposed”; and</li> <li>c. Include any signage; and</li> <li>d. Any proposed elements require product samples as indicated in #5 below.</li> </ol>		
6. Product samples or catalog/product cut sheets and/or images <ol style="list-style-type: none"> <li>a. Physical material sample of product; or</li> <li>b. Product cut sheet; or</li> <li>c. Photo of exact product to be installed.</li> <li>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.</li> </ol>		
7. Photos of the project area as follows: <ol style="list-style-type: none"> <li>a. Overall wall photo showing entire building wall(s)</li> <li>b. Close up photos of the existing elements which are to be replaced or repaired (windows, doors, cornice, trim panels etc.)</li> </ol>		





**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.

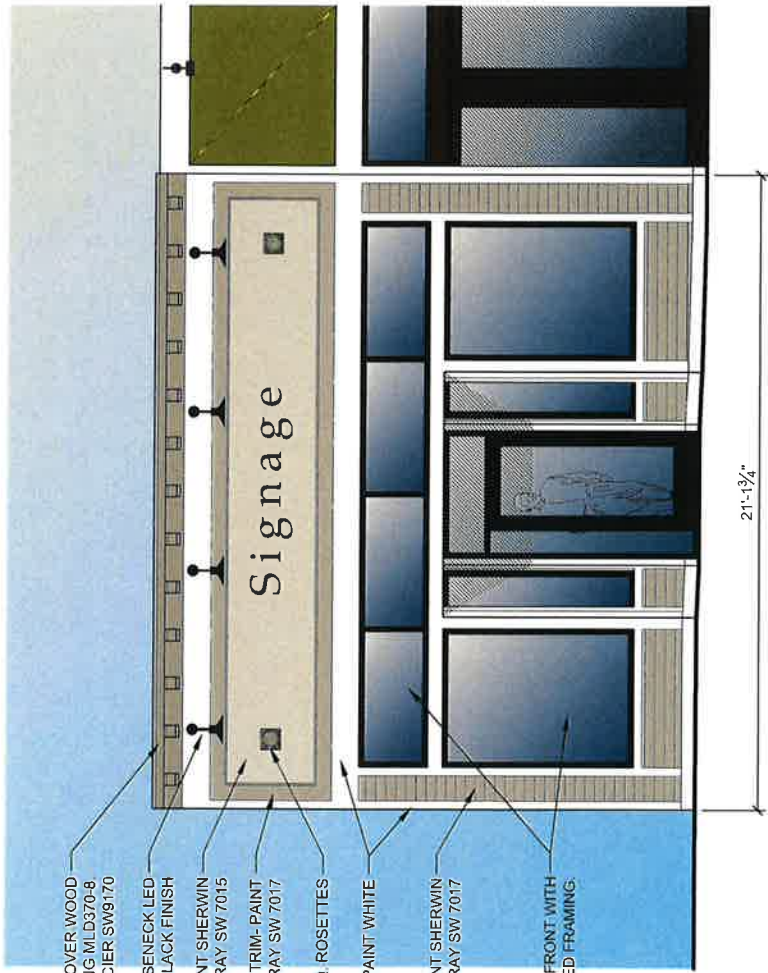
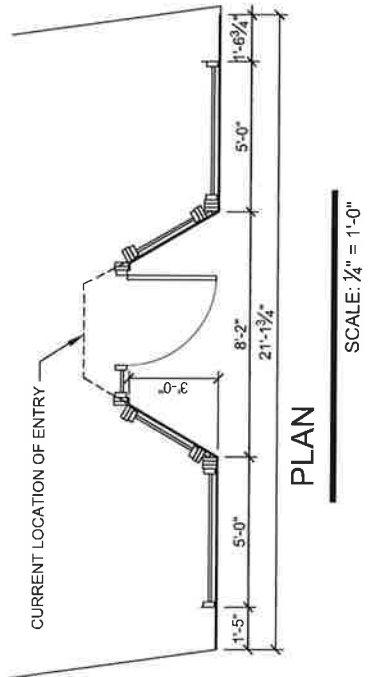
Property Owner Signature (acknowledgement and authorization): Erik Aukland  *Erik Aukland* Date: 5/13/202

