

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT STAFF TEAM

TO: URBAN DESIGN COMMISSION

Façade Improvement Grant Application:
1: 109 E. Lakeside Street

AUTHOR: Craig Wilson
Office of Economic Revitalization
Economic Development Division

DATED: September 30, 2015

SUMMARY:

On October 3, 2000, the Common Council adopted Resolution No. 61179, approving the Objectives and Criteria for the Façade Improvement Grant Program. The resolution specifies that all Façade Improvement proposals be referred to the Urban Design Commission for comments and recommendations.

Attached for your review is the following Facade Improvement proposal:

1. **109 E. Lakeside Street**
Grantee: Lakeside 109 LLC

The scope of the exterior work will include:

- a. **Replace steel lintel and repair brickwork above the windows and on the west side of the front corner of the building.**
- b. **Remove rotted framing and rebuild openings to original size and angles.**
- c. **Install new insulated glass storefront windows in aluminum exterior/wood interior frames.**

- d. Replace the entrance door with vintage wooden/glass door or Therma-Tru Fiberglass paintable door.
- e. Install new wood soffit over entry and steps.
- f. Rebuild damaged and settled concrete steps.
- g. Install painted wood panels below windows.

See Attachments for Specifications

Total project cost for 109 E. Lakeside Street exterior work is estimated at \$21,482.28. Façade Improvement Grant not to exceed \$10,000

RECOMMENDATION:

The above Façade Improvement Grant proposals have been reviewed by the Façade Improvement Grant Program Staff Team and meet the requirements of the Program. The Staff Team recommends approval of the above Façade Improvement Grant proposal.



CITY OF MADISON
FAÇADE IMPROVEMENT GRANT PROGRAM
Building and beautifying Madison, one storefront at a time



Department of Planning & Community & Economic Development
 Economic Development Division
 215 Martin Luther King Jr., Boulevard
 Craig Wilson, 266-6557
cwilson@cityofmadison.com

PROGRAM APPLICATION

Applicant: Janelle Munns Phone: 608 320-7085

Business Name: LAKESIDE 109 LLC

Building Name: _____

Business Address: 109 E. Lakeside St, Madison Zip Code 53715

E-mail Address: janellemunns@gmail.com

Property Owner: Janelle Munns & Stefan Westman

Address: 818 W. Lakeside St, Madison, WI 53715

Name of Grantee: Lakeside 109 LLC

Lease Terms: _____

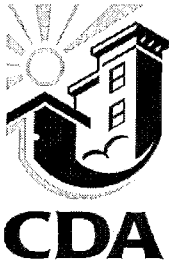
Definition of Project Scope: Rebuild bricks above windows & replaced damaged Lintel from water leakage. Replace windows and window framing. Rebuild sunken steps to front door. Remove planter box, assess situation behind & provide appropriate facade.

ATTACHMENT

Please provide photographs and copy of lease, land contract, or deed. Tenants must provide owner's written authorization.

PROJECT BUDGET

List Individual Project Elements (Awning, sign, painting of trim, etc.)	Total Cost	Grant \$	Private \$
<u>Lintel replacement/brickwork</u>	<u>\$8,000</u>	<u>\$4,000</u>	<u>\$4,000</u>
<u>Door</u>	<u>400 est.</u>	<u>200</u>	<u>200</u>
_____	_____	_____	_____
_____	_____	_____	_____
Total:	_____	_____	_____



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Contractor/Supplier: Future Roofing & Construction
 Address: Princeton, WI

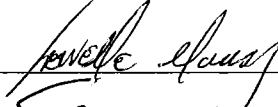
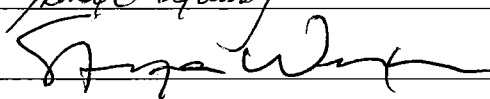
Faas Masonry LLC
 ATTACHMENT 206 Eddy St, Madison, WI 53705

* Bids, estimates, and/or contracts, product brochures, locater map and design drawings, if appropriate.

