

**Ron Christensen**  
**230 Main Street**  
 White Box Program Estimates

Carpentry/Drywall	JR's General Contracting	\$38,000.00
	RC Anderson Decorating	\$41,750.00

Total =	\$38,000.00	\$41,750.00
	<u>          x 50%</u>	<u>          x50%</u>
	<b>\$19,000.00</b>	<b>\$20,875.00</b>

*Building is 136 years old*

2400 sq. ft. x \$10.00 per sq. ft. = \$24,000.00  
**Maximum Grant Award = \$19,000.00**

# COMMERCIAL "WHITE BOX" GRANT APPLICATION

## Applicant/Project Contact Information

Name: Ron Christensen, Ron's Concrete

Address: 732 South Greenbay Road, Racine WI 53406

Phone: 262-412-9113

## Business or Leaseholder Information

Name of business: Amos Los Tacos - not yet incorporated

Business Owner's/Leaseholder's Name: Kristina Onyon

Address: 3040 Michigan Blvd., Racine WI 53402

Phone: 408-772-8000

## Property Owner Information

Name: 230 Main Street LLC

Address: 228 & 230 Main St., Racine WI 53403

Years Owned Building: 6 months.

Age of Building: est. ~1883. Old.

Area of First Floor (Square Feet): 2,400

## Proposed Improvements (describe in detail)

1st floor space is a commercial restaurant with apartments located above on the 2nd floor.

We are performing 3 major upgrades to the space, related to White Box program;

- 1) Removing all existing ceilings and building a new 2 hour fire rated ceiling system.
- 2) Upgrading bathrooms to conform with ADA guidelines
- 3) Replacing old fuel oil HVAC systems (2 units - 1 per building side)

Please see attached estimates.

## Written Consent of Property Owner

*Written consent of the property owner is required when the applicant and property owner are different entities or persons. Please submit with initial White Box grant application.*

- I certify that I am aware of the attached application for the City of Racine White Box Program submitted for property that I own by a developer or leaseholder.
- I give my permission to the applicant, if a lessee or developer, to apply for the grant.
- I consent to the improvements proposed for my building and will accept responsibility for any permit or code violations that arise from the proposed improvements.
- I acknowledge that the City Building Division employees will inspect my property during the application period and will make reports as to compliance with building codes. By submitting this application, I consent to all inspections by the City Building Division employees for the purposes of this application consideration.
- I acknowledge that depending on the building, proposed use, size of building, building components, etc. it may be necessary for multiple City inspectors to inspect the building or space to provide a complete overview. The inspectors will assess the building and provide a Summary of Findings Report (SFR). The SFR will identify the major impediments necessary to address before occupancy of the building or space.
- I acknowledge the White Box Inspection is not intended to identify every detail or every code requirement. The intent is to identify significant deficiencies in the building or space (based on the applicant's proposed use) that will add a significant cost to their plan to occupy the space.
- I acknowledge that it may still be necessary for the applicant or me to obtain the services of a professional to prepare plans and specifications for their project.
- I certify that the subject property does not have any outstanding fees, penalties, or delinquencies with federal, state or local units of government (County, City of Racine).
- I certify that the subject property is not in foreclosure, litigation, condemnation, or receivership.
- I certify that I am not in violation of any City alcohol or soda licensing requirements.
- I certify that this subject building is more than 50 years old.
- I certify that this property is not tax exempt and is up to date on property taxes.
- I acknowledge that the applicant will receive the grant reimbursement and that reimbursement will be made after improvements have been inspected and proper documentation has been provided to the City of Racine.

Name of Property Owner: 230 MAIN ST LLC

Address of Subject Property: 230 MAIN ST. RACINE WI 53403

Signature of Property Owner: 

Date: 6.19.2019

**JR'S GENERAL CONTRACTING**

1914 LAYARD AVE  
RACINE, WI 53404  
262-930-3273

JUNE 19, 2019

RE: 229-230 MAIN STREET  
RACINE, WI 53403

REMOVE EXISTING CEILING IN BAR/DINING AREA AND BOTH BATHROOMS. INSULATE CEILING JOIST WITH FIRE RATED INSULATION. DRYWALL ENTIRE CEILING WITH TWO LAYERS OF 5/8" DRYWALL. DEMO BOTH BATHROOMS. ENLARGE MENS ROOM TO MAKE IT HANDICAPED ACCESSABLE. MAKE WOMENS ROOM HANDICAPED ACCESSABLE ALSO. EXTEND KITCHEN/DINING ROOM WALL AND REMOVE KITCHEN DOOR. DEMO FRONT ENTRANCE AREA AND CEILING. REMOVE TILE FLOOR IN BOTH BATHROOMS AND REPLACE WITH NEW TILE. REMOVE FLOORING IN HALLWAY, DINING AND BAR AREA. REPLACE WITH NEW 3/4" HARDWOOD FLOORS.

