

City of Madison, Wisconsin

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REPORT OF: FAÇADE IMPROVEMENT GRANT  
STAFF TEAM

TO: URBAN DESIGN COMMISSION

TITLE: Façade Improvement Grant Applications:  
701 Wingra Drive (Hollow Metal Door  
Shop; and Home Theatre & Automation  
Company)  
2 South Mills Street  
(Hong Kong Café).

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

DATED: July 28, 2009

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**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 proposals be referred to the Urban Design Commission for comments and recommendations.

Attached for your review are the following facade proposals:

**1. 701 Wingra Drive: Hollow Metal Door Shop; & Home Theatre & Automation Company**

Façade work involves the complete exterior renovation of the old Firestone Retreat Facility in South Madison, with the two new businesses above going in.

**There are three facades: Wingra Drive, S. Park Street and Beld Street:**

- A. Masonry
- B. New insulated windows with mullions
- C. New doors
- D. New siding
- E. Gutters & down spouts
- F. New lighting

## G. New signage

See attachment for specifications.

Total project cost is estimated at \$75,130.00  
Facade Improvement Grant not to exceed \$25,000.00

## 2. 2 South Mills Street: Hong Kong Café

Facade work involves major masonry restoration, new lighting that fits with the history and architecture of the building; and removal of awning and existing wood awning box and neon lighting.

This two-story red brick commercial building has an interesting history as a Jewish grocery store. It is one of the very few buildings remaining that are associated with the Jewish community which lived in the historic Greenbush Neighborhood. Hong Kong Café is among the few remaining examples of the historic red brick buildings that used to populate the Regent Street corridor.

### **There are two facades: South Mills Street and Regent Street**

- A. Tuck point and repair brick as needed, including parapet rebuilding and soldier course resetting with new steel lintels as required.
- B. Remove existing lighting and install new lighting that is in keeping with the history and architecture of the building.
- C. Remove existing awnings
- D. Remove existing wood freeze
- E. Repaint panels with dark gray to mimic glass appearance

See Attachments for specifications

Total project cost is estimated at \$45, 848.00  
Facade Improvement Grant not to exceed \$20,000.00

### **RECOMMENDATION:**

The above applications 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 Facade 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](mailto:pbrown@cityofmadison.com)

**PROGRAM APPLICATION** *DM*

Applicant: JEFF BECKMANN Phone: 608-255-5799  
 Business Name: WINGRA PARK LLC  
 Building Name: \_\_\_\_\_  
 Business Address: 701 Wingra Dr , 610 Beld St  
 Property Owner: JEFF BECKMANN  
 Address: 8806 Nelson Crossing  
 Lease Terms: 3 years NNN  
 Definition of Project Scope: Complete Renovation of the  
old Firestone Retread facility, 2 New Businesses  
joining in (Hollow Metal Door Shop)  
(Home Theatre + Automation Company)

**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>MASONRY</u>	<u>38,477</u>	<u>0</u>	<u>38,477</u>
<u>WINDOWS</u>	<u>18,312</u>	<u>0</u>	<u>18,312</u>
<u>SIDING</u>	<u>18,341</u>	<u>0</u>	<u>18,341</u>
<u>SIGNAGE</u>	<u>UNDETERMINED</u>		
Total:	<u>75,130</u>		



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

Contractor/Supplier: Supreme Structures  
 Address: 4487 Robertson Rd 53714

**ATTACHMENT**

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

REMARKS: SEE EMAIL  
3 SIDES  
PARK ST  
WINGRA DR  
BULD ST

**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: [Signature] Date: 6/27/09  
 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



Supreme Structures, Inc.

