

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT
STAFF TEAM

TO: URBAN DESIGN COMMISSION

TITLE: Façade Improvement Grant Applications:
554 W. Main Street (Echo Tap & Grill),
& 1221 Williamson Street
(Willy Street Co-op)

AUTHOR: Percy Brown, Manager
Office of Economic Revitalization
Economic Development Division

DATED: September 1, 2010

SUMMARY:

On February 3, 2004, 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 are the following Facade Improvement proposals:

1. **554 West Main Street: Echo Tap & Grill**
Grantee: Echo Tap, Inc.

There are two Facades: West Main Street and Bedford Street

- a. Install new windows and doors.
- b. New wood siding.
- c. Wood panel
- d. New openings (structural).
- e. Masonry (new/refurbished).
- f. New brick Masonry Veneer.
- g. Install new metal roof.
- h. Install new wood fence

- i. Install new exterior lighting.
- j. Landscape improvements.

See Attachments for specifications

Total project cost is estimated at \$62,078.00
Facade Improvement Grant not to exceed \$20,000.00

**2. 1221 Williamson Street: Willy street Co-op
Grantee: Willy Street Co-op**

There are two Facades: Williamson Street and Jennifer Street

- a. New stone caps at existing pilasters.
- b. Install salvaged barn doors.
- c. New galvanized steel canopy at east end.
- d. Add new wood trellis.
- e. Add new steel arbor.
- f. New Painting.
- g. Remove existing canopy & pilasters.
- h. Install new exterior lighting.

See Attachments for Specifications

Total project cost is estimated at \$44,800.00
Façade Improvement Grant no to exceed \$10,000.00

RECOMMENDATION:

The Preservation Staff appreciates the Willy Street Co-op Façade proposal and the use of the existing building fabric combined with the introduction of new materials and elements. The Façade proposal has a pedestrian/residential scale that compliments the context and softly transitions the park space to the commercial building. The above Façade Improvement Grant proposals have been reviewed by the Façade Improvement Grant Staff Team and meet the requirements of the Program. The Staff Team recommends approval of the above Façade Improvement Grant proposals.



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
 Percy Brown, 266-6558
pbrown@cityofmadison.com

PROGRAM APPLICATION

Applicant: Patrick Henry Rynes Phone: (608) 256-6928
 Business Name: Echo Tap & Grill
 Building Name: _____
 Business Address: 554 W. Main Street, Madison WI
 Property Owner: Patrick Henry Rynes
 Address: 554 W. Main Street, Madison WI
 Lease Terms: No lease terms (owner occupied building)

Definition of Project Scope: Exterior renovations to existing building facades on Main and Bedford Streets. Renovation and additions to relocate main entry door, provide additional storefront windows, new wood siding, and new/refurbished masonry. In addition, signage is to be relocated, and new site lighting and landscaped improvements are planned.

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 \$
New openings (structural)	\$8,472	\$3,000	\$5,472
New Windows & Doors	\$22,529	\$5,750	\$16,779
Masonry (new/refurbished)	\$9,449	\$3,000	\$6,449
New Wood Siding	\$15,191	\$5,750	\$9,441
Exterior Lighting	\$6,437	\$2,500	\$3,937
Total:	\$62,078	\$20,000	\$42,078



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Contractor/Supplier: TO BE DETERMINED (project to be competitively bid)
 Address: _____

ATTACHMENT

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

REMARKS See attachments for project location map, images of
neighborhood & surrounding buildings, images and
elevations of existing building facade and
proposed improvements.

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: Patrick H. Rymer Date: 8-8-10

Signature: _____ Date: _____

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

Economic Development Division
 Attn: Percy Brown
 215 Martin Luther King Jr. Boulevard, LL100
 P.O. Box 2983
 Madison, WI 53701-2983