TOTAL \$ 38,000.00

THANK YOU,  
DAN HOSSALLA JR

ESTIMATE

RC Anderson Decorating  
237 Wilnette Spring Drive  
Mt Pleasant, WI 54505  
Phone (262) 488-3460

ESTIMATE

Date 06/17/2019

230 Main Street LLC  
228 - 230 Main St  
Racine WI 53403

Remove and replace all ceilings in both buildings (2-sides).  
Demolition & Removal  
Fire Caulk all openings to upper apartment.  
Fill joist space with Roxul fire proof insulation  
Close joist space with 2 x 5/8 Drywall for 2 hour fire protection.  
Fire proof caulking of all ceiling penetrations (plumbing + electrical)

Update Bathrooms to ADA guidelines.  
Replace sink units with proper size.  
Relocate or replace stall walls to comply with ADA code.  
Demolish and relocate wall of mens room, increasing size, to comply with ADA  
New tile (wall and floor)

Relocate Kitchen wall(s)  
Increase size of kitchen work area.  
Relocated kitchen doorway to improve access

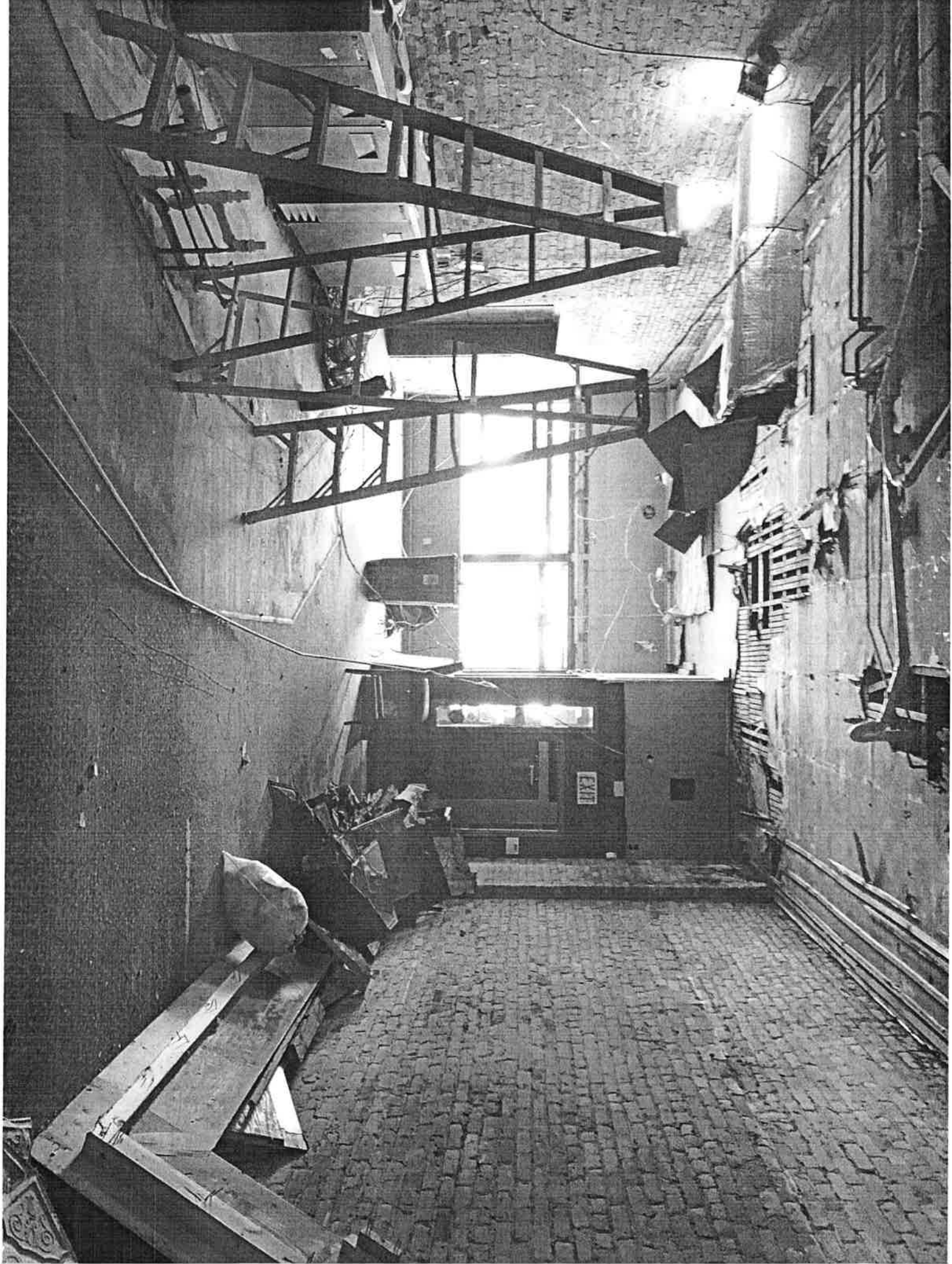
Replace all carpeting with 3/4 inch hardwood floors.

