

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: 107-4TH STREET RACINE WI 53403


PROJECT TYPE: Exterior Remodel _____ Addition _____ New Construction _____ Façade Restoration ☒ Sign _____ Other _____
Provide Estimate of Aggregate Project Cost:

BRIEFLY DESCRIBE PROJECT: DEM O EXISTING 1ST FLOOR FRONT DRL, REFRAME
AND INSTAL NEW DOOR AND 2-5X8 SLIDR WINDOWS, FINISH AND TRIM.
WINDOWS + DOOR. PAINT ENTIR 1ST + 2ND FLOOR FACADR IN BLACK AND
WHITE SCHARR PEREXAMPLE AND DRAWING. INSTAL AND 100 PER
DRAWING

Anticipated Start Date: MARCH 2019 **Estimated Completion Date:** MAY 15, 2019.

PROPERTY OWNER: Owner Name: 107-4TH STREET, LLC.
 (Required Information)
 Address: 125 E. SANTA CLARA ST #19 State: CA Zip Code: 91006 Phone #: 626-824-7210
ARNDIN, CA 91006
 Fax #: _____ E-Mail: TM.MTROYAL@GMAIL.COM Date: _____ Signature: _____

BUSINESS INFO: Business Representative: MICHAEL GAIN Business Name: MT. ROYAL PROPERTY MANAGEMENT
 Business Address: 524-MAIN ST #106 RACINE State: WI Zip Code: 53403 Phone #: 262-909-7150
PM.MTROYAL@GMAIL.COM
 Fax #: _____ E-Mail: _____ Date: 2-14-19 Signature: 

AGENT INFO: Firm Name: MT. ROYAL PROPERTY MANAGEMENT and Contact: MIKE GAIN
 (Architect/Engineer/Designer)
 Address: 524-MAIN ST #106 RACINE State: WI Zip Code: 53403 Phone #: 262-909-7150
PM.MTROYAL@GMAIL.COM
 Fax #: _____ E-Mail: _____ Date: 2-14-19 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: 107-4TH STREET, LLC.

Referred by: _____

Building Owner Telephone: 262-770-4482.

Business Owner Telephone: _____

Business Information

Name & Type of Business: _____

Owner's Name: _____

Address: _____

Telephone: _____ Yrs. In Business: _____

Building occupancy %: _____

Property Owner Information

Name: 107-4TH STREET LLC.

Address: 125 E. SANTA CLARA ST #19, ARCADIA CA 91006

Years Owned: 5 MONTH +/-

Proposed Improvements

Storefront: REMOVE EXISTING E. DOOR AND GARAGE DOOR
AND PLACE GLASS. REFRAME AND INSTALL 5X8
SLIDER WINDOWS FINISH AS WELL AS E. DOOR - INSTALL
AWNING.

Upper façade: POWER WASH AND REPAINT IN BLACK AND
WHITE SCHEME

Other: _____

Estimated total cost: \$22,448 — \$24,642

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: MICHAEL J. BROWN Date: 2-14-19.

AGENT FOR OWNERS

• For Office Use Only

• Appl. # _____

• Appl. date: _____

• Approval date: _____

Facade Grant Application

Façade 107 4th Street Racine WI

Proposed Improvements

Project Name : 107 4th Street

Owner: 107 4th Street, LLC 125 E. Santa Clara #19, Arcadia, CA 91006

Owner Phone: 262-770-4482

Representative for plans: Michael Bain, Mt. Royal Property Management, 524 Main #106,
Racine, WI 53403 262-770-4482 or 262-909-7150

Most current Preparation; 2/14/19

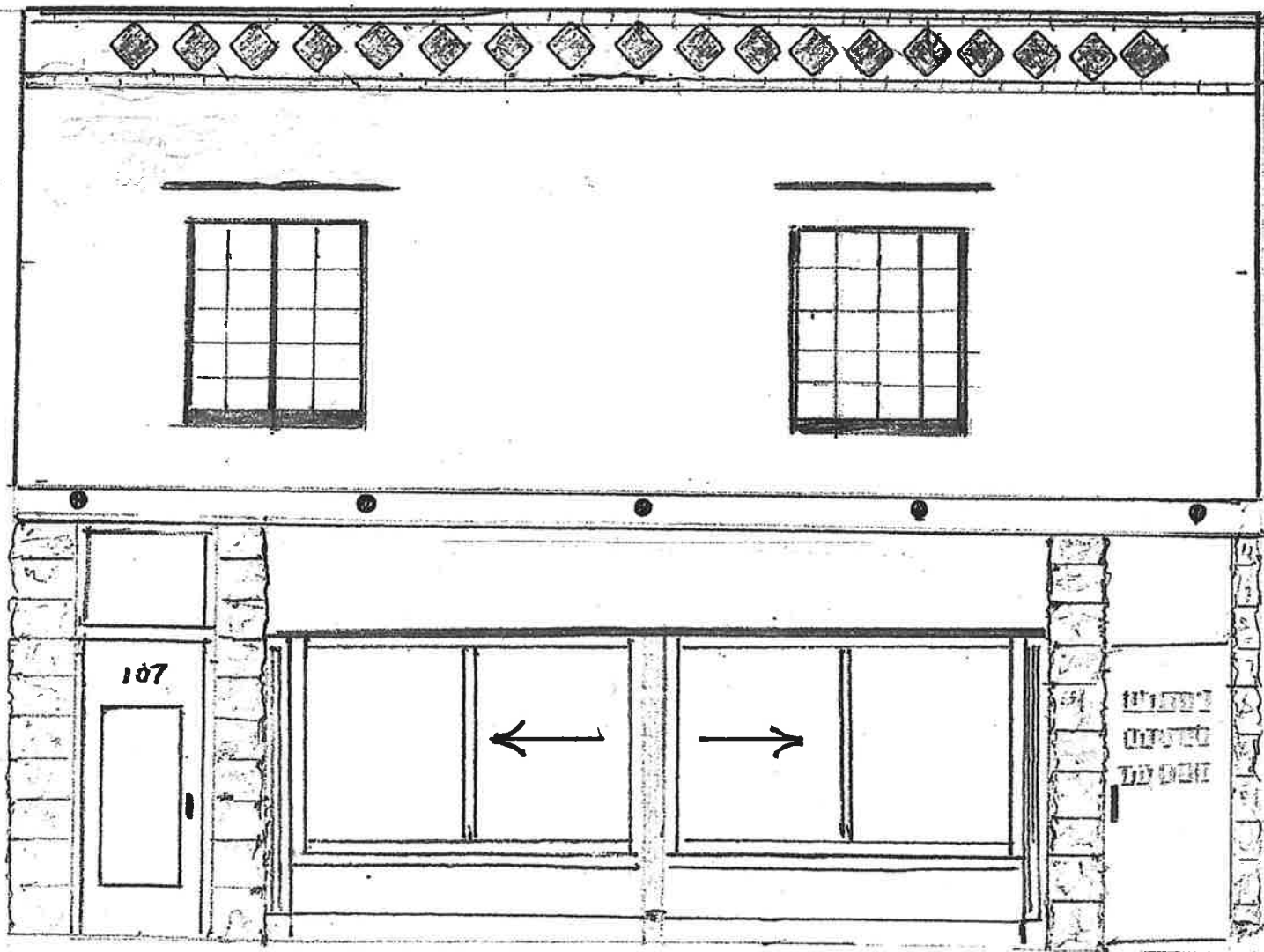
Scope of project:

Demo and remove East door, Garage Door, knee wall and Plate Glass, Replace East door, trim and finish. Frame out two rough openings for 5x8 slider windows finish and trim. Paint the 1st and second floor façade in the Black and White scheme per drawings and example. NO UNPAINTED STONE WILL BE PAINTED. Finish off with Black Canvas Awning will have removable NAME panels for tenant.