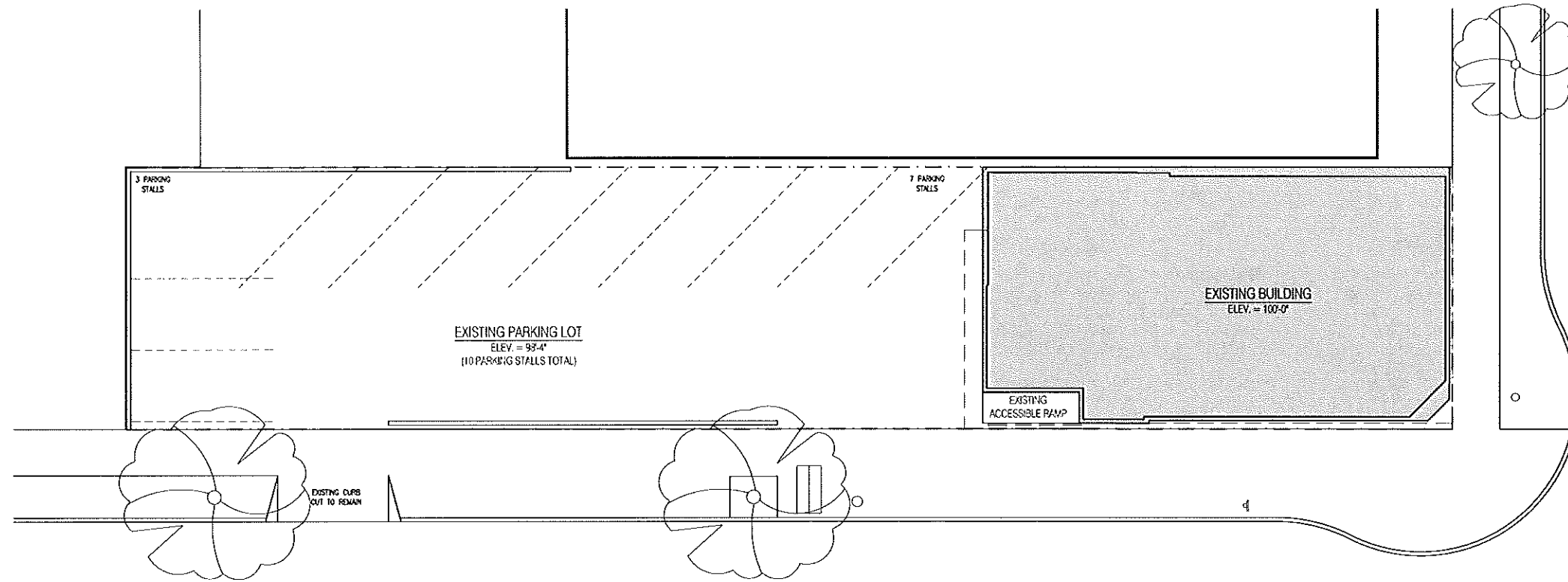
Echo Tavern and Grill

Façade Improvements

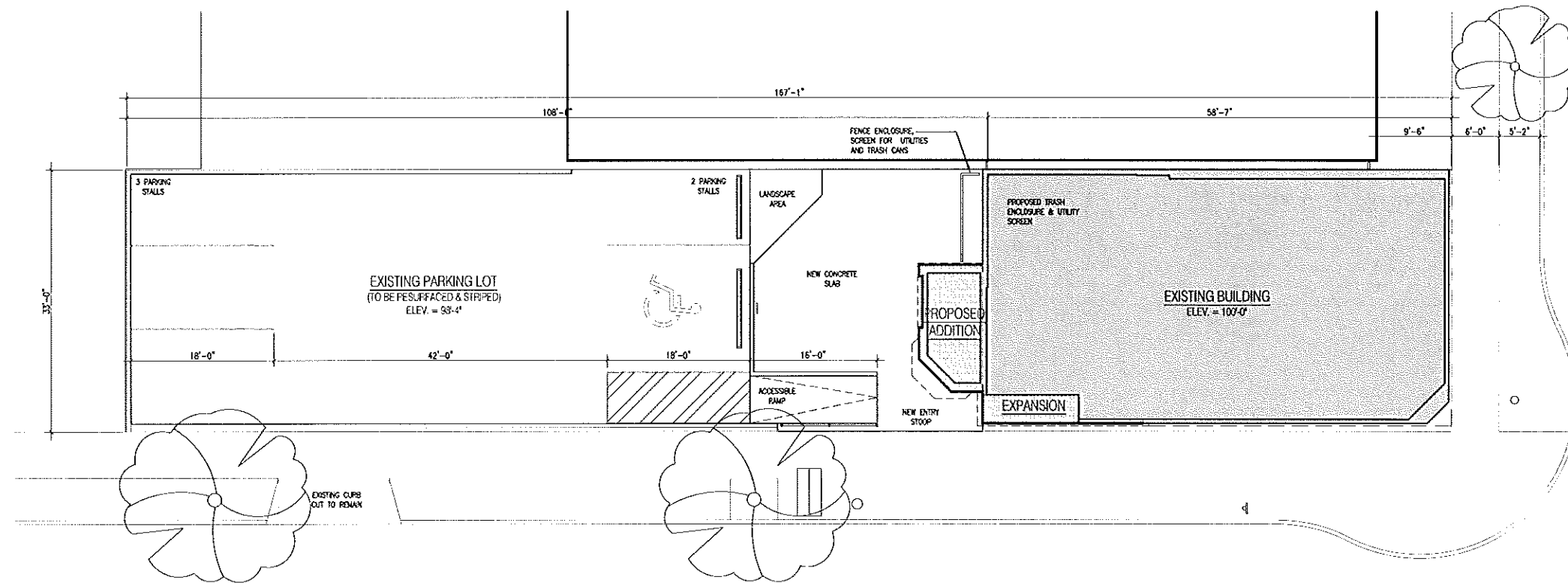
concept budget estimate (preliminary)

Draft Design Report Budget Detail
Echo Tap Renovation and Addition

	QUANTITY	UNITS	UNIT COST	COST	
Construction					
General Construction					\$43,220
Ext Walls: wood studs w/ wood panel	690	sf	\$15.00	\$10,350	
Ext Walls: exst studs w/ wood panel	580	sf	\$2.50	\$1,450	
Ext Walls: wood studs w/ brick	160	sf	\$26.00	\$4,160	
Ext Walls: exst studs w/ brick	140	sf	\$12.00	\$1,680	
Ext Walls: alter and patch exst masonry	500	sf	\$3.00	\$1,500	
Storefront Doors & Frame	3	ea	\$1,200	\$3,600	
Hardware (panic)	3	ea	\$300	\$900	
Windows & Frames (in new walls)	5	ea	\$1,000	\$5,000	
Windows & Frames (in exst walls)	8	ea	\$1,000	\$8,000	
Structural decking: roof expansion	270	sf	\$4.00	\$1,080	
Structural reinforcing: new roof expansion	1	lump sum	\$2,500	\$2,500	
Structural reinforcing: wall openings	3	ea	\$1,000	\$3,000	
Electrical					\$5,000
new site lighting	1	lump sum	\$5,000	\$5,000	
Construction sub-Total				\$48,220	
General Conditions	1	lump sum	\$10,000	\$10,000	
Overhead and Profit	8%	percent	\$3,858	\$3,858	
TOTAL CONSTRUCTION COST				\$62,078	