REMARKS Please note Rezoning application from TR-VI to LMX was submitted on June 11 and should be finalized on Sept 1st. I am hoping we can get this grant process moving to be finalized after zoning is complete (weather sensitivity with brickwork). I do not have complete information/bids from my contractor yet and I hope your team will view the project to see what may be covered. Thank you.

APPLICANT'S CERTIFICATION

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Madison Façade Grant Program and is true and complete to the best of the applicant's knowledge and belief.

Signature:  Date: 7-8-15
 Signature:  Date: 7-8-15

Please send this completed application, accompanying materials, and application fee of \$100 to:

Economic Development Division
 Attn: Craig Wilson
 215 Martin Luther King Jr. Boulevard, Room 312
 P.O. Box 2983
 Madison, WI 53701-2983



Janelle Munns <janellemunns@gmail.com>

Masonry repairs @ 109 E. Lakeside

1 message

Fass Masonry, LLC <brickit53705@sbcglobal.net>
Reply-To: "Fass Masonry, LLC" <brickit53705@sbcglobal.net>
To: Janelle Munns <janellemunns@gmail.com>

Sat, Aug 15, 2015 at 10:21 AM

Janelle Munns
109 E. Lakeside Street
Madison, WI 53715
608.320.7085 cell

Relevant to Facade

BRICK VENEER REPAIRS - FRONT OF BUILDING

- Set necessary scaffold along front of building to complete repairs.
 - Remove concrete cap from top of brick wall on front of building. Dispose of materials.
 - Remove existing brick veneer (20'-2" wide x 19 courses hi) from above front of building window.
 - Clean and reuse removed brick to rebuild to original configurations.
 - Install new 4" x 6" x 3/8" steel lintel across top of window opening to carry brick veneer above. There may be an extra cost to this portion of the work scope if the steel carrying the brick load is more extensive than what I am proposing.
 - Match new mortar color and joint finish as close as possible to existing.
 - Install new concrete cap on top of rebuilt brick wall. Match new concrete cap as close as possible to existing.
 - Reattach / re caulk flashing on rear of brick wall as needed.
 - Wash completed brick veneer with masonry cleaner upon completion.
- Total labor and material.....\$8102.00

BRICK VENEER REPAIRS - RIGHT SIDE OF BUILDING

- Set necessary scaffold along right side of building to complete repairs.
 - Remove approx. 13 coping pieces from top of brick wall.
 - Remove two sections of deteriorated / parged brick veneer at top of brick wall on right side of building. One section is : 10'-8" x 15 courses hi and the other section is : 12'-0" wide x 9 courses hi. Dispose of materials.
 - Rebuild walls using new brick to original configurations. Match new brick, mortar color and joint finish as close as possible to existing.
 - Reset coping pieces on top of brick wall. Reattach / re caulk flashing on rear of brick wall as needed.
- Total labor and material.....\$1909.00

BRICK VENEER REPAIRS - LEFT SIDE OF BUILDING

- Remove deteriorated brick sill and approx. 30 brick under left side of building window.
 - Remove several deteriorated brick near top of brick wall on left side of building.
 - Dispose of materials.
 - Install new brick where deteriorated brick were removed. Match new brick, mortar color and joint finish as close as possible to existing.
- Total labor and material.....\$576.00

REPOINT BRICK VENEER - FRONT ENTRY ALCOVE

- Repoint brick wall (2'-10" wide x 10'-0" hi) in front entry alcove with new mortar.
 - Match new mortar color and joint finish as close as possible to existing.
 - Wash repointed brick with masonry cleaner upon completion.
- Total labor and material.....\$502.00

- Clean work areas upon completion.
- Furnish insurance certificate as per request.
- Building permits and sidewalk occupancy permit by owner of building.
- One-fourth (1/4) down payment due with acceptance of estimate. Balance of estimate total due upon completion of work.

Thank you for the opportunity to bid your work.

Peter Fass

3rd Generation of Excellence!