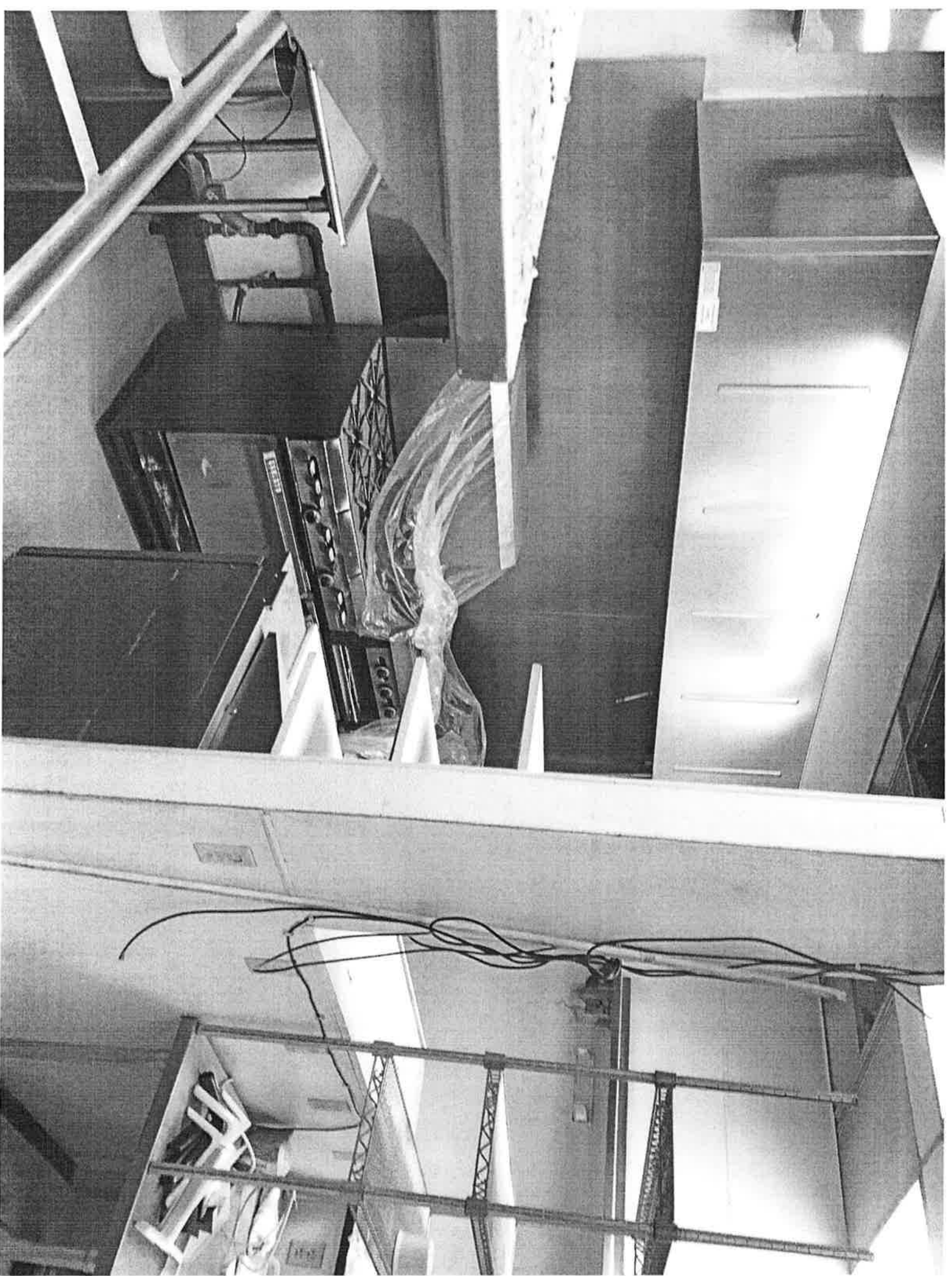
Estimate Price: \$41,750.00

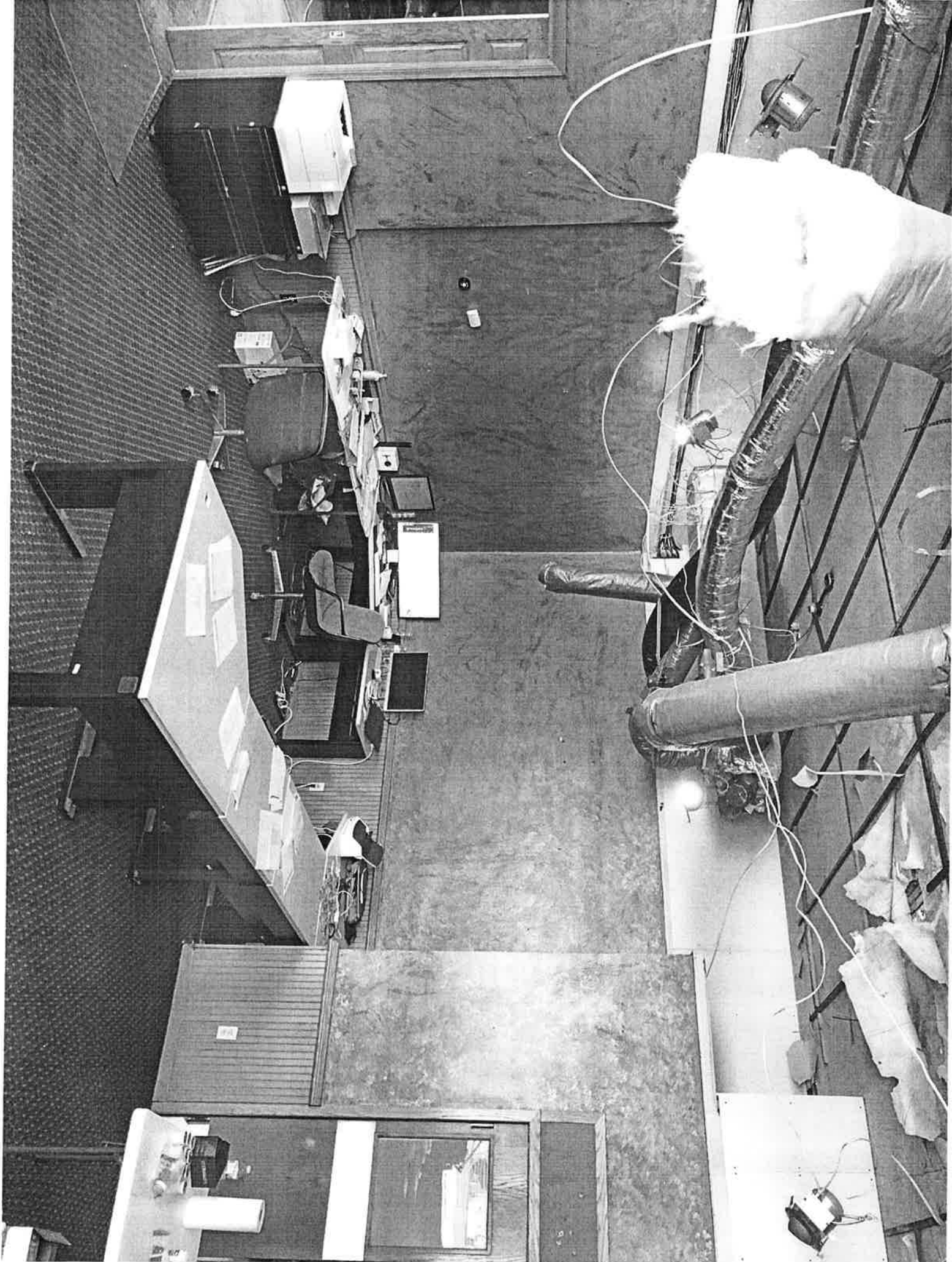
Terms: 30% in advance, 30% at half-way complete. 40% final payment.