1 SITE PLAN - EXISTING
1/8"=1'-0"



1 SITE PLAN - PROPOSED
1/8"=1'-0"

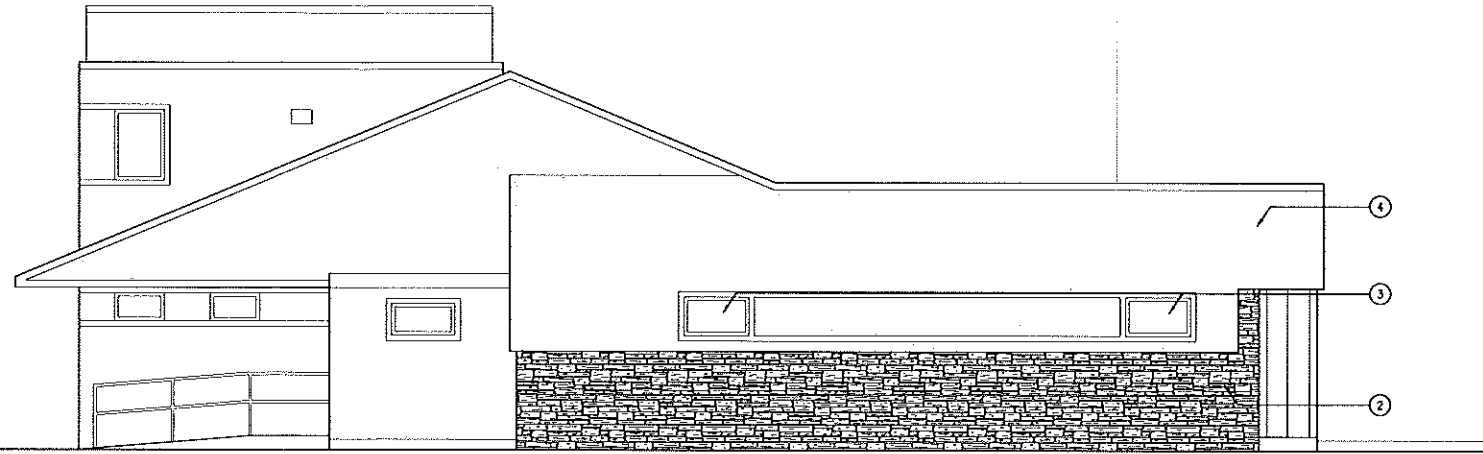


ECHO TAP
RENOVATION AND EXPANSION
554 WEST MAIN STREET
MADISON, WI

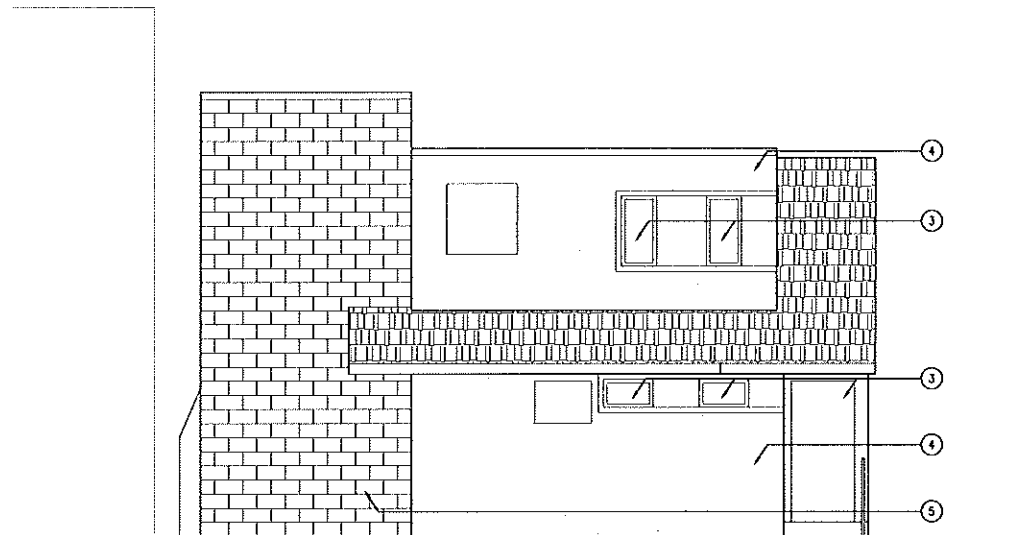
SITE PLANS
EXISTING & PROPOSED

08/09/2010
PRELIMINARY

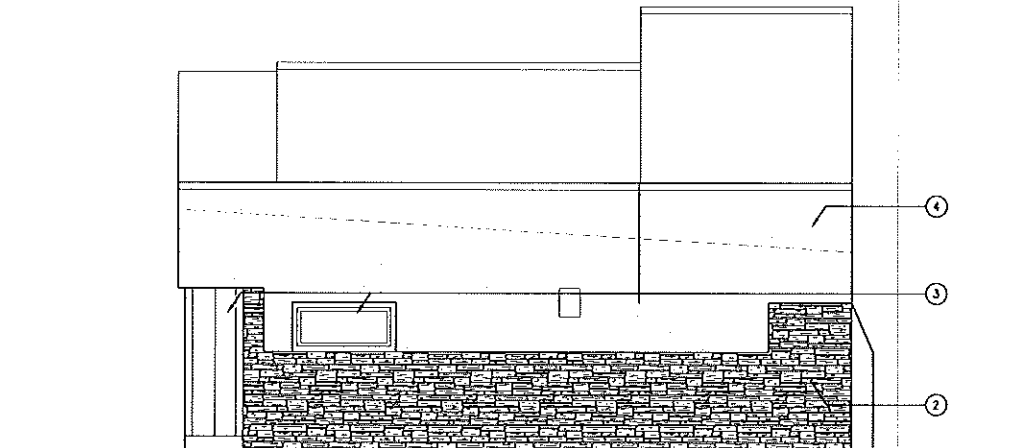
A1.0



1 SIDE ELEVATION (BEDFORD STREET)
1/8"=1'-0"

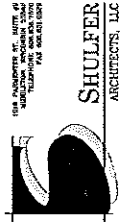


2 NORTH ELEVATION (REAR PARKING LOT)
1/4"=1'-0"



3 SOUTH ELEVATION (MAIN STREET)
1/4"=1'-0"

- ELEVATION MATERIAL NOTES:**
- ① WOOD SIDING
 - ② MASONRY VENEER
 - ③ STOREFRONT WINDOW/DOOR
 - ④ EPS
 - ⑤ CONCRETE MASONRY UNIT



ECHO TAP
RENOVATION AND EXPANSION
554 WEST MAIN STREET
MADISON, WI

EXTERIOR ELEVATIONS
EXISTING

08/09/2010
PRELIMINARY

A3.0



1 SIDE ELEVATION (BEDFORD STREET)
 1/8" = 1'-0"



2 NORTH ELEVATION (REAR PARKING LOT)
 1/4" = 1'-0"



3 SOUTH ELEVATION (MAIN STREET)
 1/4" = 1'-0"

- ELEVATION MATERIAL NOTES:**
- ① WOOD SIDING
 - ② WOOD PANEL
 - ③ NEW BRICK MASONRY VENEER
 - ④ STAKEFRONT WINDOW/DOOR
 - ⑤ METAL ROOF
 - ⑥ WOOD FENCE (BEYOND), TO MATCH STYLE OF NEW WOOD PANELING/SIDING ON FACADE
 - ⑦ BACK-LIT SIGN (EXISTING TO BE RELOCATED)
 - ⑧ EXISTING MASONRY TO REMAIN (PATCH AND REPAIR AS REQ'D) OR RE-USED AT ENTRY DOOR ACCENTS



4 EAST ELEVATION (ALLEYWAY)
 1/4" = 1'-0"



EXISTING BEDFORD STREET FACADE



EXISTING MAIN STREET FACADE



EXISTING MAIN ENTRYWAY



EXISTING FRONT ENTRYWAY



NORTHWEST VIEW ON BEDFORD STREET
*NOTE SURROUNDING NEW CONSTRUCTION



NORTHEAST VIEW ON MAIN STREET



EXISTING STRUCTURE IN NEIGHBORHOOD



EXISTING STRUCTURE IN NEIGHBORHOOD



NEW CONSTRUCTION IN NEIGHBORHOOD



NEW CONSTRUCTION IN NEIGHBORHOOD



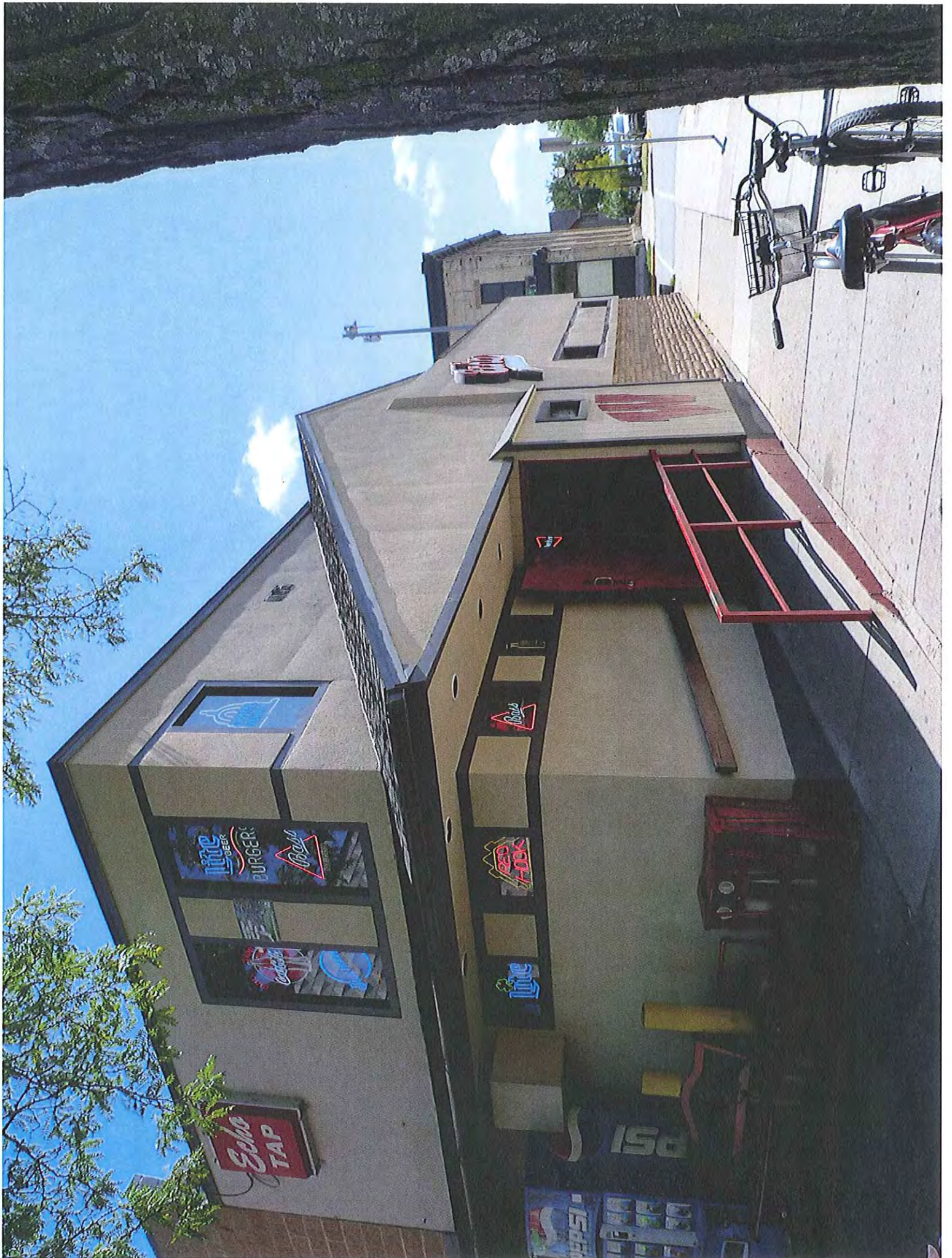
ECHO TAP
RENOVATION AND EXPANSION
554 WEST MAIN STREET
MADISON, WI

**EXISTING BUILDING &
NEIGHBORHOOD IMAGES**

08/09/2010
PRELIMINARY









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Building and beautifying Madison, one storefront at a time



Department of Planning & Community & Economic Development
 Economic Development Division
 215 Martin Luther King Jr., Boulevard
 Percy Brown, 266-6558
pbrown@cityofmadison.com

PROGRAM APPLICATION

Applicant: Elizabeth Cwik Phone: 608 215 7650
 Business Name: Willy Street Co.op
 Building Name: Willy Street Co.op
 Business Address: 1221 Williamson St.
 Property Owner: Willy Street Co.op
 Address: 1221 Williamson St.
 Lease Terms: None - owner occupied
 Definition of Project Scope: _____

Improvement of architectural appearance
of rear facade of the Willy Street Co.op
building facing Jennifer Street.

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 \$
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<u>New exterior lighting</u>	_____	_____	_____
<u>New stone caps at existing pilasters</u>	_____	_____	_____
<u>Add salvaged barn doors and metal canopy @ east end</u>	_____	_____	_____
<u>Add new wood trellis and metal arbor</u>	_____	_____	_____
<u>Paint</u>	_____	_____	_____
<u>Remove existing canopy @ pilasters</u>	_____	_____	_____
Total:	<u>\$44,800.</u>	<u>\$10,000.</u>	<u>\$34,800.</u>

} \$ drawings
See contract for complete scope of work.



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 215 Martin Luther King Jr., Boulevard
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pbrown@cityofmadison.com

Contractor/Supplier: Bachmann Construction
 Address: 1201 S. Stoughton Rd., Madison, WI 53716

ATTACHMENT

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

REMARKS Contractor proposal/contract attached.

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: Elizabeth Cwik Date: 08 03 10
 Signature: _____ Date: _____

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

Economic Development Division
 Attn: Percy Brown
 215 Martin Luther King Jr. Boulevard, LL100
 P.O. Box 2983
 Madison, WI 53701-2983



PROPOSAL CONTRACT

1201 S Stoughton Road

Madison, WI 53716

Phone: (608) 222-8869

Fax: (608) 222-8618

info@bachmannconstruction.net

www.bachmannconstruction.com

Quality through Teamwork Since 1954

Customer: Willy Street Grocery Coop.
1221 Williamson Street
Madison WI 53703
Attn: Wynston Estis

Date: July 26, 2010

Job Name and Location:
Jenifer Street Façade/Landscape Improvements

Phone: 608.251.0884

Fax:

Anticipated Start Date: August 2010

Email: w.estis@willystreet.coop

Anticipated Completion Date: September 2010

We propose to furnish labor, materials, and equipment to accomplish the following specific items of work in accordance with review of drawings and e-mail clarifications from Elizabeth Cwik and specifically in accordance with email from Wynston Estis on 7-23-10 stating REVISED scope of work.

We include the following:

- Building permit
- Supervision
- Project Management
- Debris disposal
- Equipment – bobcat with auger and scaffolding
- Site fence
- Supply and install new metals in accordance with drawings
- Install Owner supplied barn doors and track in accordance with drawings
- Demolish existing soffit and roof as shown on drawings
- Asbestos abatement at soffit transite board - \$1,000 Allowance included in this Proposal for this work.
- Patch existing EFIS behind removed soffit and roof – Allowance of \$2,000 included in this Proposal for this work.
- Paint walls, band, window surround, recess below windows, and pillars per plans. NOTE: Entire walls are NOT to be painted ... only painting of patching is called for at area where soffit has been removed.
- Supply and install precast copings per plan
- Supply and install new roof at barn door entry area
- Install new roof flashing at roof area above barn doors
- Saw nosing off existing concrete steps and chamfer ends
- Install owner supplied horizontal timbers at trellis – scalloped timber ends are NOT included. Straight cut only included.
- Remove and relocate existing bike rack and Rain Garden sign
- Electrical work per plan (LIGHTING CALCS NOT INCLUDED) – includes Value Engineering suggestion of changing light fixtures at pilasters to Type A1 per previously submitted light fixture cutsheets
- Install concrete foundations for timbers at trellis and install owner supplied vertical timbers

- Supply and install trellis cedar
- Wash, sand and oil barn doors

TOTAL BID FOR ABOVE WORK: \$44,800

Note: This proposal does not include anything not specifically stated herein. No hvac or plumbing is included. No plan review fee or lighting calcs are included. No planter construction, tables, chairs, play structure, bike racks, or landscape work is included. No seeding or sodding included. No work done at new Jenifer Street parking lot entrance. All timber to be supplied by WSGC. This proposal covers only those items included above. Any change in the intended scope of work outlined here, or any additional work items, will be handled as a change and may result in additional cost.

Payments to be made as follows:

Partial Payment as Work Progresses / Net 20 Days

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications, requested by Customer, involving extra cost, will be executed and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, Acts of God or other delays beyond our control. Customer is to carry builder's risk, fire, tornado, and other necessary insurances. Our workers are fully covered by Worker's Compensation insurance.

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

Bachmann Authorized Signature _____

Chris Quandt, Senior Project Manager, Bachmann Construction Company, Inc. [the "Contractor"]

JENIFER STREET FACADE IMPROVEMENTS

1221 WILLIAMSON STREET

WILLY STREET CO-OP

FACADE GRANT APPLICATION

OWNER

WILLY STREET CO-OP
1221 WILLIAMSON STREET
MADISON, WISCONSIN 53703
608-251-6776
westis@willystreetcoop
CONTACT: WYNSTON ESTIS

ARCHITECT

ELIZABETH CWIK ARCHITECTURE LLC
2303 WILLARD AVENUE
MADISON, WISCONSIN 53704
608-215-7650
elizabethcwik@gmail.com
CONTACT: ELIZABETH CWIK AIA

CONTRACTOR

BACHMANN CONSTRUCTION
1201 S. STOUGHTON ROAD
MADISON, WISCONSIN 53716
608-222-8869
cquandt@bachmannconstruction.net
CONTACT: CHRIS QUANDT

SHEET INDEX

GENERAL:
G-0 COVER SHEET

ARCHITECTURAL:
F-1 PLAN / ROOF PLAN
F-2 ELEVATIONS
F-3 DETAILS / SCHEDULES

PROJECT NUMBER: 010
DRAWN BY: EC
ISSUE DATE: 08/03/20
ISSUED FOR: FACADE GRANT APPLICATION

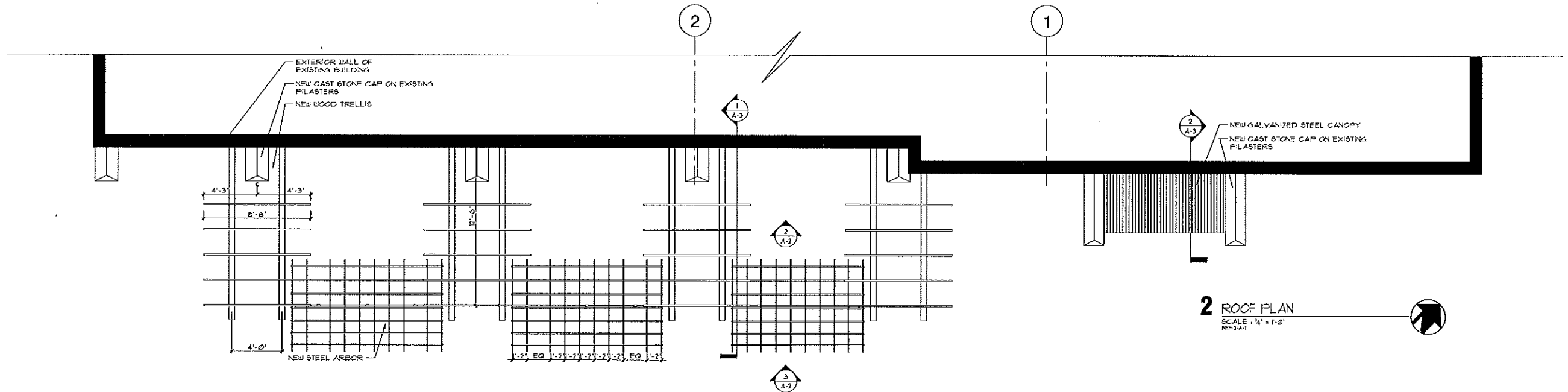
JENIFER STREET FACADE IMPROVEMENTS
WILLY STREET CO-OP
1221 WILLIAMSON STREET
MADISON, WISCONSIN 53703

ELIZABETH CWIK ARCHITECTURE LLC
2303 WILLARD AVENUE
MADISON, WISCONSIN 53704
ELIZABETH.CWIK@GMAIL.COM
WWW.ELIZABETHCWIKARCHITECTURELLC.COM

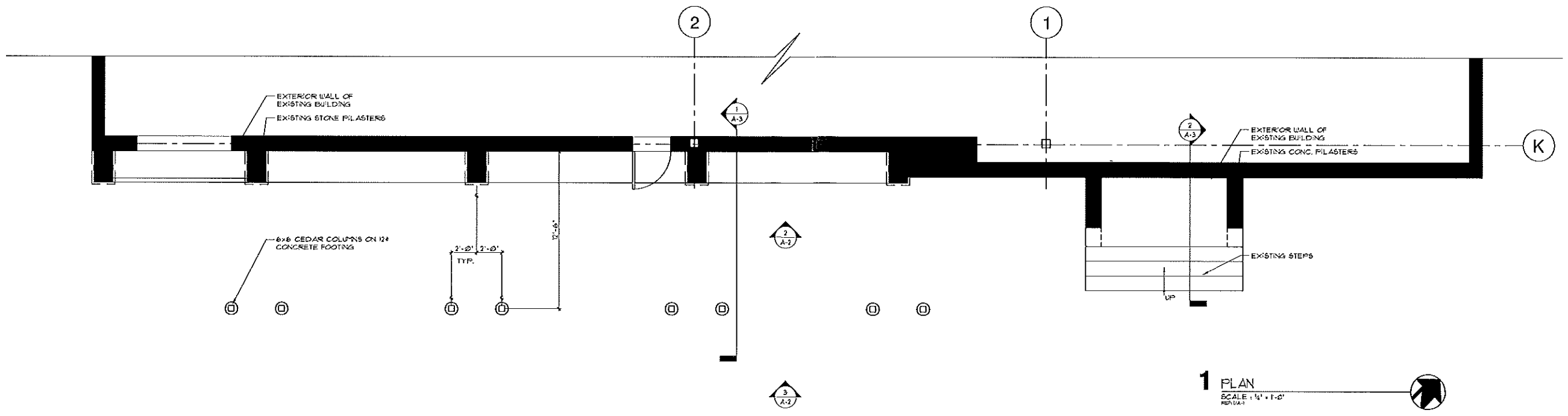
REVISION DATES:

