

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT STAFF TEAM

TO: URBAN DESIGN COMMISSION

Façade Improvement Grant Application:
1: 2136 and 2138 Regent 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 Façade Improvement proposal:

1. 2136 and 2138 Regent Street
Grantee: Regent Street Market Co-op

The scope of the exterior work will include:

2138 Side:

- a. **Build out existing entrance door recess and reframe window openings.**
- b. **Remove sign band and patch in aluminum siding to match.**
- c. **Install new aluminum framed store front windows and install new brick masonry veneer.**

- d. Install new awning.

2136 Side:

- e. Install new Aluminum framed storefront windows.
- f. Rehabilitate existing brick masonry and install new brick masonry wall below windows.
- g. Remove interior plywood paneling to reveal glass block transom.
- h. Restore cornice and glass block transom with three operable sections.
- i. Remove surface mounted electrical conduit and install new lighting.
- j. Install new awning.

Center Entry

- k. Reframe center entry section.
- l. Install new Aluminum Entrance system.
- m. Construct new metal canopy and parapet wall over new entry.

See Attachments for Specifications

Total project cost for 2136 and 2138 Regent Street exterior work is estimated at \$40,310 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.

2136 and 2138 Regent Street- Certificate of Appropriateness

The Madison Landmarks at its meeting of August 3, 2015 approved issuance of a Certificate of Appropriateness for the project.



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: Regent Market Co-op Phone: Kurt Reinhold, Project Mgr
Cell 608-957-6801
 Business Name: Regent Market Co-op
 Building Name: formerly Mike's Wines and Regent Market Co-op.
 Business Address: 2136/2138 Regent Street Zip Code: 53726
 E-mail Address: RMCFund@gmail.com
 Property Owner: Regent Market Co-op
 Address: 2136 and 2138 Regent Street
 Name of Grantee: Regent Market Co-op
 Lease Terms: OWN

Definition of Project Scope: The Regent Market Co-op is in the middle of submitting plans for a building permit to open up the space between the two adjacent stores' buildings to enlarge the grocery store from ~1500 ft² to ~2800 ft². We would like to start on facade by Nov. 1st if not sooner.

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 \$
Replace doors/windows	\$9,900.00		
Awnings	\$8,300.00		
Painting/trim/masonry	2,750.00		
Replace cement board siding	2,500.00		
Design, permits, lighting	4,500.00		
Total:	* 27,950.00		

* There is a high likelihood that total costs will exceed \$30,000.00 and a possible total cost of \$40,000.00 pending landmark commission acceptance of or requirements for original siding vs existing.



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Contractor/Supplier: Bauer-Raether Builders, Inc.
 Address: 4801 Tradewinds Parkway, 200 (Suite 200)
Madison, WI 53718

ATTACHMENT

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

REMARKS During early conversations with the City, we were told that we would qualify for 2 facades since we are addressing the store-fronts of 2 separate buildings and for several decades, separate businesses. We are hoping to apply for and receive matching grants for at or near \$20,000 at final cost determination, or roughly 50% of total costs.

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] PRESIDENT Date: 8/19/15 Jim Widder
 Signature: [Signature] TREASURER Date: 8/19/15 James Pockey

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



Bauer & Raether Builders, Inc.

4801 Tradewinds Parkway
Suite 200
Madison, WI 53718
www.bauer-raether.com

Phone: 608-222-8941
Fax: 608-222-0862

September 3, 2015

Regent Street Market
Attn: Kurt Reinhold
2136 – 2138 Regent Street
Madison, WI 53703

Cost Breakdown of Storefront Façade Work For 2136 and 2138 Regent Street

2136 Regent Street

- Remove the existing awning and replace it with a new awning \$ 3,935.00
 - Remove the existing conduit on the exterior of the building and rewire it through the inside, provide new LED light fixtures that resemble the existing lights \$ 4,410.00
 - Remove and replace the storefront glass with new 1" insulated glass system \$ 3,900.00
 - Remove the existing front entry door, rework the wall area to align with 2138 Regent, furnish new entry doors \$ 3,740.00
- Total \$15,985.00

2138 Regent Street

- Remove the existing awning and replace it with a new awning \$ 3,985.00
 - Remove the storefront glass and angled door and realign with 2136 Regent \$ 4,040.00
 - Remove the existing aluminum siding and sign band \$ 1,840.00
 - Restore the original storefront as close as possible to the original façade \$14,460.00
- Total \$24,325.00

Sincerely,

Dennis Bauer
President
Bauer & Raether Builders, Inc.