Fass Masonry, LLC

206 Eddy Street

Madison, WI. 53705

608.692.0902 cell

608.238.8778 office

Future Roofing & Construction LLC
 251 N 2nd St.
 Princeton, WI 54968

Bid

Date 9/3/2015
 Estimate # 1343

Name / Address

Janelle Munns
 818 W Lakeside St.
 Madison, WI 53715

Ship To

109 Lakeside LLC
 Lakeside St.
 Madison, WI 53715

Description	Total
<p>Supply all labor and material necessary to remodel front facade of building, excluding any masonry work, to include the following:</p> <p>Remove existing windows and doors on entire front of building and demo all existing wood structures. Frame up new front wall off of building foundation with rough openings for windows in front, new location of angled wall to be moved back to original location and openings for windows in angled wall and entry door with window above. Includes all lumber, flashing, Tyvek, sealants, etc.</p> <p>Install 7 customer supplied windows with all exterior trimwork, interior insulation and trimwork and new entry door.</p> <p>Dispose of all waste and scrap material.</p>	<p>3,390.00</p>
<p>Project requires signed contract or bid acceptance before work will be put on schedule</p>	<p>Total</p> <p>\$3,390.00</p>

futurellc@live.com
 www.futureroofingandconstructio...

608-697-1247
 920-295-3139

Future Roofing & Construction LLC
 251 N 2nd St.
 Princeton, WI 54968

Bid

Date 9/3/2015
 Estimate # 1344

Name / Address
 Janelle Munns
 818 W Lakeside St.
 Madison, WI 53715

Ship To
 109 Lakeside LLC
 Lakeside St.
 Madison, WI 53715

Description	Total
<p>Supply all labor and material necessary to demo existing lower concrete steps that have settled and concrete slab in front of building along with concrete "cap" poured on top of existing front foundation wall. Drill in and anchor rebar into existing front foundation wall and then form up and pour new concrete "cap" on top of front foundation wall to get above grade. Form up for new slab along front of building and also new lower steps to tie into upper steps and pour with concrete. Seal all concrete and smooth out existing steps to achieve quality finish and appearance. Dispose of waste and scrap material.</p>	<p>1,850.00</p>
<p>Project requires signed contract or bid acceptance before work will be put on schedule</p>	<p></p>
<p>futurellc@live.com</p>	<p>608-697-1247</p>
<p>www.futureroofingandconstructio...</p>	<p>920-295-3139</p>
<p>Total</p>	<p>\$1,850.00</p>

Future Roofing & Construction LLC
 251 N 2nd St.
 Princeton, WI 54968

Bid

Date 9/3/2015
 Estimate # 1347

Name / Address
Janelle Munns 818 W Lakeside St. Madison, WI 53715

Ship To
109 Lakeside LLC Lakeside St. Madison, WI 53715

Description	Total
Supply labor and material necessary to complete wood panels on front of building underneath new windows on fascade as per drawing received on 9/17/2015 with MDO board and cedar trims. Includes all lumber, fasteners, flashing, etc. Dispose of all waste and scrap material.	1,250.00

Project requires signed contract or bid acceptance before work will be put on schedule

futurellc@live.com
 www.futureroofingandconstructio...

608-697-1247
 920-295-3139

Total

\$1,250.00

Window Design Center

Address: 6524 Seybold Road
Madison, WI 53719

Phone: 1-800-887-8720
Fax: 1-608-271-5430
Website: www.windowcenter.com
Email: info@windowcenter.com



Quote

Item 1 of 1

Quote Number: 92

Date: 9/1/2015

Sales Person: Bill Reppert

Customer Information

Name: JANELLE NUNNS
Address:

Phone 1:
Phone 2:
Fax:
Contact:

Job Name: JANELLE NUNNS

Specifications

U.D. = 37 1/2" x 80 13/16"; R.O. = 38 1/4" x 81 3/16"