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G-0



2 ROOF PLAN
SCALE: 1/4" = 1'-0"
REV: 12.11



1 PLAN
SCALE: 1/4" = 1'-0"
REV: 12.11

PROJECT NUMBER: 019
DRAWN BY: EC

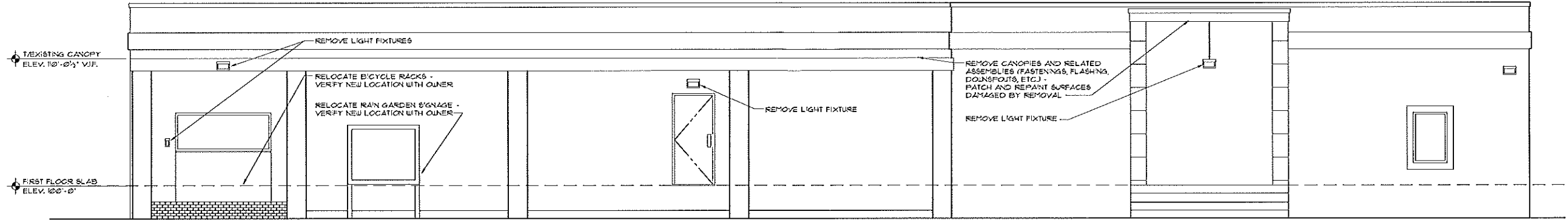
ISSUE DATE: 08/20/19
ISSUED FOR: FACILITY MAINT APPLICATION

JENIFER STREET FACADE IMPROVEMENTS
WILLY STREET CO-OP
1221 WILLIAMSON STREET
MADISON, WISCONSIN 53703

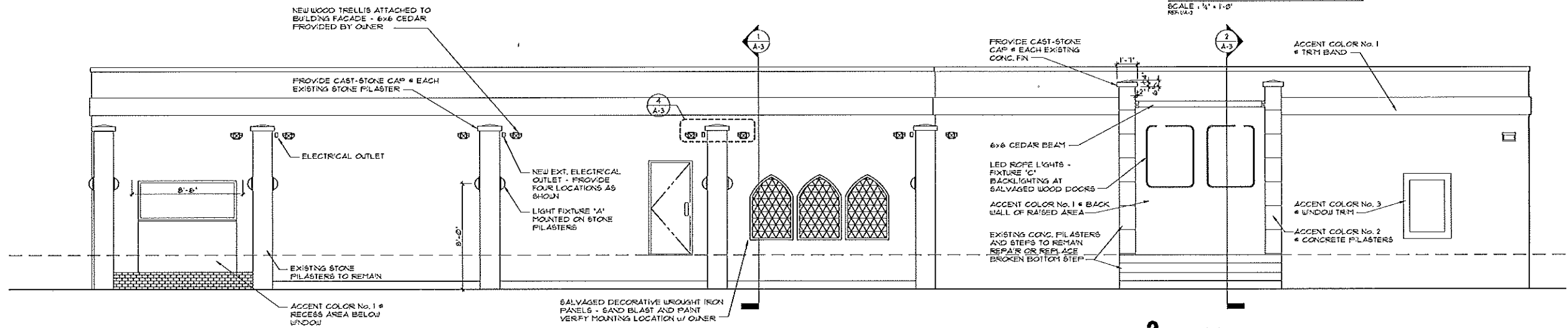
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1221 WILLIAMSON STREET
MADISON, WISCONSIN 53704
608-215-7650
ELIZABETH.CWIK@YMAIL.COM
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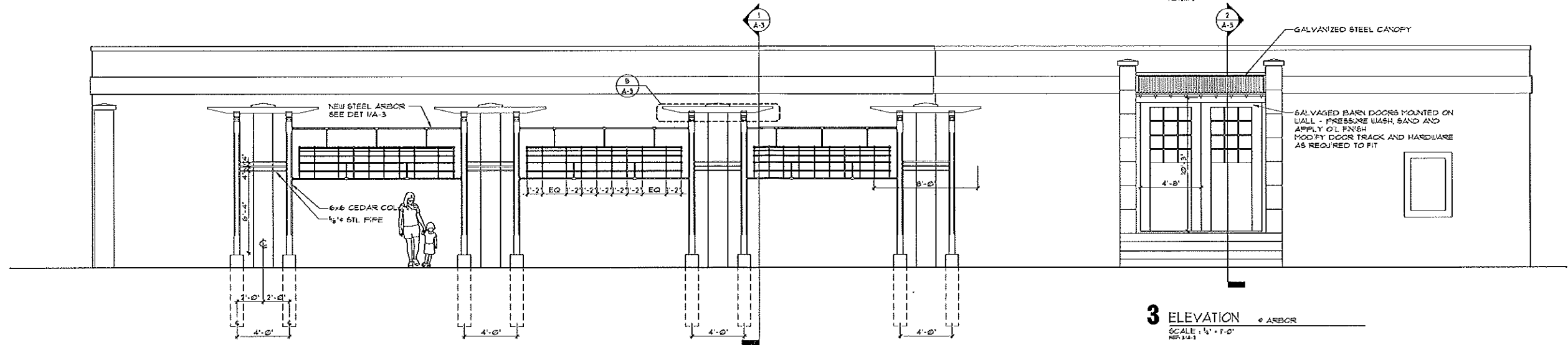
F-1



1 ELEVATION EXISTING / DEMOLITION
SCALE: 1/4" = 1'-0"
REV 14-3



2 ELEVATION TRELLIS
SCALE: 1/4" = 1'-0"
REV 14-3



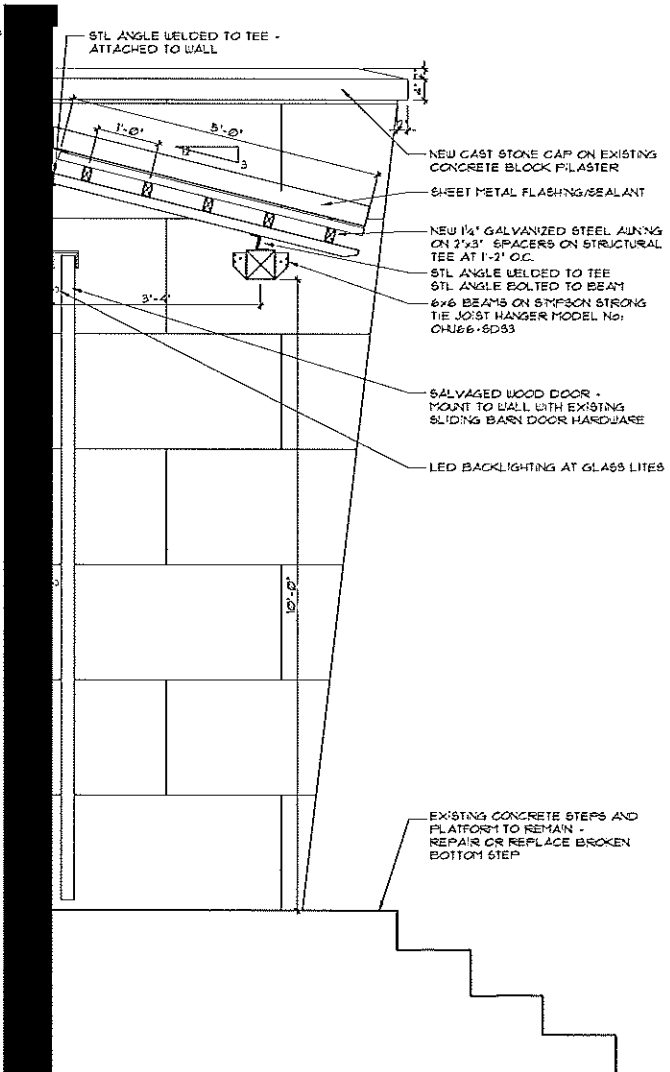
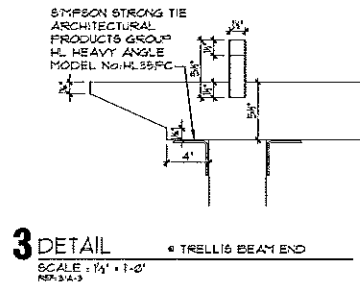
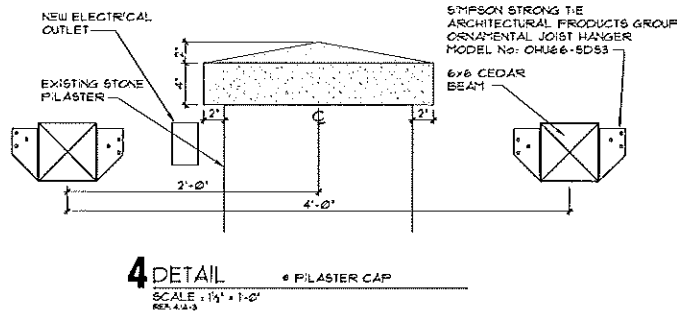
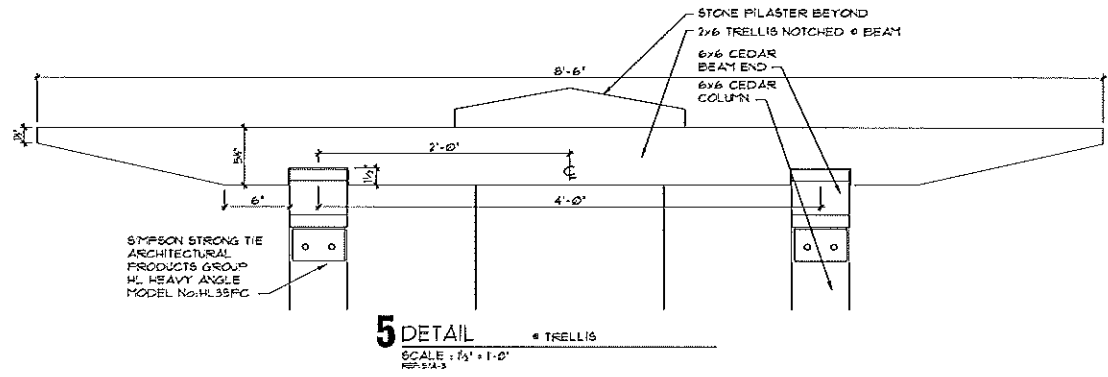
3 ELEVATION ARBOR
SCALE: 1/4" = 1'-0"
REV 14-3