RC ANDERSON DECORATING



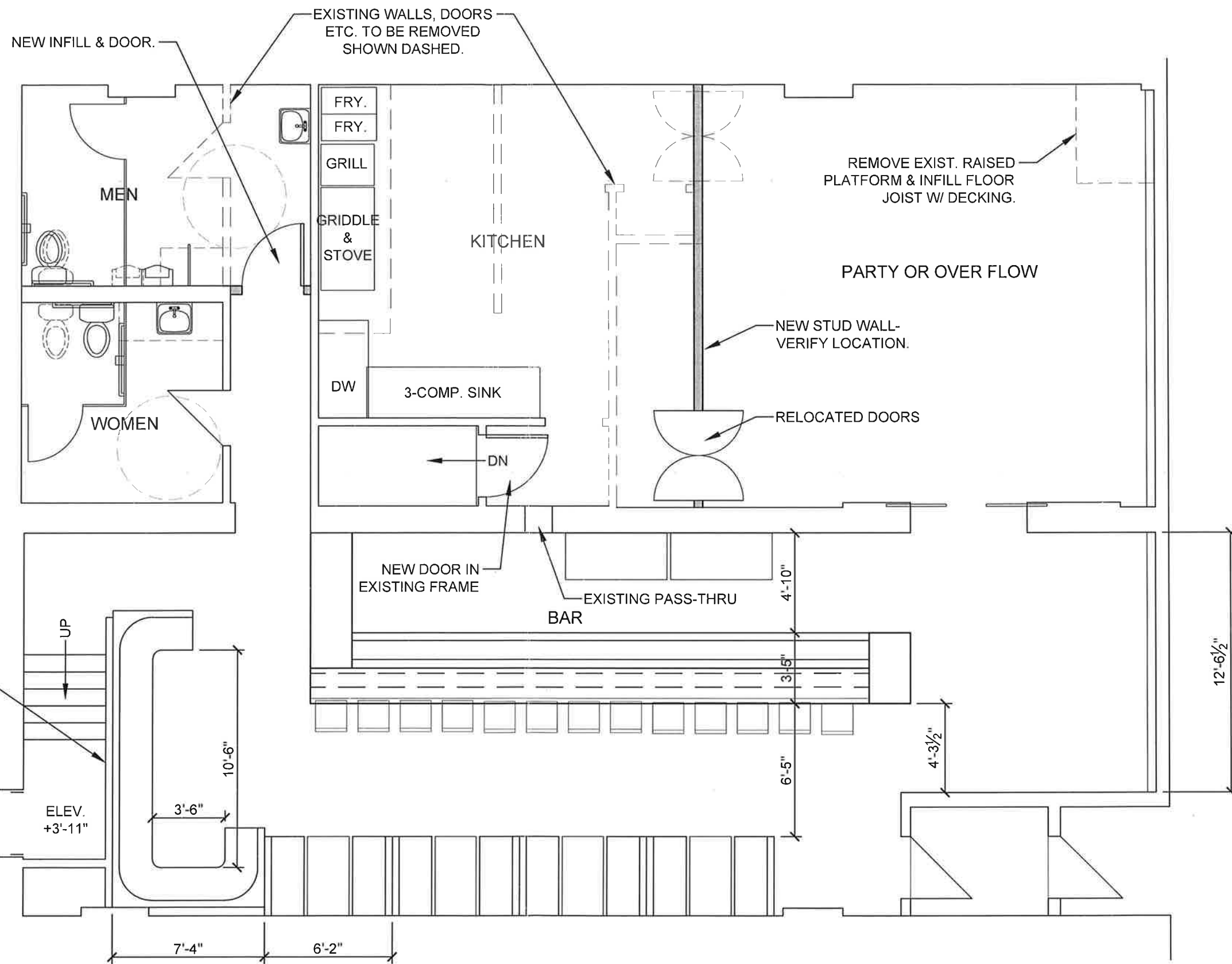






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TOILET ROOMS:  
- REMOVE EXISTING STALL PARTITIONS & INSTALL NEW AS SHOWN.  
- RELOCATE OR PROVIDE NEW WATER CLOSETS, GRAB BARS & URINAL.  
- REMOVE EXISTING COUNTERS/SINKS AND INSTALL NEW WALL HUNG SINKS AS SHOWN.



# FLOOR PLAN

SCALE: 3/16" = 1'-0"



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**RPY Architecture, LLC**

3316 N Wisconsin St  
Racine, WI 53402  
262-994-9285  
mb\_yuhas@yahoo.com

**First Floor Alterations for:  
230 Main Street**  
Racine, WI 53403

PRELIMINARY:  
6-19-19

SHEET  
**1** OF 1

Google Maps

228 Main St

230 Main Street



Racine, Wisconsin

Google

Street View - Jul 2017

Image capture: Jul 2017 © 2019 Google