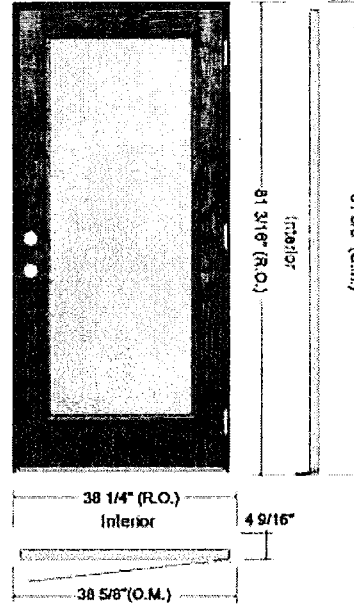


Image is viewed from Exterior!

Lead Time: 4 Working Days (Call to verify)

Item Description	Qty	Price	Extended
3' 0" x 6' 8" CC100-LE Classic-Craft Oak Fiberglass Door w/Low E Glass - Left Hand Outswing	1	1,051.01	\$1,051.01
2 3/8" Backset - Double Bore (2 1/8" Dia. Bore) w/Faceplate Lockset Latch Prep w/Standard Strike Prep w/No Deadbolt Strike Prep	1	5.22	\$5.22
Set of Brushed Nickel NRP Hinges	1	19.58	\$19.58
Bronze Deluxe Aluminum Clad Frame w/Primed Dura-Frame Interior - 4 9/16" Jamb No Strike Plates	1	154.06	\$154.06
Bronze Compression Weatherstrip	1	0.00	\$0.00
Public Access - Mill Finish Sill	1	15.67	\$15.67
MANUALLY ENTERED ITEM: ADD FOR BLACK FRONTLINE CLADDING	1	20.89	\$20.89
Item Total			\$1,266.43

Order Sub Total: \$1,266.43

Tax: \$69.65

Order Total: \$1,336.08

Version #: 2.12

Version Date: 9/1/2015

Distributed by:



109 E LAKESIDE ST – FAÇADE GRANT APPLICATION

DEFINITION OF PROJECT

Existing store front is in poor condition. Current window/framing structure has been built on top of existing angled steps, steps have sunken over time, steel lintel has been damaged from water leakage and brick façade is in poor condition.

Re-create original store front configuration. Replace windows with Marvin aluminum exterior/wood interior windows. Reconfigure window framing to match original angle (current windows/framing have been built over existing steps). Rebuild brickwork above the windows and replace damaged steel lintel. Remove rotten framing beneath windows to structurally sound condition and replace damaged concrete slab. Rebuild sunken steps to meet code and add hand rail to brick wall.

PROJECT BUDGET

Masonry work. Remove brick, install new steel lintel, rebuild brick Contractor – Fass Masonry LLC	8,102.00
Marvin Windows, wood interior, aluminum exterior Supplier – Window Design Center	5,554.20
Window rebuild, installation Contractor – Future Roofing and Construction LLC	3,390.00
Rebuilt concrete steps and concrete slab at front of building Contractor – Future Roofing and Construction LLC	1,850.00
Create wood panels in area below windows Contractor – Future Roofing and Construction LLC	1,250.00
Subtotal	20,146.20
Replace front door with vintage wooden/glass door If unable to find a suitable vintage door, plan is to use Therma-Tru fiberglass paintable door	< 500 1,336.08
TOTAL	21,482.28







