



WAREHOUSE AND ELEVATOR  
ON C. M. & ST. PAUL RAILWAY



GARDEN AND FIELD SEEDS  
ALL KINDS

MILL CORNER THIRD  
AND WISCONSIN AVE.

FARM AND FIELD  
FERTILIZER

1060-17

RACINE, WIS.  
(262) 633-8239  
WWW.DPWIGLEY.COM

October 10, 2017

City Of Racine  
White Box/Façade Program  
Attn Matt Sadowski, Kenneth Plaski  
730 Washington Avenue  
Racine, WI 53403

To members of City Development and the Downtown Design Review Commission:

Mark and Christine Flynn are beginning restoration of the building at 214 3<sup>rd</sup> St. with plans to locate a microbrewery within the building.

Tuckpointing is the most important issue at this time, to prevent further deterioration. We aim to complete the tuckpointing project before the onset of winter weather. Initial plans are to restore the outer brick façade by tuckpointing and replacing bricks where necessary. Bricks have been purchased for the project and were recovered from several Cream City brick buildings that were recently razed. Mortar used will be a softer Type N Mason Cement, which will be mixed with torpedo sand to closely match the existing mortar on the building. This project will also repair the fifteen or so bricks recently damaged by City of Racine garbage trucks backing into the building.

All windows will be replaced on the building except the three 3<sup>rd</sup> street upper level windows which were replaced about 11 years ago. Windows will match the three upper level 3<sup>rd</sup> St windows with integral divided panes which are similar to what we could ascertain as the original look. They are a soft tan/Cream City color, with clear low-e glass.

The first and second floors of the building are vacant. The building has not had a heating source for at least two decades, and has 100 amp service which will be upped to at least 250 amp.

This project will allow a sizable microbrewery to be located within which will use both first and second floor space. It will be the first 10 barrel microbrewery in Racine, as Benjamin Brewing Company is more correctly classified as a mini-brewery.

CITY OF RACINE, WISCONSIN  
APPLICATION FOR PROJECT REVIEW

BY A DESIGN OR DEVELOPMENT REVIEW AUTHORITY

Downtown  State Street \_\_\_\_\_ West Racine \_\_\_\_\_ Uptown \_\_\_\_\_ Douglas Avenue \_\_\_\_\_  
Olsen Industrial Park \_\_\_\_\_ Young Industrial Park \_\_\_\_\_ (Jacobsen/Textron) Redevelopment Area \_\_\_\_\_ (Racine Steel)  
Redevelopment Area \_\_\_\_\_ Plan Commission \_\_\_\_\_ Landmarks Commission \_\_\_\_\_

(Not a substitute for building or sign permit approval)

Submit Completed Application and Supporting Materials To:

Department of City Development

730 Washington Ave., Room 102, Racine, WI 53403

Phone: (262)636-9151 or Fax: (262)635-5347

**IMPORTANT NOTICE: Failure to submit a complete application and required supporting materials may result in an application being rejected, or the review body deferring or denying a proposal.**

PROJECT ADDRESS OR LOCATION: 214 Third St.

PROJECT TYPE: Exterior Remodel \_\_\_\_\_ Addition \_\_\_\_\_ New Construction \_\_\_\_\_ Façade Restoration  Sign \_\_\_\_\_ Other \_\_\_\_\_  
Provide Estimate of Aggregate Project Cost: \$14,000 +

BRIEFLY DESCRIBE PROJECT: Tuck pointing Wisconsin + 3rd Street facades; upper and lower. Replacement of all windows; upper + lower

Anticipated Start Date: 11 / 2 / 17 Estimated Completion Date: 11 / 30 / 17

PROPERTY OWNER: Owner Name: Chris + Mark Flynn  
(Required Information)  
Address: 234 Wisconsin Ave State: WI Zip Code: 53403 Phone #: 262-633-8239  
Fax #: \_\_\_\_\_ E-Mail: \_\_\_\_\_ Date: 10/4/17 Signature: \_\_\_\_\_

BUSINESS INFO: Business Representative: D. P. Wigley Business Name: \_\_\_\_\_  
Business Address: 234 Wisconsin St. State: WI Zip Code: 53403 Phone #: 262-633-8239  
Fax #: \_\_\_\_\_ E-Mail: \_\_\_\_\_ Date: 10/4/17 Signature: \_\_\_\_\_