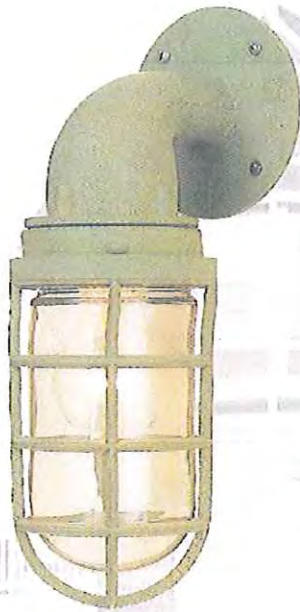
**Proposal**  
07/22/09

Proposal  
with Gen Cond Compressed  
Job# 6412 to 6412

Assembly#	Part#	Description	Price
Job: 6412	Park St. & Wingra Exterior		
	Base Bid		
1000		GENERAL CONDITIONS	3,647.20
	1003	ENGINEERING (by owner)	
	1500	PERMITS allowance	250.70
	2055	DEMOLITION Labor REMOVE 3 DOORS	306.75
	4200	UNIT MASONRY	35,207.00
	4200	UNIT MASONRY-Added Items	2,180.00
	4200	UNIT MASONRY infill 2 doors	1,962.00
	4200	UNIT MASONRY REMOVE WINDOW-BLOCK FOR DOOR	1,308.00
	5100	STRUCTURAL METAL FRAMING 480 LF	4,449.38
	6100	ROUGH CARPENTRY / WINDOWS- LABOR	2,171.34
	6100	ROUGH CARPENTRY - LABOR Facade Items	2,970.25
	6100	ROUGH CARPENTRY/ROOF CURBS)- LABOR	457.12
	6110	ROUGH CARPENTRY/WINDOWS material	588.50
	8100	METAL DOORS AND FRAMES LABOR	818.01
	8150	METAL DOORS AND FRAMES (EXTERIOR))	3,184.00
	7916	SEALANTS Material	247.50
	7500	MEMBRANE ROOF	38,913.00
	7500	MEMBRANE ROOF Gutters 2nd Roof	8,175.00
	7917	SEALANTS Labor	818.01
	8360	UPWARD ACTING SECTIONAL DOORS BELD	4,267.35
	8360	UPWARD ACTING SECTIONAL DOORS WINGRA	1,793.05
	8720	FINISH HARDWARE MATERIAL INCL 8150	
	8800	GLASS AND GLAZING (windows)	18,312.00
	8400	ENTRANCES AND STOREFRONTS	1,580.50
	9910	PAINTING	8,696.02
	15500	HEATING (GAS PIPE ALLOWANCE)	817.50
	15500	HEATING, VENT & AIR COND	20,680.57
	16500	ELECTRICAL (WIRE RTU UNITS & EXT LIGHTS)	15,151.00
<b>Totals:</b>			<b>178,701.05</b>
 <b>2 Foam Liquid Insulation</b>			
	7210	INSULATION (Talyored Foam Infill block)	6,926.95

Continued...

Assembly#	Part#	Description	Price
		<b>Totals:</b>	<b>6,926.95</b>
	<b>3</b>	<b>Upgrade Exterior(3 SIDES)</b>	
	1000	GENERAL CONDITIONS	370.60
	1045	EQUIPMENT & TOOL RENTAL tools	272.50
	1055	BOOM LIFT RENTAL	2,086.50
	1054	RENTAL Delivery/Pick up Charge	267.50
	1090	TRUCKING COST	63.44
	1085	MATERIAL HANDLING	228.56
	6110	ROUGH CARPENTRY material Z-Furring/Fastners	2,469.50
	7220	RIGID INSULATION	2,904.85
	7916	SEALANTS Material	165.00
	7917	SEALANTS Labor	457.12
	7620	SHEETMETAL FLASHING at Openings	3,760.50
	7461	SIDING-Metal Panel Labor 12 days	15,879.07
	7462	SIDING-Metal Panel Material	7,947.50
	9910	PAINTING Credit	-4,177.97
	7620	SHEETMETAL FLASHING-Coping Extensions	817.50
		<b>Totals:</b>	<b>33,512.17</b>



A1CLCG55/100INC



A2PRCG48/CF42W



A2AHCG53/200INC

SERIES	SIZE	GLASS	GUARD	FINISH	WATTAGE	DIMENSIONS
A	1	CL-Clear FR-Frosted PR-Prismatic RE-Red BL-Blue GR-Green AH-Amber Hyde	CG-Cast Guard	40-Copper CC 41-Black 42-Dk. Green 43-Red 44-White 45-Med. Blue 46-Yellow 48-C Pol. Alum. 49-Galvanized 50-Navy Blue 51-Arch. Brz 52-Patina 53-Rust 54-Shucco 55-Sage	100/INC CF26 (32W)	12 1/4" H x 4 1/2" W x 5 1/4" PRO 12 3/4" H x 5 3/4" W x 6 3/4" PRO
	2				200/INC CF42W*	14" H x 5 1/2" W x 6" PRO 14 1/2" H x 5 3/4" W x 7 3/4" PRO