PUBLIC HEARING NOTICE

109
CUT-LAKE

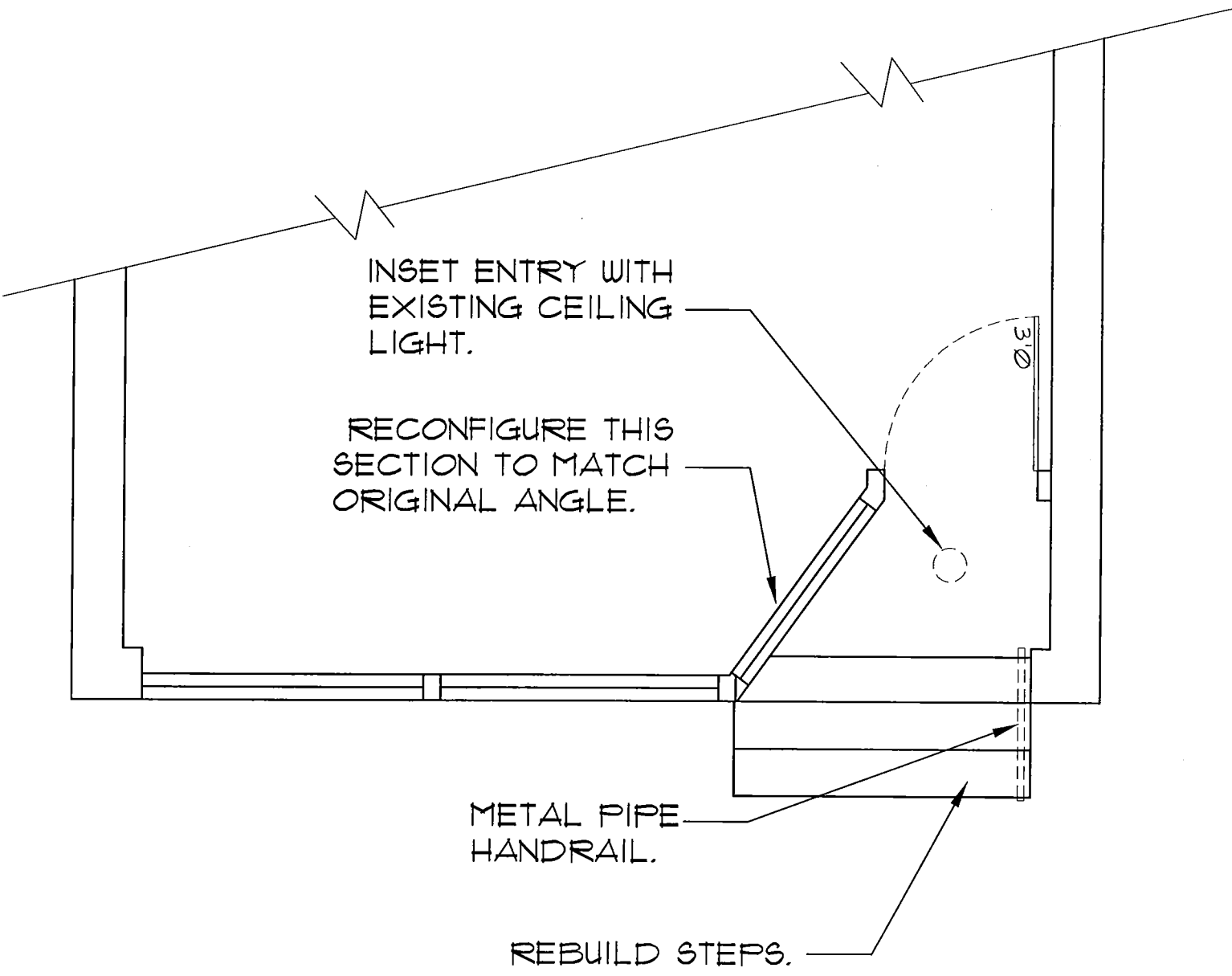
109



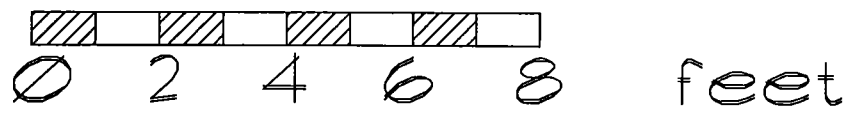
Lakeside Grocery Photo 1930s.jpg (600x346x16M jpeg)