DB/ak

REGENT MARKET CO-OP

Support Organic Growth
Buy Member Bonds

Regent Market Co-op Open 364

ON Sale
Boneless
Pork
Chops
\$2.99/lb

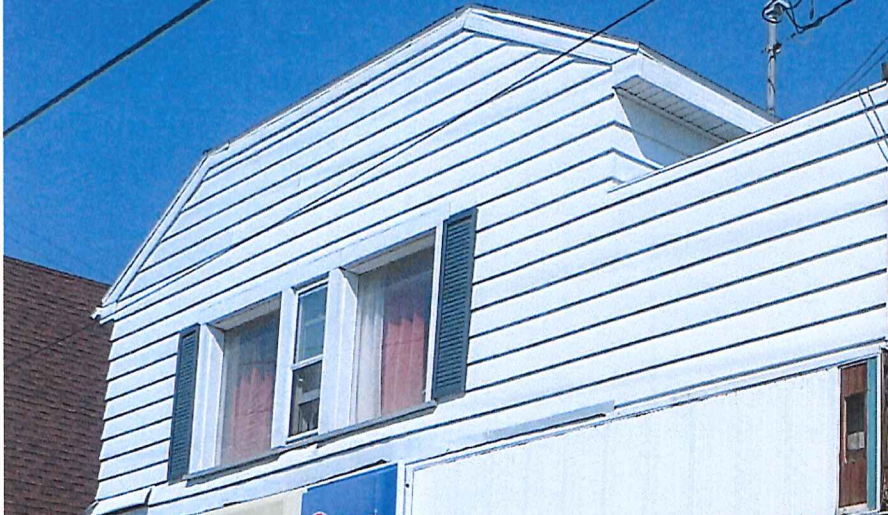
REGENT MARKET CO-OP
HOMEMADE
PIZZA BRATS

Local
Heirloom
Tomatoes
\$4.19/lb

Tuscan
Chicken &
Brats

A masterpiece
between two slices of bread

Fresh
Local
Produce



pepsi Mike's WINE SHOP pepsi



Store Hours
Everyday
8am-7pm

Support Organic Growth
Buy Member Bonds

We
are Now
Carrying
Beer, Wine, &
at the
Co-op





pepsi

Mike's
WINE SHOP

pepsi

KASPER
WINE &
SPIRITS



Welcome
Now Start
Carrying
Beer Wine
& Liquor At
The Coop!

We
Need
Your
Green
To
Grow
Your
Store

Stone
House
Everyday
8am-9pm

REGENT
MARKET
CO-OP

100% Organic Produce
Any Member Price

Regent Market Coop

100% Organic Produce

HERINGS

A
Flower
and
Garden
Market

Higher
re

City Studio
Art Gallery

REGENT MARKET CO-OP

Support Organic Growth:
Buy Member Bonds

Regent Market Co-op Open 364½ days a year!

Tuscan
Chicken &
Brats



Fresh
Local
Produce

ON Sale
Boneless
Pork
Chops
\$2.99/lb

REGENT MARKET CO-OP
HOMEMADE
PORK BRATS

Local
Heirloom
Tomatoes
\$4.99/lb

CAPITAL
BREWERY





1 REGENT STREET ELEVATION
 A2.0 Scale: 1/8" = 1'-0"



1a REGENT STREET PHOTO
 A2.0 Scale: 1/8" = 1'-0"

The Regent Street Market Co-Op Expansion

Project Title
 Project Address
 2136 Regent Street
 Madison, Wisconsin 53705
 Sheet Title
 Regent Street Elevation

Project Number	1518
Set Type	Landmark Revisions
Date Issued	Sept 24 2015
Sheet Number	A-2.0