Applicant Signature (acknowledgement): Erik Aukland  *Erik Aukland* Date: 5/13/202









- NEW CORNICE- SHEET METAL COPING OVER WOOD FRAMED HEAD W/ FYPON DENTIL MOLDING MLD370-8 PAINT SHERWIN WILLIAMS ACIER SW9170
- STRAIGHT ARM GOOSENECK LED LIGHT FIXTURES- BLACK FINISH
- MDO SIGN FIELD- PAINT SHERWIN WILLIAMS REPOSE GRAY SW 7015
- MDO SIGN BOARDER & ACCENT TRIM- PAINT SHERWIN WILLIAMS DORIAN GRAY SW 7017
- 8" SQ. ROSETTES
- LP TRIMS-TYPICAL, PAINT WHITE
- LP 4" LAP SIDING- PAINT SHERWIN WILLIAMS DORIAN GRAY SW 7017
- NEW STOREFRONT WITH BLACK ANODIZED FRAMING

**222 STATE STREET FACADE-D**

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

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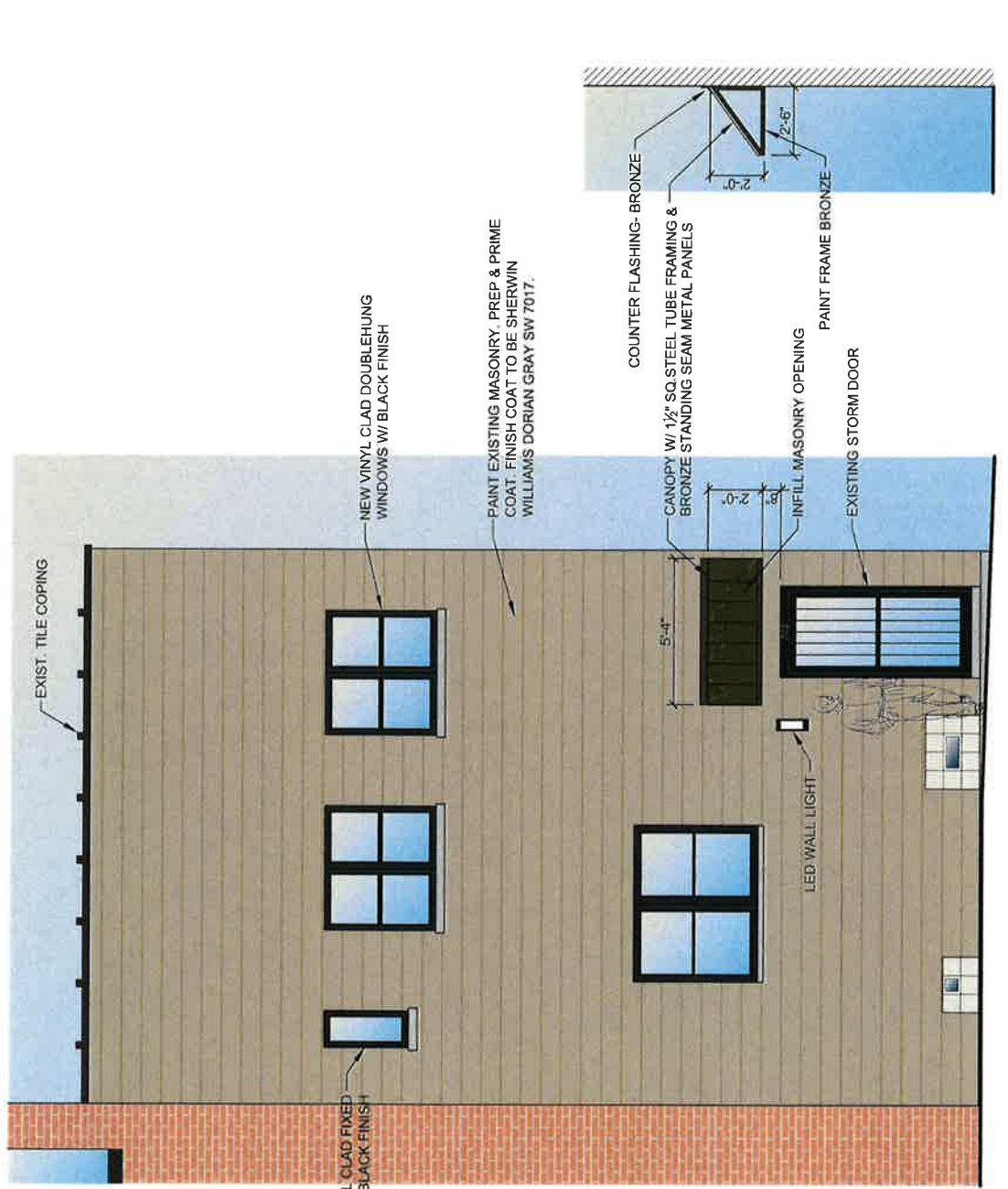
**RPY Architecture, LLC**  
 262-994-9285  
 mb.ylhas@yahoo.com  
 3316 N Wisconsin St  
 Racine, WI 53402