AGENT INFO: Firm Name: \_\_\_\_\_ and Contact: \_\_\_\_\_  
(Architect/Engineer/Designer)  
Address: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Fax #: \_\_\_\_\_ E-Mail: \_\_\_\_\_ Date: \_\_\_\_\_ Signature: \_\_\_\_\_

CITY STAFF COMPLETE THIS SECTION  
Date received: \_\_\_\_\_ Date to be reviewed: \_\_\_\_\_ Action: \_\_\_\_\_  
SUBJECT PROPERTY IS (CHECK ALL THAT APPLY):  
In a Historic District \_\_\_\_\_ Designated Local Landmark \_\_\_\_\_ State Landmark \_\_\_\_\_ National Landmark \_\_\_\_\_ NA \_\_\_\_\_  
ADDITIONAL CITY ACTION THAT MAY BE REQUIRED:  
Date of Plan Commission review: \_\_\_\_\_ Plan Commission action: \_\_\_\_\_  
Date of Common Council review: \_\_\_\_\_ Common Council action: \_\_\_\_\_  
Other: \_\_\_\_\_

SEE REVERSE SIDE FOR SUBMITTAL REQUIREMENTS

**Applicant Information**

Name: Chris and Mark Flynn  
Referred by: Ben Lehner  
Building Owner Telephone: 262-633-8239  
Business Owner Telephone: \_\_\_\_\_

- For Office Use Only
- Appl. # \_\_\_\_\_
- Appl. date: \_\_\_\_\_
- Approval date: \_\_\_\_\_

**Business Information**

Name & Type of Business: Flynn Agency Inc dba DP Wigley Company - retail  
Owner's Name: Christine and Mark Flynn Wholesale  
Address: 234 Wisconsin Ave Racine 53403  
Telephone: 262-633-8239 Yrs. In Business: 19  
Building occupancy %: 0

**Property Owner Information**

Name: Christine and Mark Flynn  
Address: 214 Third Street Racine 53403  
Years Owned: 19

**Proposed Improvements**

Storefront: Tuckpointing of Wisconsin Avenue & 3rd Street facades, upper and lower levels  
Upper facade: Replacement of all windows, upper & lower levels  
Other: Signage - SW corner of building/door  
Estimated total cost: 7800<sup>00</sup> Tuckpointing 6754<sup>00</sup> windows  
Signage to be determined

**Applicant Certification**

I have read the "Commercial Façade Design Guidelines" (attached). If the application is approved, I will make the above improvements to the property.

Signature: Mark Flynn Date: 10/4/2017  
Christine Flynn 10/4/2017

**Facade Grant Application**

# Littleport Brewery



<b>Contact:</b>	Mark and Chris Flynn	<b>Bidding Phase:</b>	Conceptual Budget	
<b>Project:</b>	Brewery Building Restoration	<b>Building Type:</b>	Masonry	
<b>Architect:</b>	I, C & A	<b>Square Feet:</b>	8,000	
<b>Date:</b>	8/17/2016	<b>Cost per SF:</b>	\$88.17	
<b>Proposal #</b>	16296	<b>Job #</b>	TBD	

DIV. #	DIVISION	DESCRIPTION	TOTAL
1000	General Requirements	Project management, on site supervision, permit fees, temporary sanitation, cleanup, dumpsters.	30,710.00
2000	Existing Conditions	Demolition of roof system, second floor sub-flooring and concrete floor.	54,500.00
3000	Concrete	6" concrete floor.	17,500.00
4000	Masonry	Tuckpointing of exterior wall and allowance to rebuild south wall.	62,000.00
5000	Metals	Structural steel 2nd floor support and steel bar joist and deck roof system.	89,240.00
6000	Carpentry	2nd Floor subflooring replacement and installaion of 3/4" plywood flooring. Allowance for sistering joists to reinforce existing. (2) Uni-sex restrooms including plumbing fixtures.	46,742.00
7000	Roofing and Insulation	EPDM (rubber) roof system with insulation and flashings.	25,272.00
8000	Doors & Windows	New exterior windows, exterior man doors and overhead door with operator.	42,900.00
9200	Drywall / Plaster	All interior walls to receive steel studs, insulation and drywall (to meet state energy codes).	42,636.00
9900	Painting	Painting of all interior walls, new doors and frames. Power wash exterior walls and seal with masonry sealer.	13,440.00
21000	Fire Suppression	Not required per our code search	0.00
22000	Plumbing	Per attached Southport bid.	65,000.00
23000	HVAC	Per attached Southport bid.	50,000.00
26000	Electrical	Per attached RIC bid.	17,636.00
	<b>Sub Total</b>		<b>\$557,576.00</b>
	Profit & Overhead	15%	\$83,636.40
	<b>Sub Total</b>		<b>\$641,212.40</b>
	Contingency	10%	\$64,121.24
	<b>Architectural</b>		<b>\$9,800.00</b>
	<b>Structural Engineering</b>		<b>\$7,500.00</b>
	<b>I, C&amp;A Budget Bid Total</b>		<b>\$722,633.64</b>