\*only available in size 2

A

1

FR

CG

40

100/INC

EXAMPLE OF A TYPICAL ORDER

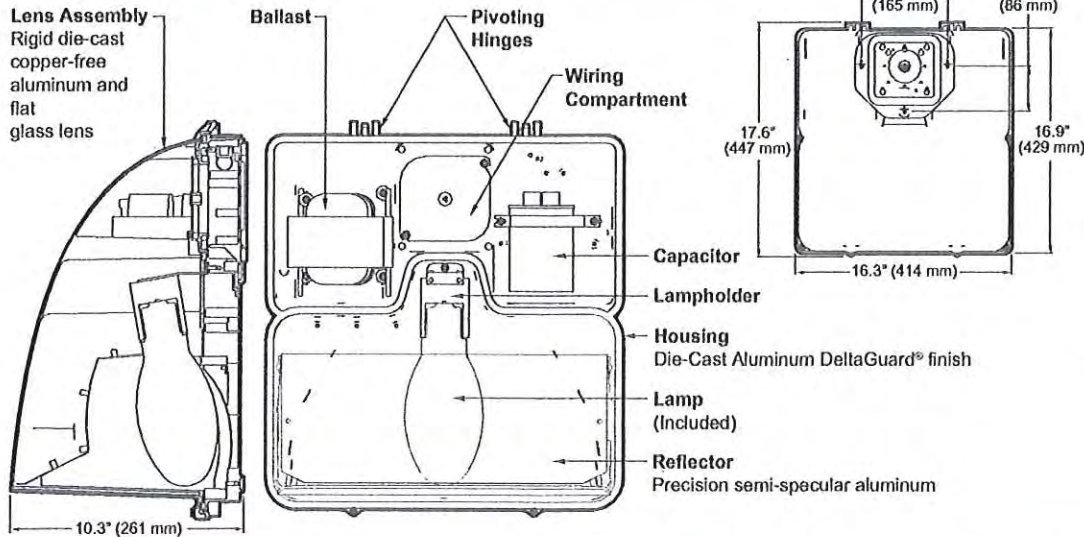
DIRECT MOUNT

# 16" FULL CUTOFF WALL PACK

**GWCO-16  
SERIES**



Notes



SPEC #	WATTAGE	CATALOG #
<b>PULSE START METAL HALIDE</b>		
<input checked="" type="checkbox"/> SPEC #	150W PSMH	GWCO615-(a)(b)
<input type="checkbox"/> SPEC #	250W PSMH	GWCO625-(a)(b)
<input type="checkbox"/> SPEC #	φ 320W PSMH	GWCO632-(a)(b)
<input type="checkbox"/> SPEC #	φ 400W PSMH	GWCO640-(a)(b)
<b>METAL HALIDE</b>		
<input type="checkbox"/> SPEC #	175W MH	GWCO417-(a)(b)
<input type="checkbox"/> SPEC #	250W MH	GWCO425-(a)(b)
<input type="checkbox"/> SPEC #	φ 400W MH	GWCO440-(a)(b)
<b>HIGH PRESSURE SODIUM</b>		
<input type="checkbox"/> SPEC #	250W HPS	GWCO525-(a)(b)
<input type="checkbox"/> SPEC #	400W HPS	GWCO540-(a)(b)
<b>COMPACT FLUORESCENT*</b>		
<input type="checkbox"/> SPEC #	57W CFL	GWCO257-(a)(b)
<input type="checkbox"/> SPEC #	70W CFL	GWCO270-(a)(b)

(a) VOLTAGE SUFFIX KEY	
M	120/208/240/277V (Standard)
T	120/277/347V (Canada Only)
U	120-277V Universal Voltage (CFL only) (Standard)
1	120V
2	277V
27	277V Reactor (PSMH Only)
3	208V
4	240V
5	480V
6	347V (Canada Only)

(b) OPTIONS (factory-installed)	
-(a)F	Fusing
-(a)P	Button Photocell
Q	Quartz Standby (includes 100W quartz lamp) (N/A on 277V Reactor)

Specify (a) Single Voltage — See Voltage Suffix Key  
Consult factory for IP65 option.

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

Specify (a) Voltage & (b) Options.  
\*Consult factory for alternate lamp wattages.  
φ Reduced envelope ED28 lamp.

## GENERAL DESCRIPTION

Full Cutoff Wall Pack fixture for HID lamp, totally enclosed. Housing is seamless copper-free die-cast aluminum. Lens assembly consists of a hinged, rigid die-cast copper-free aluminum frame and clear borosilicate glass lens held securely inside. Lens frame is easily removable and allows for easy attachment and serviceability using top pivoting hinge. Complete silicone gasketing around lens and gasketing at mounting provide a watertight seal. Ballast compartment is separate, and gasketed, from the optical chamber. A precision specular aluminum reflector provides forward throw with wide distribution to ensure wide fixture spacings and maximum light levels. Fixture design provides excellent IES Full Cutoff light distribution without glare. The optical chamber is sealed to reduce dirt and insect contamination. Furnished with e-coated, copper-free, lightweight mounting box designed for installation over standard 4-inch square or octagonal and single-gang J boxes and for conduit entry from top, sides and rear. Designed and approved for easy through-wiring. All PSMH and MH fixtures use vertical-lamp position. All HPS and CFL fixtures use horizontal-lamp position.

## ELECTRICAL

Fixture includes a clear, mogul-base lamp. 320 – 400W PSMH and 400W MH utilize the ED28 reduced envelope lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact and lamp locking feature. Fluorescent fixture includes one 57 or 70W quad tube/4-pin compact fluorescent lamp. Fixtures require a minimum 90°C temperature feed wire. All ballast assemblies are high-power factor and use the following circuit type:

*Reactor (277V PSMH)*  
150 – 400W PSMH

*CWA — Constant Wattage Autotransformer*  
150 – 400W PSMH; 175W – 400W MH,  
250 – 400W HPS

*Electronic (120 – 277V Universal Voltage)*  
(minimum starting temperature 0°F [-18°C])  
57 and 70W CFL

## LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations.

## FINISH

Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

## PATENTS

6,867,959; 7,354,177; D577,146; Patents Pending.

