

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT
STAFF TEAM

TO: URBAN DESIGN COMMISSION

TITLE: Façade Improvement Grant Application:
121 S. Pinckney Street (Vacant).

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

DATED: July 21, 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 is the following Facade Improvement proposal:

1. 121 S. Pinckney Street: Vacant

There are two Facades: S. Pinckney Street and East Doty Street

- A. Install new awnings
- B. Add Fypon crown molding above the awning level.
- C. Install new lighting
- D. Install new sign
- E. Paint the entire building
- F. EIFS work on the exterior to look like brick on the columns.
- G. Add trim above the upper windows
- H. Add Fypon on ground level
- I. Install new metal planter boxes below the windows.
- J. Remove existing masonry for new storefront entrance.

K. Install new black metal spandrel panel.

See Attachments for Specifications

Total project cost is estimated at \$88,589.00

Façade Improvement Grant no to exceed \$20,000.00

RECOMMENDATION:

The above Façade Improvement Grant applications has been reviewed by the Façade Improvement Grant Staff Team and meets 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
 Percy Brown, 266-6558
pbrown@cityofmadison.com

PROGRAM APPLICATION

Applicant: Joshua Berkson / Patrick Sweeney Phone: (646) 221-4022
 Business Name: Merchant Madison, LLC
 Building Name: The Cantwell Building
 Business Address: 121 S. Pinckney Street
 Property Owner: Scott Lewis, President, CMI Management, Inc.
 Address: 106 E. Doty Street, Suite 31, Madison, WI 53703, p: 608.256.4200, scott@cmimanagement.net
 Lease Terms: \$18.50/sf for the retail space and \$6/sf for the basement, starting 9/1/2010
 Definition of Project Scope: Façade remodel of 121 South Pinckney Street to support a new restaurant and gourmet grocery occupying the first level called Merchant & Merchant Grocery.
We are asking for the maximum \$10,000 per facade (S. Pinckney & E. Doty), totaling \$20,000.

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>EIFS/Sheet metal work</u>	<u>\$49,669</u>	<u>\$20,000</u>	<u>Text</u>
<u>Awnings mat'l and instal</u>	<u>\$15,500</u>	<u>---</u>	<u>Text</u>
<u>Lighting - wiring and install</u>	<u>\$15,100</u>	<u>---</u>	<u>Text</u>
<u>Lower metal stars</u>	<u>\$8,320</u>	<u>---</u>	<u>Text</u>
<u>Sign</u>	<u>\$10,000</u>	<u>---</u>	<u>Text</u>
<u>Total:</u>	<u>\$88,589</u>	<u>\$20,000</u>	<u>\$68,589</u>



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Contractor/Supplier: KSW Construction Corp
 Address: 6124 McKee Road, Madison, WI 5371



ATTACHMENT

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

REMARKS _____

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: 7/14/2010
 Signature:  Date: 7/14/2010

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



Brief Narrative Description of the Project

RE: Proposed Facade Remodel 121 S. Pinckney Street, Madison, Wisconsin 53703

Dear Percy Brown:

We are pleased to submit a proposed façade remodel of 121 South Pinckney Street. This is a beautiful building that was remodeled several decades ago. Our goal is to update the building to compliment the beauty of the Capitol building and surrounding area. With a new restaurant and gourmet grocery occupying the first level, we feel it is important for the building to speak to the energy and quality product that this new business will bring to this highly visible corner. The business will receive its own new entrance to match the existing entrance for the tenants for the office spaces above. New signage for the original entrance will easily direct patrons to the appropriate entrances.

We feel we can achieve a lot with some very simple changes. New paint for the entire building, awnings, signage and lighting will create an instant draw and added dimension at initial glance. Our goal is to remove the existing eafice detailing below the first window line, and add a true building material at street level. This Renaissance Stone will greatly increase the appearance and quality of the façade, and would be respectful to the adjacent buildings and true nature of the existing structure. Above the awning level, additional layers of eafice and Fypon moldings would be added to once again increase the depth and dimension of the structure. The elements above the awning would only be visible from a distance, and would be added to the already existing materials that are on the building from the original remodel.

We feel our proposal is in keeping with the Department of Planning & Community & Economic Development and Urban Design Commission's belief in "comprehensively restoring or substantially beautifying, or enhancing the entire facade or elevation of a commercial building", "improving the established standards of property values", and to help "promote high quality in design". We welcome your input, and appreciate your time and consideration.

Sincerely,

Joshua Berkson & Patrick Sweeney
Owners, Merchant & Merchant Grocery



6124 McKee Road
Madison, WI 53719
P: 608.271.8360
F: 608-271-8370

June 8, 2010

Scott Lewis
CMI Management
106 East Doty Street
#310
Madison, WI 53703

Re: Pinckney Street Exterior
KSW Project No. 10-0115

Dear Scott,

We propose to provide construction services at 121 South Pinckney Street, Madison, WI according to the following Scope of Work for a lump sum price of \$88,500.00. This includes new EIFS work on the exterior to look like brick on the columns, adding the trim above the upper windows, adding the star patterns, awnings and lighting. This amount does NOT include installation of the new entrance. The existing building is all EIFS down to the sidewalk so this should be an issue just redoing the EIFS in a different style.

If this proposal is acceptable, please sign below and fax or mail a copy of this letter to our office indicating your authorization to proceed with this work. Thank you for your confidence in KSW. We are looking forward to working with you on this project.

Sincerely,

Dan Crow
Project Manager
KSW Construction Corporation

Client Authorization Name (please print)

Title (please print)

Client Authorization Signature

Date

7/14/2010

Gmail - Pinckney Street Exterior Breakd...