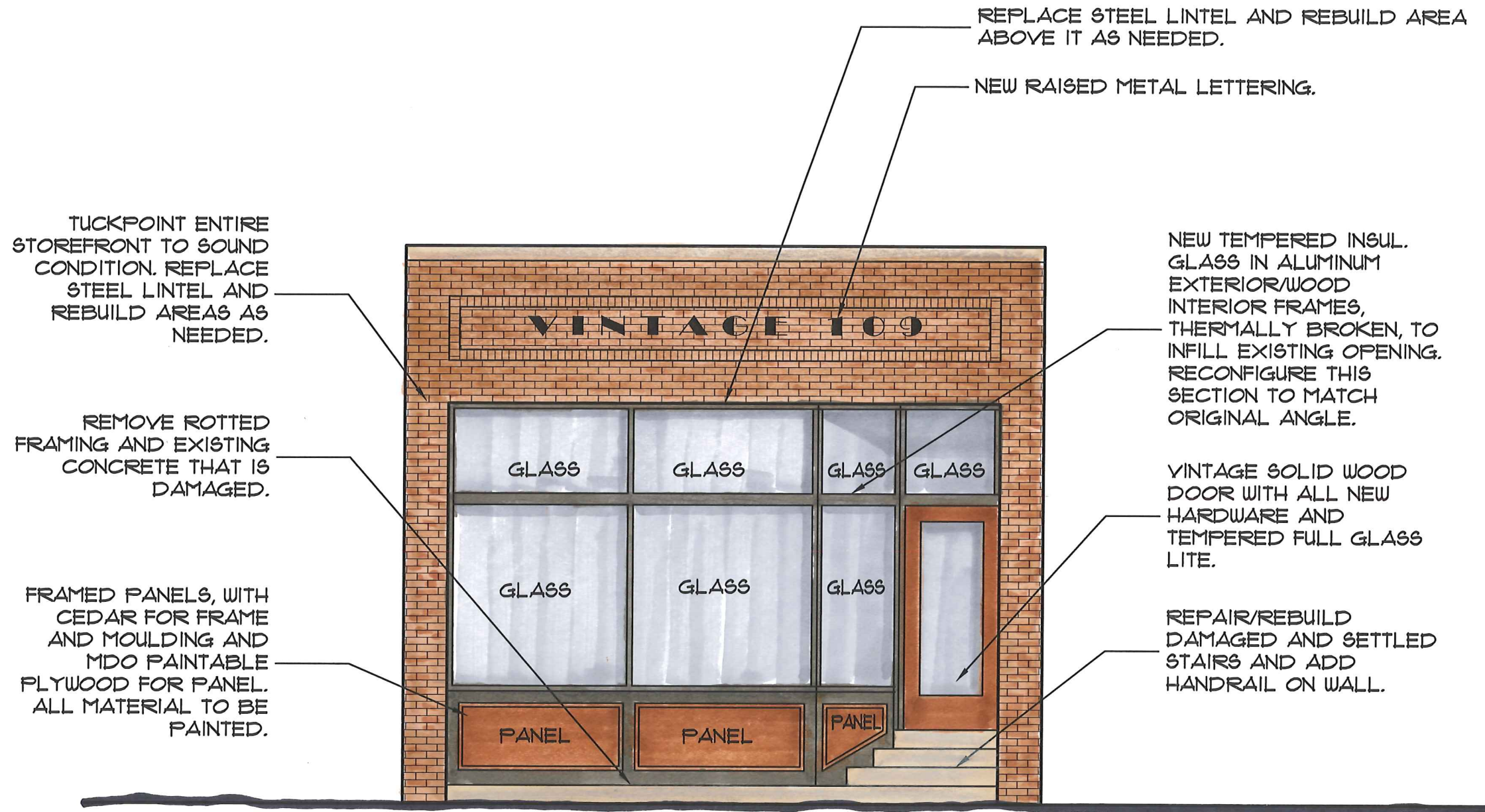




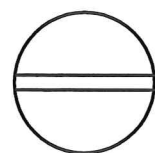


PARTIAL FIRST FLOOR PLAN





PROPOSED FRONT (NORTH) ELEVATION



SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION