

Applicant Information

Name: Tim Ryan -- Mt. Royal Investment Group

Referred by: _____

Building Owner Telephone: 626-824-7216

Business Owner Telephone: 626-824-4370

Business Information

Name & Type of Business: N/A

Owner's Name: _____

Address: _____

Telephone: _____ Yrs. In Business: _____

Building occupancy %: _____

Property Owner Information

Name: Tiger Op Fund LLC

Address: 300 Main St. Racine WI 53403

Years Owned: 2 Years

Proposed Improvements

Storefront: Remove existing awning and signage,

Install new storefront door and window system,

Add new sign platform and lighting. Add Dental Moldings

Upper façade: Powerwash and clean upper facade to
renew cream city brick.

Other: _____

Estimated total cost: \$39,000

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:  Date: 10/20/2021

• For Office Use Only

• Appl. # _____

• Appl. date: 10/22/21

• Approval date: _____

Facade Grant Application

Façade 300 Main St. Racine Proposed Improvements

Project Name : 300 Main St. Façade
Owner : Tiger Op Fund LLC
Owner Phone : 626 824 7216
Representative for Plans : Tim Ryan

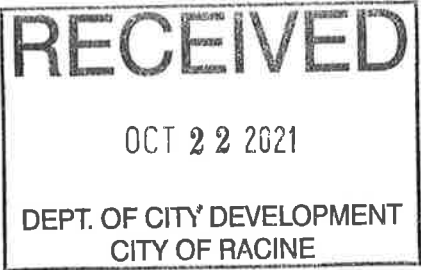
Date : 10/20/2021

Scope of project:

Fabricate & install new storefront door & window system, remove old signage and awnings, add new sign platform, paint lower third façade, demo door to upper apartment and install new door , install new light fixtures according to architectural plans.

Cost is as follows:

Scope of Work	Vendor 1	Cost	Vendor 2	Cost
New Sign board, New storefront doors and windows, Fypon trim with Dental Moldings, Painting, Demo and Electrical.	Ogden Construction	\$36,455.00	JM Squared Construction	\$42,552.00



Tim Ryan
Owner Tiger Op Fund LLC
626.824.7216
tim.mtroyal@gmail.com

**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: 300 Main St. Racine

PROJECT TYPE: Exterior Remodel _____ Addition _____ New Construction _____ Façade Restoration ☒ Sign _____ Other _____
Provide Estimate of Aggregate Project Cost: \$39,000

BRIEFLY DESCRIBE PROJECT: _____


Remove existing awning and signage,
 Install new storefront door and window system,
 Add new sign platform and lighting. Add Dental Moldings

Anticipated Start Date: December 15th, 2021

Estimated Completion Date: January 1st, 2021

PROPERTY OWNER: Owner Name: Tiger Op Fund LLC -- Tim Ryan
 (Required Information)

Address: 524 Main St. Suite 106 State: WI Zip Code: 53403 Phone #: 6268244370

Fax #: _____ E-Mail: tim.mtroyal@gmail.com Date: 10/20/2021 Signature: 

BUSINESS INFO: Business Representative: N/A Business Name: _____

Business Address: _____ State: _____ Zip Code: _____ Phone #: _____

Fax #: _____ E-Mail: _____ Date: _____ Signature: _____

AGENT INFO: Firm Name: RPY Architecture LLC and Contact: Robert Yuhas

(Architect/Engineer/Designer)

Address: 3316 N Wisconsin St. State: WI Zip Code: 53403 Phone #: 2629949285

Fax #: _____ E-Mail: mb_yuhas@yahoo.com Date: 10/20/21 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



300 Main St. Façade Design Details

Lighting Fixtures:



<https://www.kichler.com/kichler/products/outdoor-lighting/outdoor-wall-lights/outdoor-wall-lights-with-arms/pier-12-1-light-wall-light-olde-bronze/>

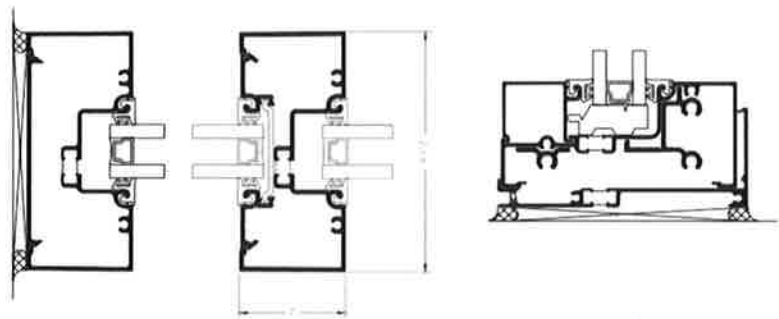
Kichler - Pier 12" 1 Light Wall Light Olde Bronze

3 lights on Main St. and 1 light on 3rd St. Corner.

Storefront Framing and Glass Specs:

- Tubelite 14000 Series 2" x 4 ½" Medium Bronze Aluminum framing and 1" clear tempered insulated glass panels.

T14000 Series Storefront
Single cavity pour and debridge thermal barrier



System Features:

- Standard 2" (50.8mm) sight line on verticals and horizontals
- 4 1/2" (114.3mm) system depth
- Single cavity pour and debridge thermal barrier with Azon's Lancer® mechanical lock
- EPDM wedge type gaskets for 1" glass or panel thickness
- Glass centered in the system depth

Optional Features:

- Screw spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors, operable vent windows & sun shades
- A wide variety of standard anodized and painted colors are available to complement any project with warranted protection as well as street appeal
- Curved Headers
- Non-Thermal Framing



Medium Bronze (MB)

Commercial Door:

- 36" by 84"
- Full Glass Commercial Grade Wood Door with Transom Stain

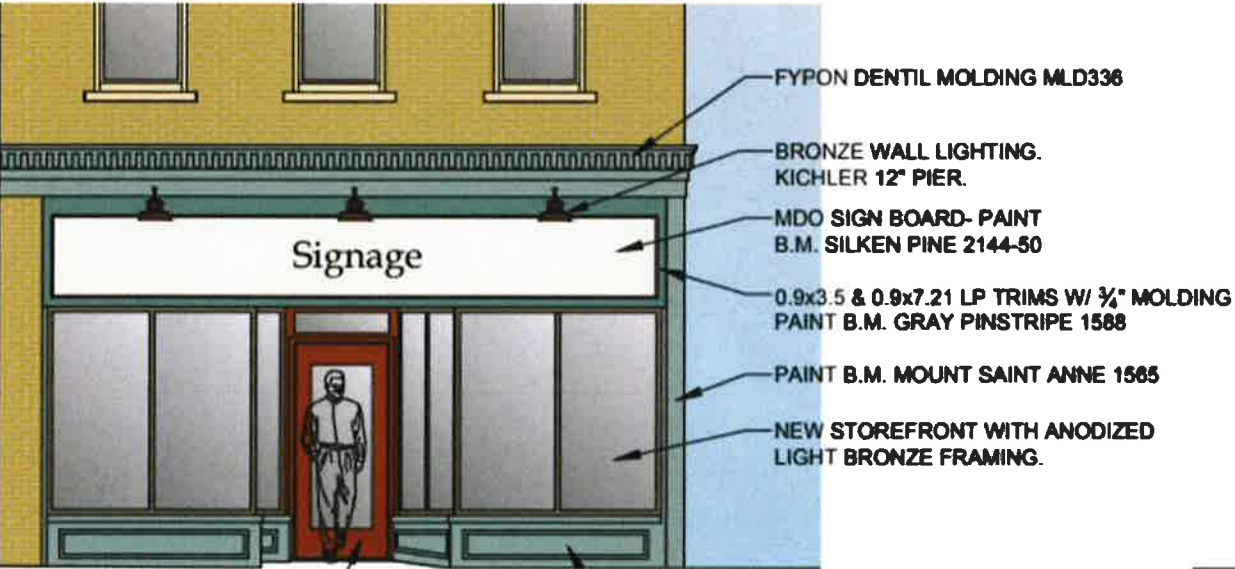


Façade Moldings:

- Fypon Dental Moldings MLD 336-16
- <https://crown-molding.com/product/mlD336-16/>



Façade Colors:



- Silken Pine 2144-50
- Mount Saint Anne 1565
- Gray Pinstripe 1588





11113 West Forest Home Avenue
Suite 100
Franklin, WI 53132

Phone 414.342.7200 • Fax 414.342.4203
Website: ogdenre.com

June 14, 2021

Shane Ryan
Mount Royal LLC
212 Foothills Blvd
Monrovia, CA 91016

**RE: 300 Main St-
Façade Upgrades**

Ogden Construction Group is pleased to submit our proposal to upgrade the façade per the drawings prepared by RPY Architecture, LLC dated 2/29/20

For the Sum of: \$36,455.00

Scope of Work:

- demo existing finishes
- install new storefront
- MDO sign board
- Fypon trim
- painting

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 be "Joel Cook", written over a horizontal line.

Joel Cook
President

Accepted: _____

Date: _____

CC: Tim Royal; Mt. Royal

JM Squared Construction LLC

October 21, 2021

Mount Royal LLC
Attn Shane Ryan
212 Foothills Blvd
Monrovia, CA 91016

Project: 300 Main St- Renovation of façade

JM Squared is pleased to submit our estimate for the façade renovations per the drawings by RYP Architecture dated 2/29/21.