Cost is as follows:

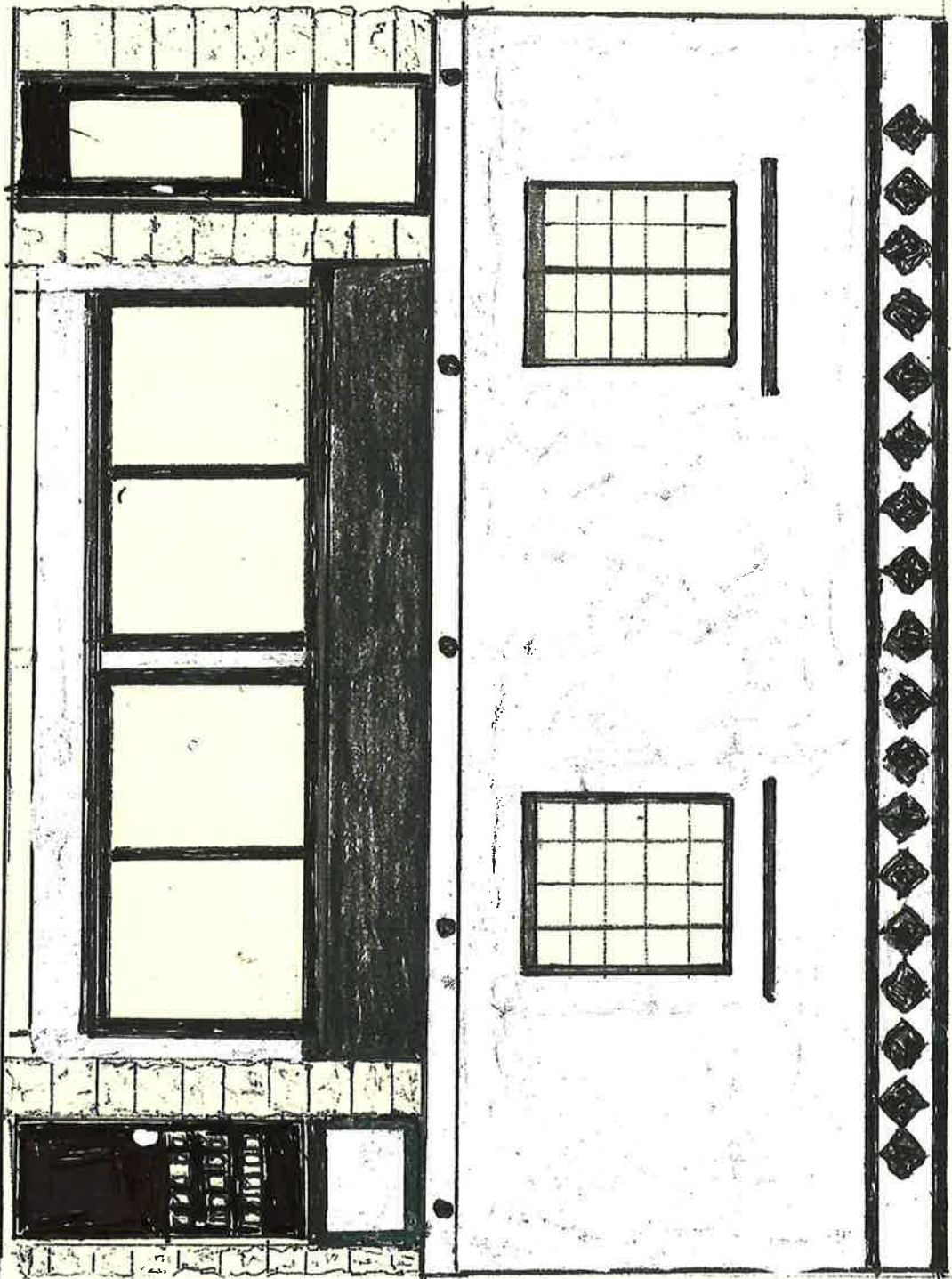
Demo:	Barbs Salvage \$ 798.00	Clean Cut	\$ 800.00
Framing & Trim	Clean Cut \$ 3500.00	New Again	\$ 4175.00
Windows & Door	Green Glass \$11200.00	Kamm Glass	\$11100.00
Painting and finish	Progressive \$ 4785.00	Postorino	\$ 6350.00
<u>Awning</u>	<u>Godske \$ 2165.00</u>	<u>Becker</u>	<u>\$ 2217.00</u>
Total	\$22448.00		\$24642.00





107-4TH ST SLIDING WINDOWS.