Joshua Berkson <joshberkson@gmail.com>

Pinckney Street Exterior Breakdown

Jodi Sveum <JodiS@kswconstruction.com>

Wed, Jul 14, 2010 at 2:29 PM

To: "Joshua Berkson (joshberkson@gmail.com)" <joshberkson@gmail.com>

Here's a general breakdown:

EIFS/Sheet metal work - \$49,669

Awnings mat'l and install - \$15,500

Lighting - wiring and install - \$15,100

Lower metal stars - \$8,230

Let me know if you need anything else, thanks ~

Jodi Sveum

Project Assistant

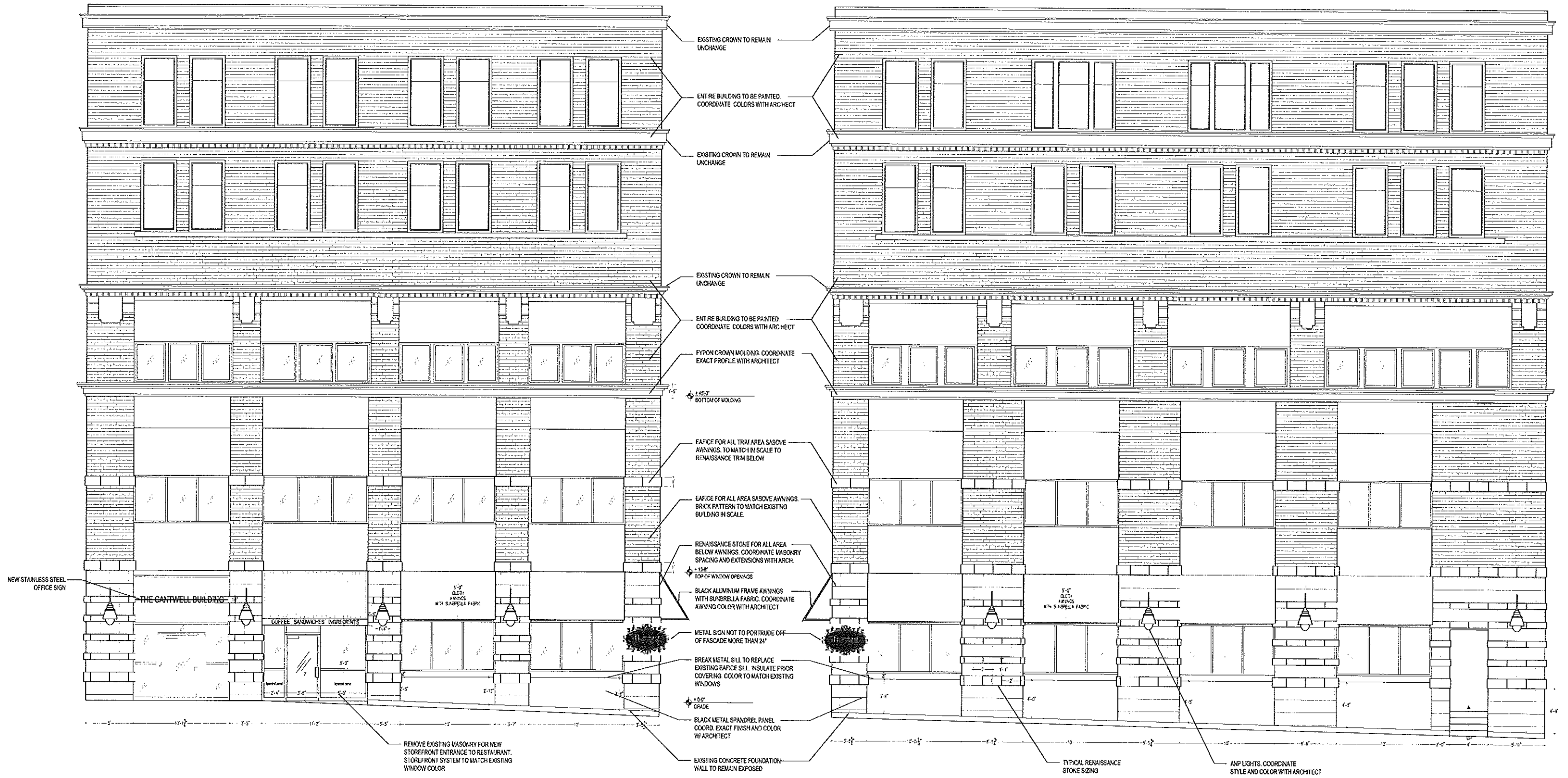
KSW Construction Corporation



1
A0.4 EXISTING EXTERIOR ELVATION - SOUTH PICKNEY STREET
NO TO SCALE



1
A0.4 EXISTING EXTERIOR ELVATION - EAST DOTY STREET
NO TO SCALE



1 PROPOSED EXTERIOR ELEVATION - SOUTH PICKNEY STREET
A0.5 NO TO SCALE

1 PROPOSED EXTERIOR ELEVATION - EAST DOTY STREET
A0.5 NO TO SCALE

for **STUDIO INC.** **MERCHANT**

1111 WEST CHICAGO AVE
CHICAGO, ILLINOIS 60622
312.850.0850

121 SOUTH PINCKNEY STREET
Madison, Wisconsin 53703

DRAWINGS ISSUED FOR PERMIT ONLY. DRAWINGS NOT TO BE SCALED. DRAWINGS NOT TO BE REPRODUCED WITHOUT ARCHITECT'S CONSENT.

DRAWN BY:	RC	
NO.	DATE	DESCRIPTION
1	6.29.10	ISSUED FOR REVIEW

DATE:
7.14.10

A0.5

PROPOSED EXTERIOR ELEVATIONS





EAST

Capital Loop

OT
R
quest



Coming Soon.
Madison's First
Craft Cocktail Bar
and Urban Grocery