**Facades Improvements for:**  
**222 State Street**  
 Racine, WI 53403

PLAN DATES:  
 7/13/2022  
 7/14/2022  
 7/29/2022  
 8/23/2022

SHEET  
**1** OF 1





223 2nd STREET FACADE

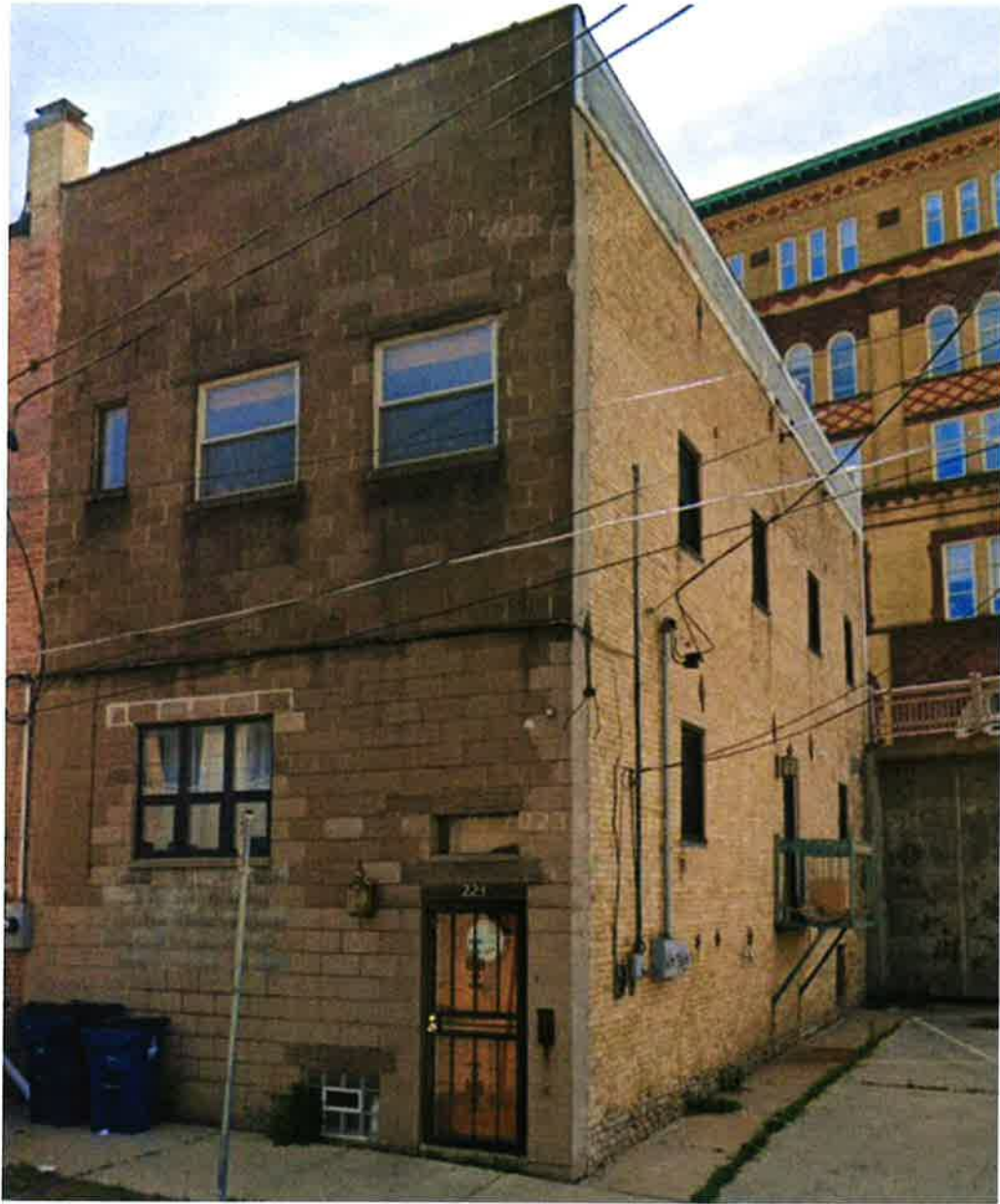
SCALE: 1/4" = 1'-0"