4'x8' BLACK ALUMINUM



107-4th St.

FROM FRONT
OF BUILDING
TO CURB

10'

GOBS CAFE

4'

8'



EXAMPLE.

PROPOSAL
107-4TH STREET.

PROPOSAL SUBMITTED TO
Mount Royal Property Management
524-MAIN #106
RACINE WI 53402

WORK TO BE PERFORMED AT
ADDRESS 107 4th St
Racine, WI
DATE OF PLANS
ARCHITECT

PROPOSAL NO.
SHEET NO.
DATE

I propose to furnish the materials and perform the labor necessary for the completion of

Take down window wall and garage door
(Front of building) 798"

needed to be as specified, and the above work to be performed in accordance with the drawings and specifications, and completed in a substantial workmanlike manner for the sum of 798⁰⁰
Dollars (\$

made as follows:

Respectfully submitted

above specifications involving extra costs
order, and will become an extra charge
agreements contingent upon strikes, ac-

Per

2/13/19

Note - This proposal may
by us if not accepted with

ACCEPTANCE OF PROPOSAL

Terms and conditions are satisfactory and are hereby accepted. You are authorized to do
made as outlined above.

Signature

Signature

FACADE PROPOSAL 107-4TH

DREAM 6

Mt Royal Property Management
411 main street



Clean Cut
Carpentry

7017-35th avenue, #2/13/2019
Kenosha Wi. 53142
(262) 359-1559

Clean Cut Carpentry will provide all labor and materials necessary to complete the project listed below.

- Frame walls per plan. Rough in two openings for Slider windows by others.
- Finish exterior with sanded plywood and trim, painting by others
- Interior drywall by others

All work listed for the sum of \$3500.00. Payment schedule is as follows 50% down, and 50% when project is completed.



Clean Cut
Carpentry

FRAME
& FINISH

Mt. Royal Property Management
107-4th street



Date 2/13/2019

**7017-35th avenue
Kenosha Wi. 53142
(262) 359-1559**

Clean Cut Carpentry will provide all labor and materials necessary to complete the project listed below

- Demo front façade
- Throw in dumpster provided by Mt. Royal

All work listed for the sum of \$800.00. Payment schedule is as follows 50% down, and 50% when project is completed.

DEMO



Clean Cut
Carpentry

New Again Renovation, Inc.

**4619 Pleasant Trail Drive
Mount Pleasant, Wisconsin 53403
262-909-7150**

Proposal

RE: 107 4th Street Racine

2/14/2019

**Mt.Royal Property Management
524 Main Street
Racine WI 53403**

Frame in Façade for 5x8 slider windows by others. Finish exterior with Doug Fir sanded on side and trim per drawing. Prime and paint by others.

\$4175.00



New Again Renovations

FRAM
& FINISH



GREENE GLASS LLC

1120 N. Main Street Racine, WI 53402
Phone: 262-632-0550 Fax: 262-632-3040
Email: rpk@greeneglassllc.com

February 14, 2019

Project: 107 4th Street

Quote Only:

Door and Transom for upstairs entry

Medium Stile door 3' - 0" x 7' - 0"

Black Color Framework

1" O.A. clear tempered insulated glass

Transom frame and glass above door

Approx. Price Only

Subject to Final Time and Material \$4,900.00

Storefront Glass and Metal

2" x 4 1/2" Black Color Aluminum Framework

Two divided openings 5' high x 8' wide

1" O.A. clear insulated glass

Approx. Price Only

Subject to Final Time and Material \$6,300.00

\$11200-

Thank-you,

Rich Kosterman

107-4TH
FACADE

3521 Haven Ave
Racine, WI 53405

Phone-262-634-1655
Fax- 262-721-1260
Service@kammglass.co

Estimate

Name / Address
401 Wisconsin Avenue LLC 524 Main St Racine, WI 53403

Date	Estimate #
2/15/2019	19-1037

Description	Qty	Rate	Subtotal
WORK BEING DONE FOR BOB'S BREAKFAST			
REMOVE OLD STORE THEN INSTALL NEW DARK BRONZE STORE FRONT, TUBELITE E4500 STORE FRONT SYSTEM, OVER ALL OPENING SIZE 36" X 120" , WITH 32" X 84" DOOR, PUSH & PULL HARDWARE, 10" BOTTOM DOOR RAIL, WIDE STYLE DOOR, THUMB TURN, DOOR SWEEP, 1" CLEAR TEMPERED THERMOPANE	1	3375.00	3,375.00
INSTALL HEAVY DUTY LCN 4041 DOOR CLOSER WITH DROP PLATE	1	350.00	350.00
UPGRADE TO BLACK ALUMINUM COLOR	1	175.00	175.00
1 Year Labor 10 Year Limited Warranty on Thermopane Glass Window Seal All Work to be Done in a Workmanlike Manner All Labor & Supply Needed For Job Please Sign, Date & Return with 50% down to authorize work and NET 14 when job is complete A 3.5% processing fee will be added to all transactions paid by credit/debit card Please Note:Credit/Debit Card Payments are processed through Above & Beyond General Contracting LLC (NOT KAMM GLASS) Thank you for the opportunity to quote your project.			
	Total		\$3900.00

DOOR
107-4TH ST

WINDOWS.
2 3600 \$7200

\$11100

Customer
Signature _____ Date _____

Authorized
Signature _____ Date _____



3521 Haven Ave
Racine, WI 53405

Phone-262-634-1655
Fax- 262-721-1260
Service@kammglass.co

Estimate

Name / Address
401 Wisconsin Avenue LLC 524 Main St Racine, WI 53403

Date	Estimate #
2/15/2019	19-1038

Description	Qty	Rate	Subtotal
WORK BEING DONE FOR BOB'S BREAKFAST			
INSTALL RHINO ALUM 5045 2-LITE SLIDER 95 1/4" X 59 1/4" , DARK BRONZE, 5/8" OA GLASS, CLEAR GLASS IGU, SCREENS FIBERGLASS, EQUAL LITES WITH ONE FIXED & ONE SLIDER, QUANTITY 2	1	3200.00	3,200.00
UPGRADE TO BLACK ALUMINUM COLOR	1	400.00	400.00
<i>1 SLIDER WINDOW X 2 = \$7200-</i>			
1 Year Labor 10 Year Limited Warranty on Thermopane Glass Window Seal All Work to be Done in a Workmanlike Manner All Labor & Supply Needed For Job Please Sign, Date & Return with 50% down to authorize work and NET 14 when job is complete A 3.5% processing fee will be added to all transactions paid by credit/debit card Please Note:Credit/Debit Card Payments are processed through Above & Beyond General Contracting LLC (NOT KAMM GLASS)			
Thank you for the opportunity to quote your project.	Total		\$3600.00

Customer
Signature _____ Date _____

Authorized
Signature _____ Date _____

PROPOSAL

Progressive Painting LLC

PAINTING & PAPERING

8239 - 23rd Avenue

Kenosha, WI 53143

Phone/Fax: 262-697-9773

Cell: 262-914-6280

PROPOSAL SUBMITTED TO:

MOUNT ROYAL Property MGMT

DATE:

2 - 14 - 19

JOB NAME/LOCATION:

107 - 4th street

JOB PHONE:

262 - 909 7150

.....
We hereby submit specifications and estimates for:

- * POWER WASHING ALL FRONT & SMALL WEST AREA
- * SPOT PRIMING ANY BARE OR FLAKING BRICK
- * PAINTING ALL AREAS THAT ARE BEIGE TO WHITE
- * PAINTING ALL SURFACES THAT ARE GREEN TO BLACK
- * PRIMING & PAINTING ANY NEW WOOD - TRIM - CASING ect
- * LIFT & ALL SAFETY equipment supplied BY US

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

_____ dollars \$ 4,785.00

Payment draws as work progresses

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmans Compensation Insurance.