PROJECT NUMBER: 0110 EC
DRAWN BY: JACOBSON
CHECKED BY: JACOBSON
ISSUED FOR: WISCONSIN DEPT. OF TRANSPORTATION

JENIFER STREET FACADE IMPROVEMENTS
WILLY STREET CO-OP
1221 WILLIAMSON STREET
MADISON, WISCONSIN 53703

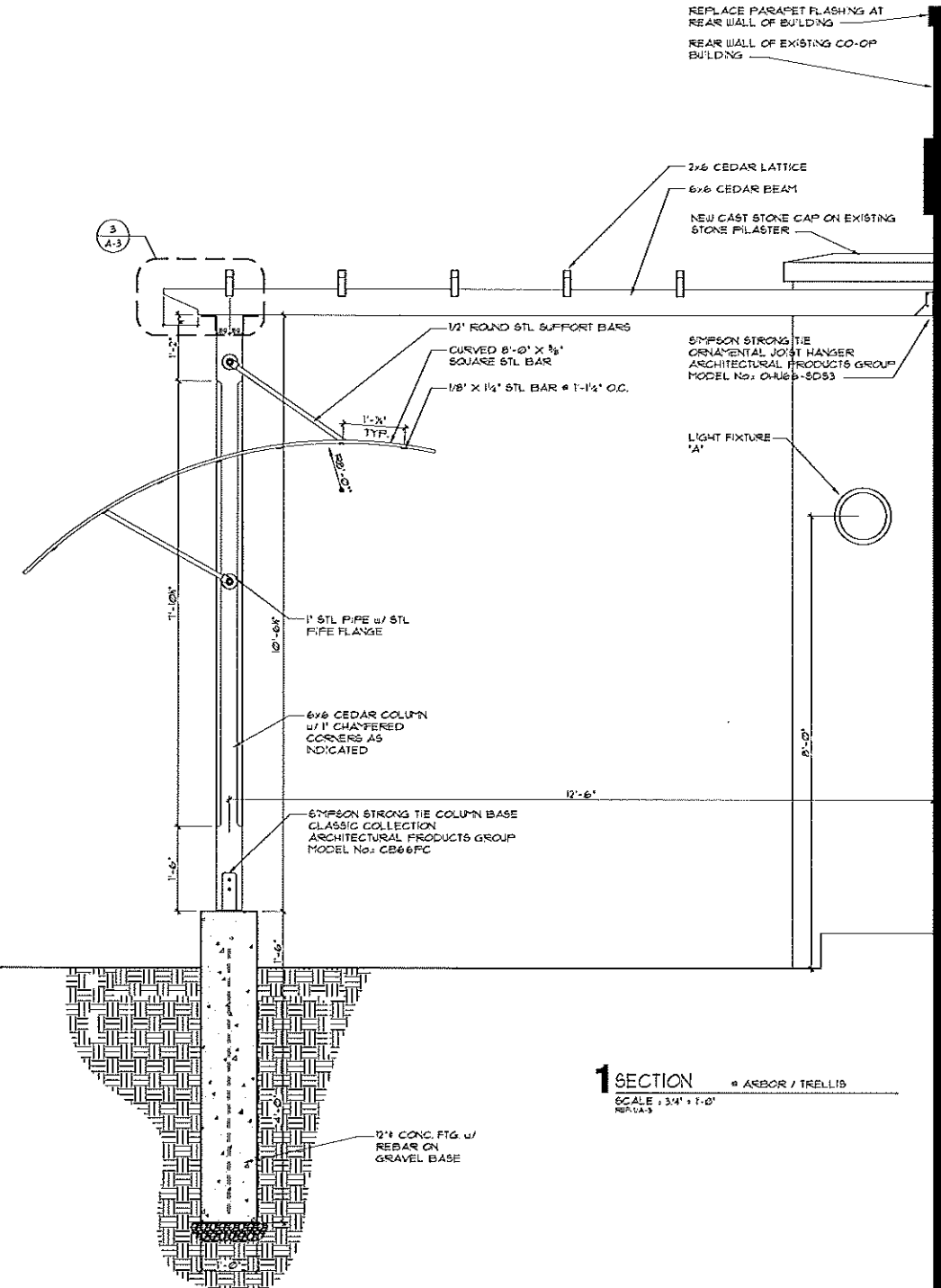
ELIZABETH CWIK ARCHITECTURE LLC
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MADISON, WISCONSIN 53704
608-251-7800
ELIZABETH.CWIK@MILLCOM.COM
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REVISION DATES:
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2 SECTION • STEPS LOOKING EAST
SCALE: 3/4" = 1'-0"
REV. 12.13

LIGHTING SCHEDULE					
FIXTURE	LOCATION	TYPE/QUANTITY	MANUFACTURER/MODEL	COLOR/FINISH	NOTES
A	STONE PERS	SURFACE MOUNT (8) FLUORESCENT	PHILIPS GARDCO FASCIA FORMS 520 SERIES	BRONZE PAINT ACRYLIC LENS	WWW.SITELIGHTING.COM
B					
C	BEHND DOORS	LED ACCENT ROPE LIGHT		WARM WHITE	



1 SECTION • ARBOR / TRELLIS
SCALE: 3/4" = 1'-0"
REV. 12.13

PROJECT NUMBER: 0110
DRAWN BY: EC
ISSUE DATE: 08/2015
ISSUED FOR: FUDGE GRANT APPLICATION

JENIFER STREET FACADE IMPROVEMENTS
WILLY STREET CO-OP
1221 WILLIAMSON STREET
MADISON, WISCONSIN 53703

ELIZABETH CWIK ARCHITECTURE LLC
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REVISION DATES:
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