SIDE VIEW

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

<p>© 2023 RPY ARCHITECTURE, LLC. THIS DESIGN AND DRAWING IS THE EXCLUSIVE PROPERTY OF RPY ARCHITECTURE, LLC. ANY USE OR REPRODUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF RPY ARCHITECTURE, LLC IS STRICTLY PROHIBITED.</p>	<p><b>RPY Architecture, LLC</b>          262-994-9285          mb.ylhas@yahoo.com          3316 N Wisconsin St          Racine, WI 53402</p>	<p><b>Facades Improvements for:</b>  <b>223 2nd Street</b>          Racine, WI 53403</p>	<p>PLAN DATES:          8/6/2022          8/7/2022          8/9/2022</p>	<p>SHEET  <b>1</b> OF 1</p>
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Lincoln Management LLC  
222 State St Racine, WI  
(262) 632-2500

THIS **Proposal** made the 25th day of January, 2024  
Lincoln Management shall furnish all Materials and Labor  
Lincoln Management LLC shall perform all  
of the work on the property located at:  
222 State St Racine, Wi 53403

All Work Performed under License of Krisjan O Aukland  
Credential ID: DCQ-102201162

Scope of Work Includes:

- Demolition & Removal of Existing Facade
- Rough Framing of Openings and any Prep Involved
- Rough & Finish Electrical (2x LED Gooseneck Light Fixtures)
- Temporary Safety & Weather Enclosure of Windows & Entry System while waiting on Ordered Glass & Door.
- Installation of Glass & Door
- Aluminum Wrapping of Glass and Door (Black)
- Installation of LP Trim
- Installation of LP 4" Lap Siding
- Installation of MDO Sign Field with Trim Border
- Installation of 2x 8" Sq Rosettes on Sign Field
- Installation of New Cornice over Wood Framed Head with Fypon Dentil Molding

All colors and details following rendering of **RPY Architecture LLC**, attached hereto as **Exhibit A**

Compliance with local building codes or standards that will be adhered to during the construction.

For The Sum Of: **Twenty Seven Thousand Eight Hundred and Sixty/100 (\$27,860)**

LINCOLN MANAGEMENT

By: \_\_\_\_\_  
Name:  
Title:

ACCEPTED AND AGREED this \_\_ day of \_\_\_\_\_ 2024:

Authorized Signatory

By: \_\_\_\_\_

Name:

Title:



## **KMAP Home Improvements LLC**

Bob Keane  
3042 Douglas Ave  
Racine, WI, 53402

Phone: (262) 676-7351  
Email: kmapllc@yahoo.com  
WI General Contractor License ID: 1373136

KMAP Home Improvements LLC



All Your Home Needs

**Date:** 11/28/2022

**Proposal:** Front / Rear facade  
222 State St  
Racine, WI

### **KMAP LLC proposes the following**

Remove existing siding on the south facing facade  
Replace any rotted sheathing that may be uncovered  
Frame in to accept new windows, per architect drawing  
Install new LP 4" siding or similar product, Caulk and paint as needed  
Install new LP trim, Caulk and paint as needed  
Install 4 new gooseneck LED lights above new sign  
Install two 8" square rosettes  
Install new cornice with dentil molding per drawing  
Install new rear entry door, Storm door can be installed if needed  
Install new interior and exterior flashings or trim, caulk as needed  
Pressure wash North wall, mortar cracks, prime and paint

KMAP LLC will provide all demo and sidewalk closure permits  
KMAP LLC will provide electrical permit

All labor except electrical	\$	14,700.00
LP siding and trim	\$	4,800.00
Remaining materials	\$	2,300.00
Electrical labor and lights	\$	2,400.00

Total for project \$ 24,200.00

Incidentals may occur so a cost plus of \$1,000 to be added



11113 West Forest Home Avenue  
Suite 100  
Franklin, WI 53132

Phone 414.342.7200 • Fax 414.342.4203  
Website: ogdenre.com

October 11, 2022

Kirsjah Aukland  
222 State Street  
Racine, WI 53403

**RE: Facade Improvements – Rear of Building**

Ogden Construction Group is pleased to submit our proposal for the following improvements to the rear façade of the building:

**For the Sum of: \$14,993.00**

- paint block
- remove and replace windows
- note: power lines will have to be shut down for work to commence
- cost of man lift
- awning over door

If you have any questions, please do not hesitate to call us.

Sincerely,  
**Ogden Construction Group, LLC**

A handwritten signature in black ink, appearing to read "Joel Cook", written over a horizontal line.

Joel Cook  
President

Accepted: \_\_\_\_\_

Date: \_\_\_\_\_



11113 West Forest Home Avenue  
Suite 100  
Franklin, WI 53132

Phone 414.342.7200 • Fax 414.342.4203  
Website: ogdenre.com

July 25, 2022

Kirsjah Aukland  
222 State Street  
Racine, WI 53403

**RE: Façade Improvements**

Ogden Construction Group is pleased to submit our proposal to complete the façade improvements per the drawings prepared by RPY Architects dated 7/14/22.

**For the Sum of: \$32,363.00**

If you have any questions, please do not hesitate to call us.

Sincerely,  
**Ogden Construction Group, LLC**

A handwritten signature in black ink, appearing to read "Joel Cook", written over a horizontal line.

Joel Cook  
President

Accepted: \_\_\_\_\_

Date: \_\_\_\_\_

# BID PROPOSAL

DATE: 11/14/22  
Project Name: 222 State Street Racine



Kelsey Krimmer  
Lincoln Management, LLC  
222 State Street  
Racine, WI 53403

11233 W Greenfield Ave.  
West Allis, WI 53214  
414-771-5660  
Fax 414-771-7924

Plan drawing dated 8/23/22

## We propose to furnish and install:

**FRAMING:** Kawneer 451T CG 2" x 4 1/2" thermally improved storefront at exterior elevations

**DOORS:** Kawneer standard medium stile door with 10" bottom rails

**HARDWARE:** Per discussion, door to include basic Kawneer hardware package. Standard push pull set, ms1850 lock with exterior cylinder and interior thumbturn, threshold, sweep and door closer

**GLASS:** 1" clear insulated annealed Low-E units, tempered where required by code

**FINISH:** #22 Black painted

**CLARIFICATIONS:**

- 1) Based on discussion for door hardware and finish.
- 2) Openings to be by others.
- 3) All openings are figured as individual openings without brake metal corners, etc..

**EXCLUSIONS:**

- 1) Any Demolition or removals
- 2) Final cleaning is excluded. We will remove labels and excess sealants from framing and glass surfaces at time of installation.
- 3) Glass is not warranted against breakage. We will replace broken glass caused directly by our employees at time of installation.
- 4) Furnishing of temporary enclosures, temporary material protection and removal or resetting of temporary enclosures is excluded.
- 5) Customer to provide solid anchoring at perimeter conditions to withstand loads.
- 6) Mirrors unless noted otherwise above.

**FOR THE SUM OF:** **Sixteen Thousand Eight Hundred DOLLARS** **\$16,800**

**ALTERNATE:** **NONE**



**THIS PROPSAL IS SUBJECT TO THE FOLLOWING TERMS & CONDITIONS:**

- 1) Proposal is subject to revision if not accepted in writing within 30 days.
- 2) Proposal, if accepted, is subject to approval by the Credit Department of Milwaukee Plate Glass. Terms of payment are NET 30 unless other terms are negotiated. Milwaukee Plate Glass does not accept the risk of Customer's receipt of payments from any source, and in no event will payments to MPG be based upon, or subject to, Customer's receipt of payment for MPG's work. Subcontractor does not accept the risk of Customer's receipt of payments from any source, and in no event will payments to Subcontractor be based upon, or subject to, Customer's receipt of payment for Subcontractor's work.
- 3) No back charge or claim of Customer for services shall be valid except by an agreement in writing by Subcontractor before the work is executed. In such event, Customer shall notify Subcontractor of such default, in writing, and allow Subcontractor reasonable time to correct any deficiency before incurring any costs chargeable to Subcontractor.
- 4) Subcontractor shall be entitled to equitable adjustments of the contract price. Including but not limited to any increased costs of labor, supervision, equipment or materials, and reasonable overhead and profit, for any modification of the project schedule differing from the bid schedule, and for any other delays, acceleration, out-of-sequence work and schedule changes beyond Subcontractor's reasonable control, including but not limited to those caused by labor unrest, fires, floods, acts of nature or government, wars, embargos, vendor priorities and allocations, transportation delays, suspension of work for non-payment or as ordered by Customer, or other delays caused by Customer or others. Should work be delayed by any of the aforementioned causes for a period exceeding ninety (90) days, Subcontractor shall be entitled to terminate the subcontract. Subcontractor change proposals must be processed in not more than 30 calendar days or as otherwise indicated on the change proposal.
- 5) Subcontractor shall be entitled to equitable adjustments of the contract time for extra work it performs in accordance with the subcontract documents, and for extra work it performs pursuant to written or verbal instructions of Customer, provided that Subcontractor gives Customer notice prior to starting such extra work, identifying the date and source of the instructions considered as requesting extra work. Subcontractor shall also be entitled to payment for said extra work. Subcontractor may also claim damages for cumulative impact of multiple changes on Subcontractor's efficiency. Subcontractor's entitlement to adjustments shall not be contingent upon, or limited to, adjustments received by Customer.
- 6) Except as specifically required in subcontractor's scope of work, Customer shall furnish all temporary site facilities, including but not limited to site access, storage space, hoisting facilities, guard rails, covers for floor, roof and wall openings, security, parking, safety orientation, break and lunch facilities, toilet and wash facilities, drinking water and other water facilities, electrical service, telecommunication service, lighting, heat, ventilation, weather protection, fire protection, and trash and recycling services.
- 7) Any indemnification or hold harmless obligation of Subcontractor extends only claims relating to bodily injury and property damage (other than to the subcontractor's work), and then only to that part or proportion of any claim caused by the negligence or intentional act of Subcontractor, its sub-subcontractors, their employees, or others for whose acts they may be liable. Subcontractor shall not have a duty to defend. This paragraph does not, however, restrict obligations of Subcontractor, if any, to indemnify Customer against intellectual property infringement claims or against claims for payment for work for which Subcontractor has been paid.
- 8) Subcontractor's work shall be executed in substantial compliance with the Subcontract Documents, in a good and workmanlike manner, and free of defect not inherent in the design or specified materials. This warranty excludes any remedy for damages or defects caused by ordinary wear and rear, and agrees that Subcontractor does not warrant the adequacy, sufficiency, suitability or building code compliance of the plans, specifications, or other Contract Documents including, without limitation, any specified sole source of brand-name products, equipment, or materials, and Customer accepts the manufacturer's warranty as its sole recourse with regard to such items. **THIS WARRANTY IS PROVIDED IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY DISCLAIMED BY SUBCONTRACTOR.** Subcontractor is not responsible for special, incidental, or consequential damages, Subcontractor is not responsible for damage to its work by other parties, and any repair work necessitated by such damage is extra work. Subcontractor's responsibility for damage or loss in transit ceases upon delivery in good condition to a public carrier. All materials shall be furnished in accordance with the respective industry tolerance of color variation, thickness, size, finish, texture and performance standards. All warranty claims must be received by Subcontractor in writing not more than one (1) year after completion of subcontractor's work, and Subcontractor must be provided a reasonable opportunity to inspect and make corrections, or such warranty claims are barred.

ACCEPTED: \_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_

YOURS TRULY,

MILWAUKEE PLATE GLASS COMPANY

Jerrold Schultz