## ACCESSORIES

PC-1	Button Photocell (for fixtures set to 120V)
PC-2	Button Photocell (for fixtures set to 208, 240, 277V)
PC*6	Button Photocell (for fixtures set to 347V)
WM-GW	Uneven Surface Mounting Plate
Consult Factory	Emergency Egress (CFL only – remote mounted)





**Roadstock**  
Retread  
DIVISION OF  
COASTOCK TIRE

**FOR LEASE**  
13,000 SQ. FT.  
OFFICE / WAREHOUSE SPACE  
CALL DIVISION  
Available Spring '08  
608-663-5467



111





**FOR LEASE**  
PITZ REALTY  
(609) 257-0111

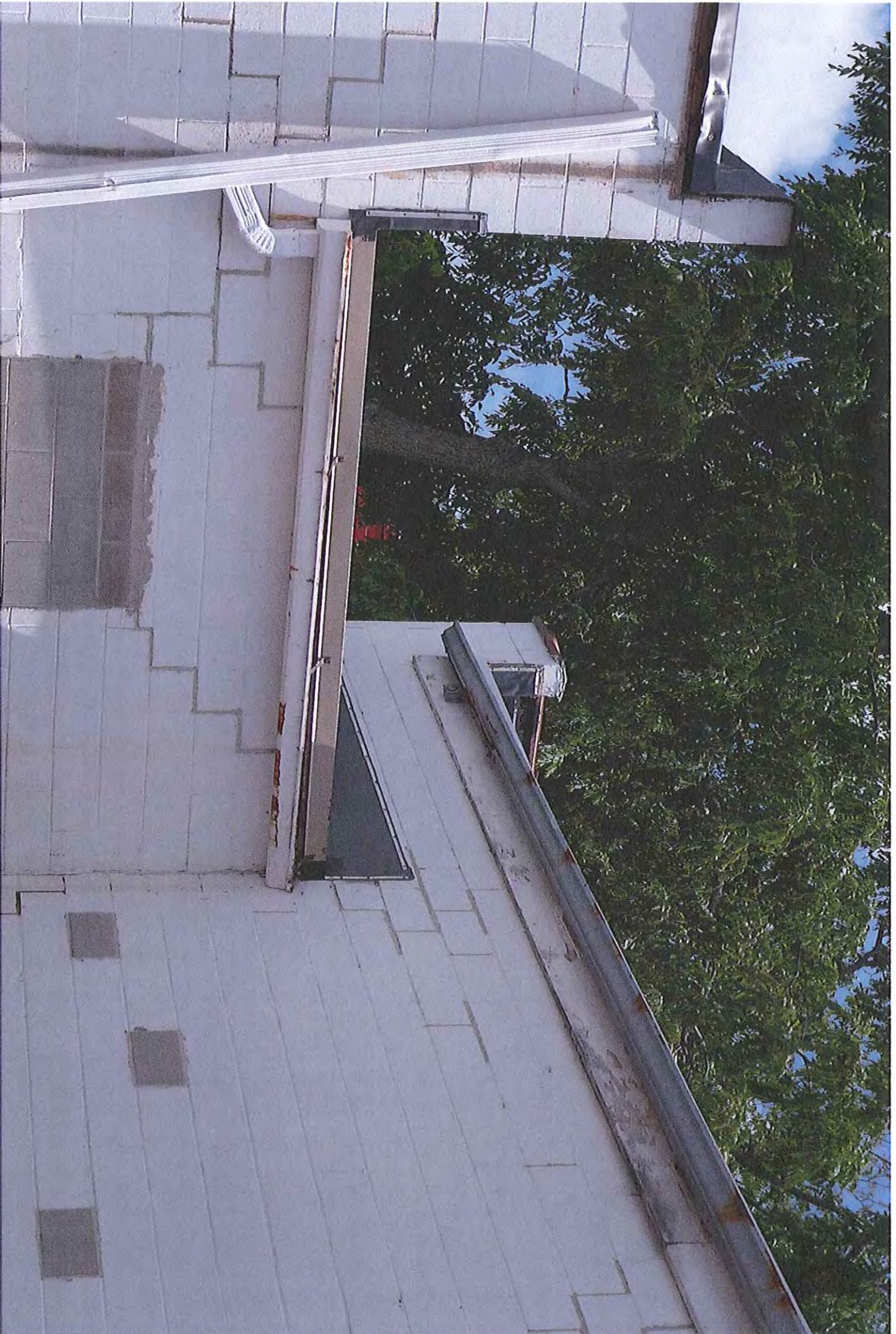
RURAL MASONRY INC

6036

06/29/2009



06/29/2009

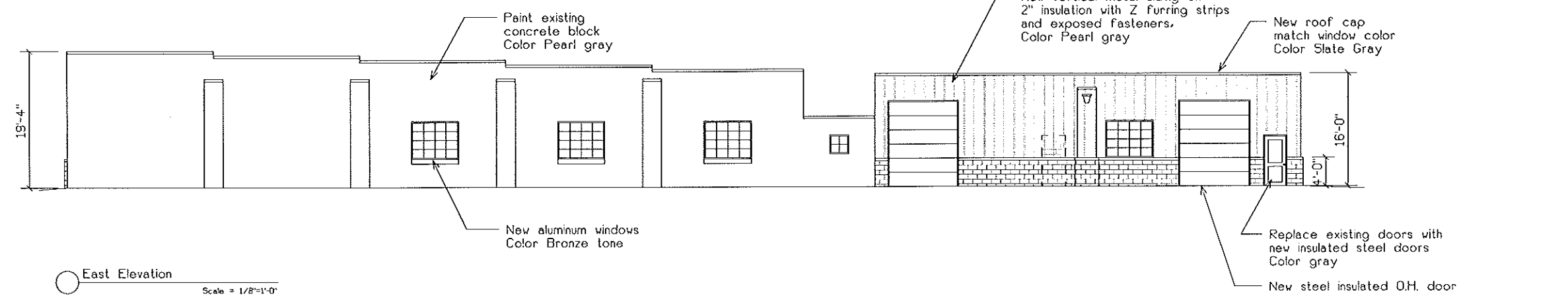
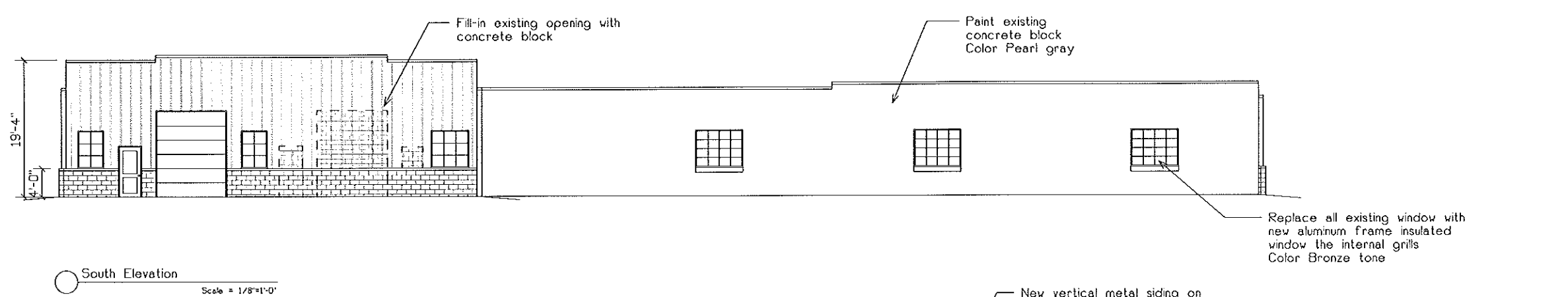
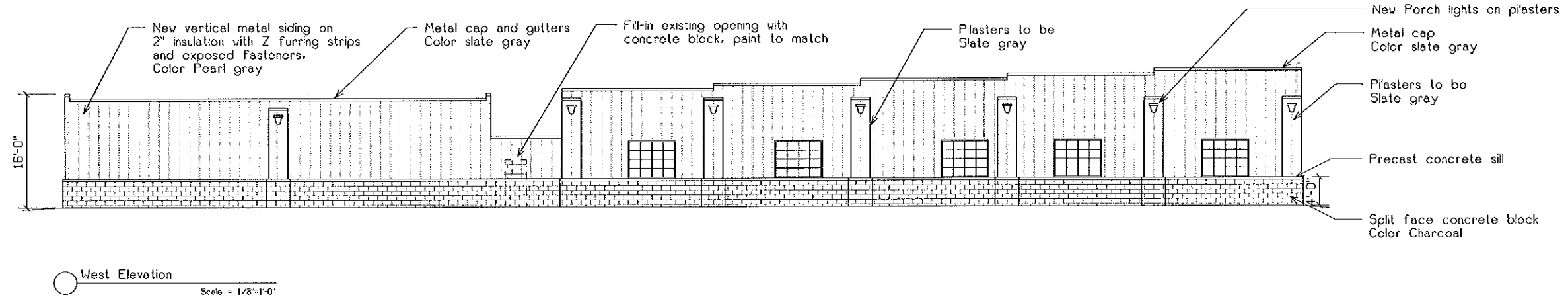
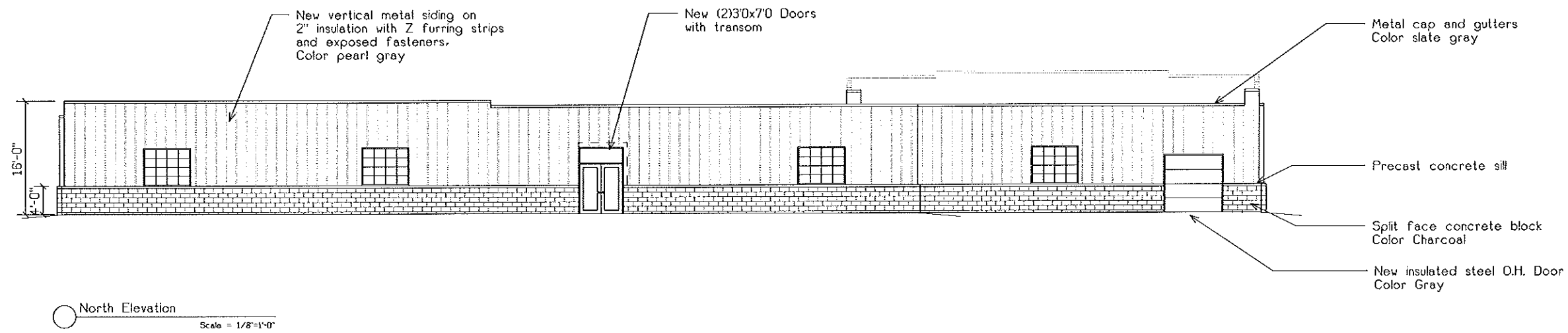