Authorized Signature _____ (Pres.)

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

107-4TH
FACADE PAINT



PM MtRoyal <pm.mtroyal@gmail.com>

107 4th street

1 message

Randy Sharkey <rsharkey@postorinodecorating.com>
To: "pm.mtroyal@gmail.com" <pm.mtroyal@gmail.com>

Thu, Feb 14, 2019 at 3:31 PM

2/14/19

Mike

107 4th street

Description of work

Painting:

- New drywall will receive one coat of primer
- New and existing walls will receive two (2) coats of finish
- Existing cabinets wood trim and doors will receive one coat of primer and two (2) coats of semi-gloss finish
- Exterior façade on the north side only will be washed as needed all bare areas will be primed all previously painted surfaces will receive two (2) coats of finish
- Areas not receiving paint will be protected

White box primer only

Labor & Materials


\$1,640.00

107 Apt & stairwell

Labor & Materials

\$16,750.00

NEXT PAGE
FOR EXTERIOR
PAINT



FALL APR
107-4th STREET
EXTERIOR + PRIME

Exterior façade North side

Labor & Materials

\$6,350.00

Thanks



Randy Sharkey

V.P. of Operations



: (262) 633-7805



: (262) 770-2332

rsharkey@postorinodecorating.com



"Your painting resource since 1946"

ESTABLISHED 1891
GODSKE AWNING & TEXTILES, INC.
 "AWNINGS OF DISTINCTION"

**PROPOSAL AND
 ACCEPTANCE**

519 Center Street
 Racine, Wisconsin 53403

ATTN: Mike

Phone: (262) 637-1244
 Fax: (262) 637-8906

PROPOSAL SUBMITTED TO Mike Bain		PHONE 262 909 7150	DATE Feb 14, 2019
STREET 107 4th st		JOB NAME Same	
CITY, STATE AND ZIP CODE Racine WI 53403		JOB LOCATION 107 4th st Racine	
ARCHITECT	DATE OF PLANS	DELIVER ON OR ABOUT	JOB PHONE (FAX)

We hereby submit specifications and estimate for:

Est for ① stadium canvas awning complete & installed
 Sunbrella fabric - Black # 4608. Price includes cover,
 frame, hardware & installation.

COST: \$ 2060.06
 Tax: \$ 105.06
 \$ 2165.12

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of:

dollars (\$ _____).

Payment to be made as follows:

50% DEPOSIT:

Balance due on completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
 Signature

[Signature]

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be as outlined above.

NO RETURNS OR REFUNDS ON CUSTOM MADE PRODUCTS.

Signature _____

Date of Acceptance _____

Signature _____

BECKER AWNING

519 CENTER ST. RACINE, WISCONSIN 53403

PHONE (262) 652-4465

PROPOSAL AND ACCEPTANCE

PROPOSAL SUBMITTED TO <i>Mike Bain</i>		PHONE <i>(262) 909-7150</i>	DATE <i>Feb 15, 19</i>
STREET <i>107 4th Street</i>		JOB NAME	
CITY, STATE AND ZIP CODE <i>Racine WI 53403</i>		JOB LOCATION <i>107 4th Street</i>	
ARCHITECT	DATE OF PLANS	DELIVER ON OR ABOUT	JOB PHONE (FAX)

We hereby submit specifications and estimate for:

*Estimate for 1 stationary awning (canvas)
Complete & installed
Sunbrella Black (4608)*

*Includes
Cover
Frame
hardware
Installation*

Price: 2110.18

Tax: 107.62

Total 2217.80

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

dollars (\$

50% DEPOSIT;

Balance due when job is completed

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature

Jason Han
NOTE: This proposal may be

withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be as outlined above.