• Sign Band (MDO)	\$ 6,500.00
• Exterior Paint	\$ 7,000.00
• Demolition	\$ 5,500.00
• New Storefront installation	\$13,000.00
• Fypon trim installation	<u>\$10,552.00</u>
	\$42,552.00

Please reach out with any questions or clarifications.

Sincerely,
JM Squared Construction, LLC



Nikki Vullings

CC: Tim Ryan; Mt. Royal



NEW 36x84 FULL GLASS COMMERCIAL
GRADE WOOD DOOR W/ TRANSOM- STAIN.

PREP/REPAIR
WAINSCOT & MOLDINGS.

FYPON DENTIL MOLDING MLD336

BRONZE WALL LIGHTING.
KICHLER 12" PIER STYLE.

MDO SIGN BOARD- PAINT
B.M. SILKEN PINE 2144-50

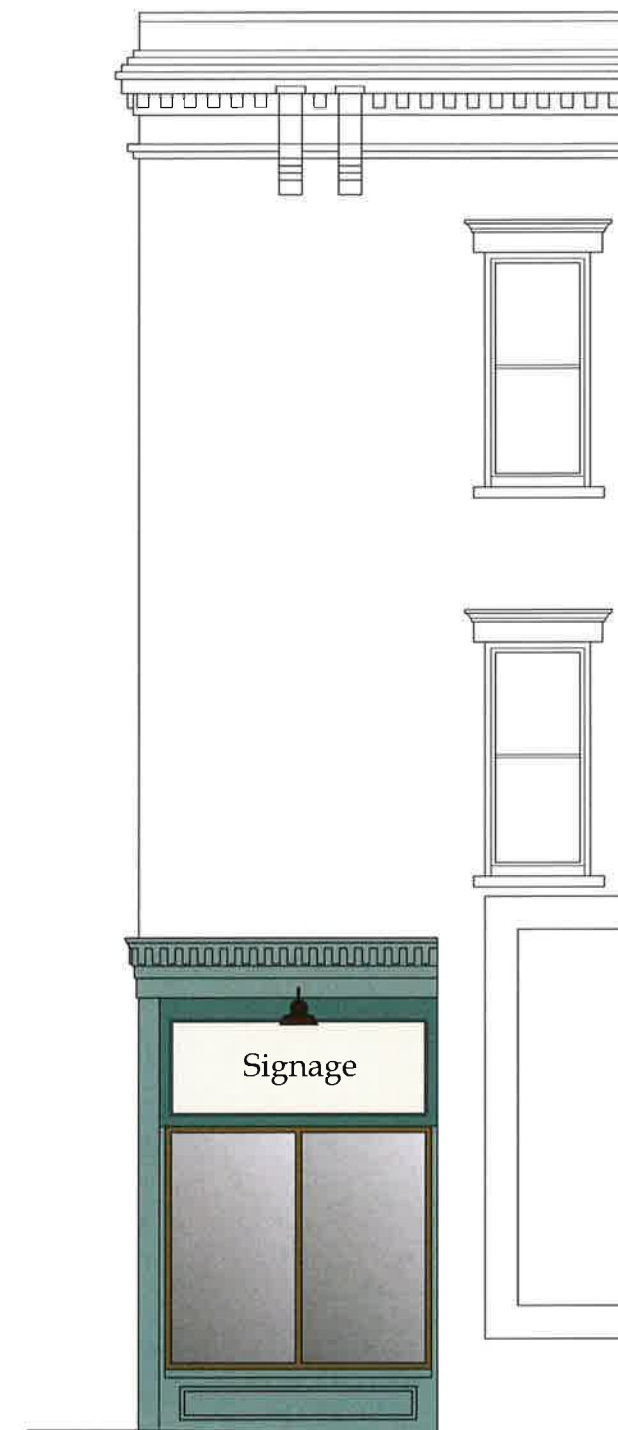
0.9"x3.5" & 0.9"x7.21" LP TRIMS W/ 3/4"
QUARTER MOLDING
-PAINT B.M. GRAY PINSTRIPE 1588

PAINT B.M. MOUNT SAINT ANNE 1565

NEW STOREFRONT WITH ANODIZED
LIGHT BRONZE FRAMING.

300 MAIN STREET FACADE

SCALE: $\frac{3}{16}$ " = 1'-0"



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RPY Architecture, LLC

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

Facade Improvements for:
300 Main Street
Racine, WI 53403

PLAN DATES:
2/29/2020
9/20/2020
10/9/2021
10/19/2021

SHEET

1 OF 1