**FOR LEASE**

**PITZ** REALTY  
600.257.0111





Jeffery Groenier, Architect  
 830 S. Main Street  
 Oregon, WI 53575  
 608-835-3196

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Concepts  
 in  
 Architecture, LLC

Proposed for:  
 Gregg Shimanski Realty, Inc.

Address:  
 1603 Monroe Street  
 Madison, WI 53711  
 608-232-1800

Project:  
 Park Street and Wingra

Address:  
 Madison, WI

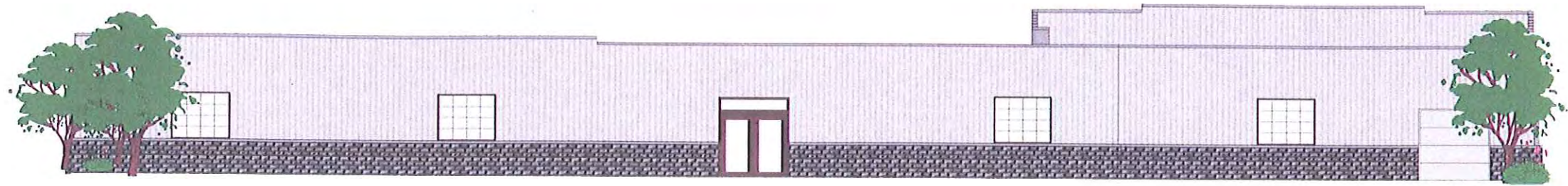
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 New Elevations

Date: 07-01-2009

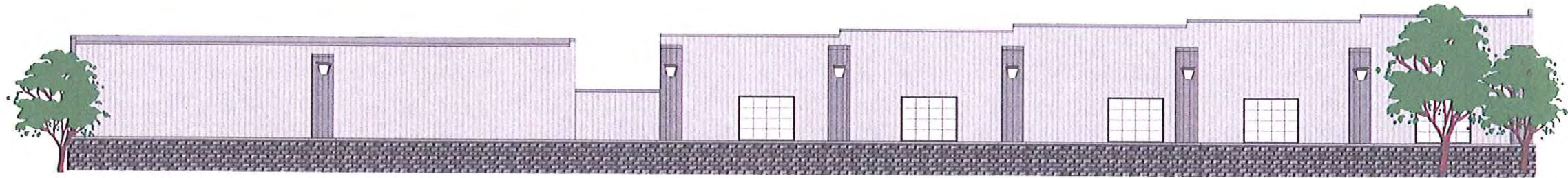
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Job #: 05-01

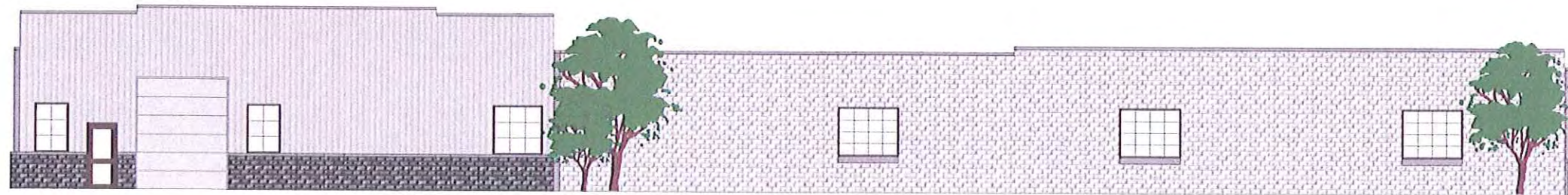
SHEET  
 A3



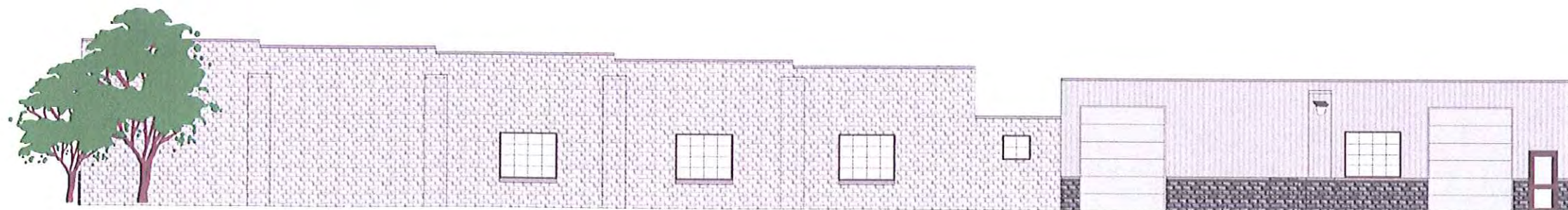
NORTH ELEVATION



WEST ELEVATION  
PARK STREET



SOUTH ELEVATION  
WINGRA STREET



EAST ELEVATION  
EBLD STREET





**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: TERRY LEUNG & Philip LEUNG Phone: 608-259-1668  
 Business Name: HONG KONG CAFE  
 Building Name: BANSUK & GROCERY STORE  
 Business Address: 2 SOUTH MILLS ST.  
 Property Owner: NEW WORLD INVESTMENT  
 Address: 2. South Mills ST MADISON WI 53715  
 Lease Terms: NO TERMS.  
 Definition of Project Scope: RECENT ST. AND MILLS ST. FAÇADE WORK, INCLUDING NEW LIGHTING, REMOVAL OF AWNING AND EXISTING WOOD AWNING BOX AND NEON LIGHTING, AND MAJOR MASONRY RESTORATION.

**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>SEE ATTACHED ESTIMATES</u>			



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

Contractor/Supplier: ROD HOFFMAN CARPENTRY  
 Address: 3258 BAILEY Road SUN PRIRIE WI 53590.

**ATTACHMENT**

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

REMARKS please see ATTACHMENTS.

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**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: [Signature] Date: 7/06/09.  
 Signature: [Signature] Date: 7/06/09

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

ESTIMATE

Rod Hoffman Carpentry  
3258 Bailey Rd.  
Sun Prairie, WI. 53590 608-837-9662

Hong Kong Cafe--June 24, 2009

To:  
HONG KONG CAFE  
2 S. Mills St.  
Madison, WI 53715

S. MILLS STREET SIDE OF HONG KONG CAFE JOB DESCRIPTION:

Brick Work:

Taking down and rebuilding of loose parapet wall on front of restaurant  
Taking down and resetting soldier courses above windows and install new angle irons above windows  
Install wall ties to prevent brick from pulling away from building  
Cut out and reset brick around areas of building where brick or courses of brick are loose  
Tuck point where necessary

Materials-----\$5,877  
Labor-----\$12,440  
Disposal Fees-----\$375  
Lift Rental Fees-----\$750

Electrical Work:

Remove existing electrical lights, boxes, and wiring-----\$150  
Install two new light boxes and wiring:  
Materials-----\$130  
Labor-----\$246  
New light allowance-----\$250  
Disconnect & reconnect wiring for restaurant sign for mason---\$150

Carpenter Work:

Remove existing wood frieze board and steel fasteners-----\$190  
Remove existing awning (no electrical figured)-----\$190  
Remove rubber roof from parapet wall & re-install on new rebuilt parapet wall----\$1400

TOTAL LABOR & MATERIALS FOR S. MILLS ST. SIDE OF BUILDING-----\$22,148.00

ESTIMATE

Rod Hoffman Carpentry  
3258 Bailey Rd.  
Sun Prairie, WI. 53590  
608-516-4304

Hong Kong Cafe--June 24, 2009

To:  
HONG KONG CAFE  
2 S. Mills St.  
Madison, WI 53715

REGENT STREET SIDE OF HONG KONG CAFE JOB DESCRIPTION:

Brick Work:

Taking down and rebuilding of loose parapet wall on front of restaurant  
Taking down and resetting soldier courses above windows and install new angle irons above windows  
Install wall ties to prevent brick from pulling away from building  
Cut out and reset brick around areas of building where brick or courses of brick are loose  
Tuck point where necessary

Materials-----\$7,713  
Labor-----\$11,320  
Disposal Fees-----\$375  
Lift Rental Fees-----\$750