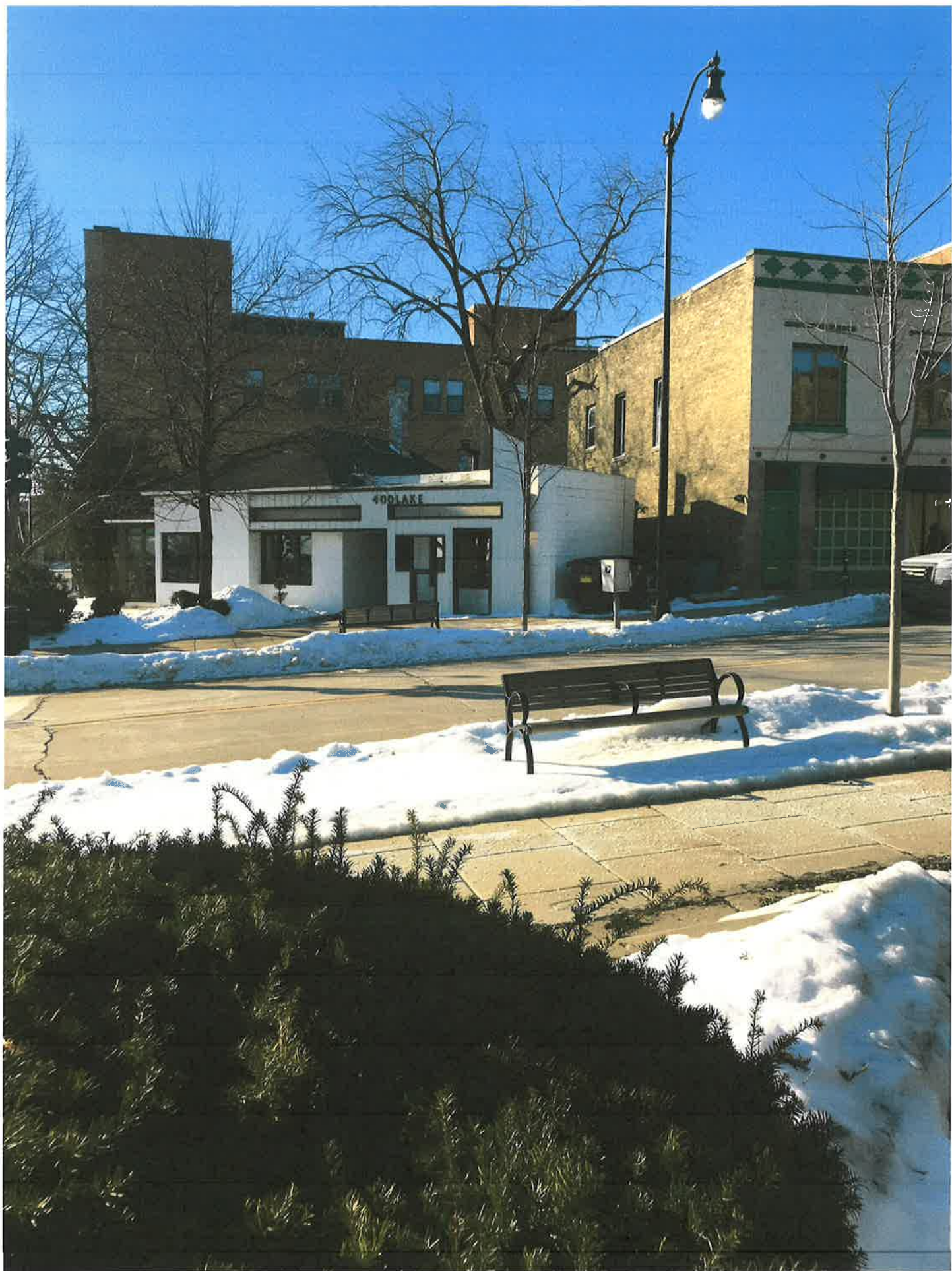
NO RETURNS OR REFUNDS ON CUSTOM MADE PRODUCTS.

Signature _____

Date of Acceptance _____

Signature _____





WEATHERGUARD
100% ACRYLIC SATIN 172
WHITE

WEATHERGUARD
100% ACRYLIC LO-SHEEN 174-6
BLACK