Tiger Restoration Tuckpointing LLC.  
Office: 262-638-6098 Cell: 262-909-1418  
4043 State Rd. 31 Racine, Wisconsin 53405

“Not just another brick in the wall”

State Licensed and Fully Insured

## CONTRACT

Dwelling Contractor Qualifier Certification #1137895 Dwelling Contractor Certification #1137895



Date: September 5, 2017  
Address: 214 3<sup>rd</sup> St. Racine, WI  
Name: Mark and Chris Flynn

Attn: Mark and Chris

We have inspected all concrete surfaces and propose to do the following repairs:

1. South side of the building grind and tuck point the perapit wall only completely, replace the damaged bricks that exist on the perapit wall. The remainder of the wall grind and tuckpoint what is necessary and replace damaged bricks.
2. West side of the building grind and tuckpoint what is necessary, replace the damaged bricks.

The owner will supply the brick and the stone section will back plastered

TOTAL COST: \$7,800.00

Labor and other materials included in total cost.

Mortar match will be as close as possible. ✓

Please keep in mind any extra details will be an extra charge. ✓

Required at least fifty percent (50%) of total cost prior to starting the job and fifty percent (50%) when completed. All past due payments are subject to a 1.5%

**McGonegle Window Door**

7024 64th Avenue  
 Kenosha, WI 53142  
 262-945-7343  
 licensed/bonded/insured

**Estimate**

Date	Estimate #
9/28/2017	1
Customer	Job
Mark and Christine Flynn	Littleport

Customer Information
Mark and Christine Flynn Littleport Brewing Company 214 3rd Street Racine, WI 53403

Description	Qty	Rate	Amount
MWD to custom build and deliver HomeStar windows to be tan in color, to have colonial grids in bottom and top sash, to feature 366 Low E glass with Argon gas fill. 17 total windows.			
Window Replacement Vinyl 6 pane over 6 pane 366 Low E Argon filled			
Replace Window opening framing, New 2 in. x 6 in. on sides and sills, double 2 in. x 6 in. header. Over 2' to 3' wide (6 in. x 4 in. header) 17 Ea			
Install Double-hung insulating glass vinyl windows with low-E glass insulating glass. Upper and lower lites are divided into 6 panes by a vinyl grid between the sheets of glass. Sash tilts for easy cleaning. With full screen. 4-9/16 in. tan jamb. Built-in in. J in.-channel. Designed for new construction. Dimensions are rough opening sizes, width x height. Colored to match existing windows.			
Double-hung insulating glass vinyl windows. 2'8 in. x 4'2 in. to 3'0 x 4'6 in. 17 Ea			
Vinyl window and siding sealant, permanently flexible, paintable. Vinyl window and siding sealant. 1/2 in. (.728 LF per fluid oz.) 272 LF			
Total window replacement cost: \$5607.72			
Project material, labor			
Material, per job	1	5,538.60	5,538.60
Labor, per job	1	1,216.01	1,216.01



**M** McGonegle  
**W** indow  
**D** oor

Brian McGonegle

(262) 945-7343



7024 - 64th Avenue ■ Kenosha, WI 53142

Licensed ■ Bonded ■ Insured

Ask About Roofing & Siding

MWD TO Custom build + Deliver

Home Star Windows. To be Tannin Color

To have Colonial Grids in Bottom + Top

Sash. To feature 366 Low E Glass with

Argon Gas Fill. 17 ~~00~~ total windows

4845<sup>00</sup>