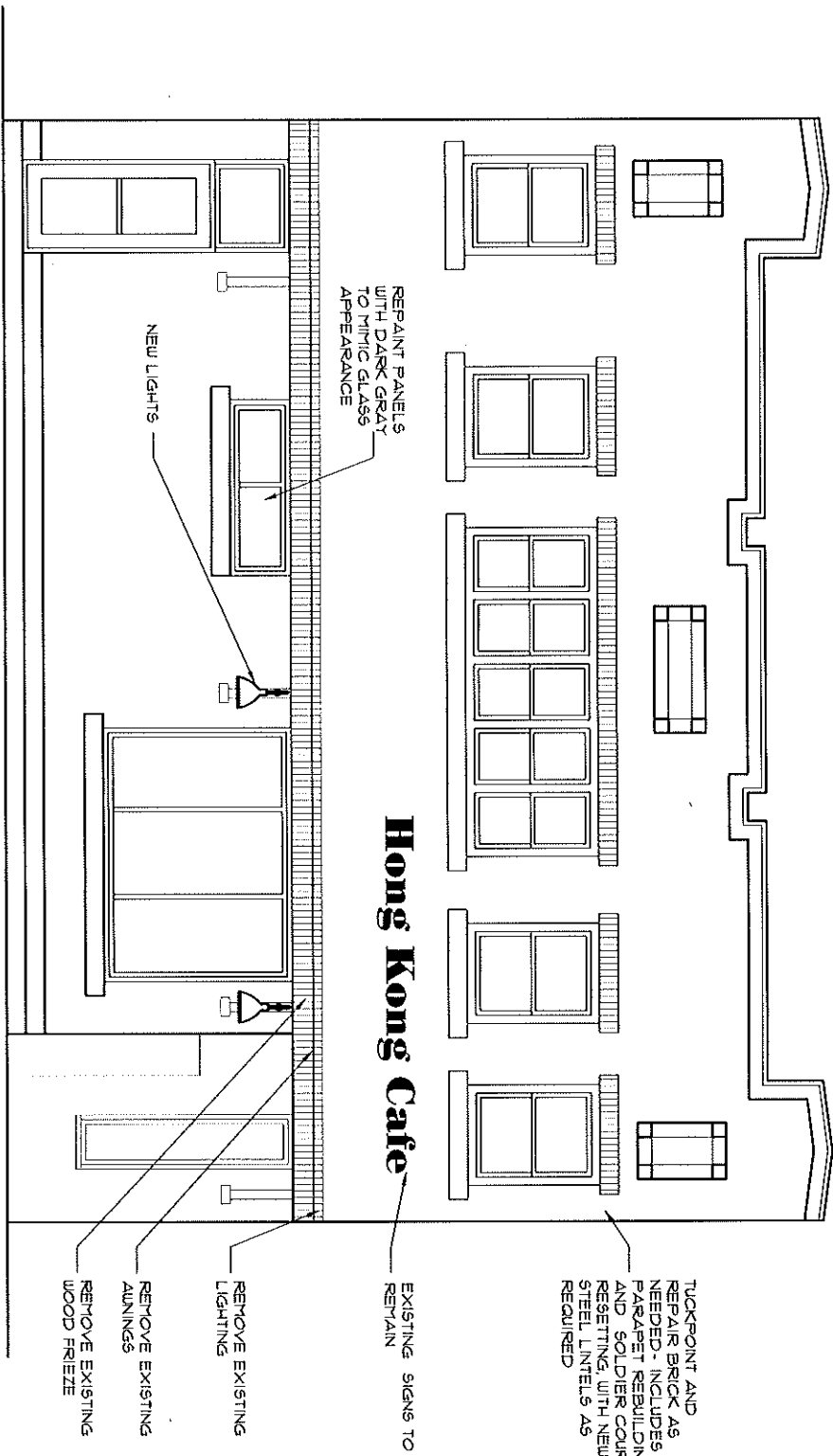
Electrical Work:

Remove existing electrical lights, boxes, and wiring-----\$250  
Install four new light boxes and wiring:  
Materials-----\$210  
Labor-----\$442  
New light allowance-----\$450  
Disconnect & reconnect wiring for restaurant sign for mason---\$150

Carpenter Work:

Remove existing wood frieze board and steel fasteners-----\$260  
Remove existing awning (no electrical figured)-----\$380  
Remove rubber roof from parapet wall & re-install on new rebuilt parapet wall----\$1400

TOTAL LABOR & MATERIALS FOR S. MILLS ST. SIDE OF BUILDING-----\$23,700



PROPOSED SOUTH MILLS STREET ELEVATION

<p>HONG KONG CAFE          7 SOUTH MILLS STREET          MADISON, WISCONSIN          FACADE IMPROVEMENT</p>	<p><b>glueck architects</b>          116 North Fenw Street, Madison, WI 53703 (608)251-2551</p>
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EXISTING SIGNS TO  
REMAIN

# Hong Kong Cafe

NEW LIGHTS

REMOVE EXISTING  
LIGHTING

REMOVE EXISTING  
AWNINGS  
REMOVE EXISTING  
WOOD FRIEZE

## PROPOSED REGENT STREET ELEVATION

TUCKPOINT AND  
REPAIR BRICK AS  
NEEDED. INCLUDES  
PARAPET REBUILDING  
AND SOLDIER COURSE  
RESETTING. WITH NEW  
STEEL LINTELS AS  
REQUIRED

<p>HONG KONG CAFE 7 SOUTH PILLS STREET MADISON, WISCONSIN FACADE IMPROVEMENT</p>	<p><b>glueck architects</b> 116 North First Street, Madison, WI 53703 (608)251-2551</p>
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Hong Kong Cafe

OPEN  
DINE IN  
TAKE OUT  
DELIVERY

The



Hong Kong Cafe

Hong Kong Cafe

HONG  
KONG  
CAFE  
259-1668



