



GRANDDAD'S FARM STOP

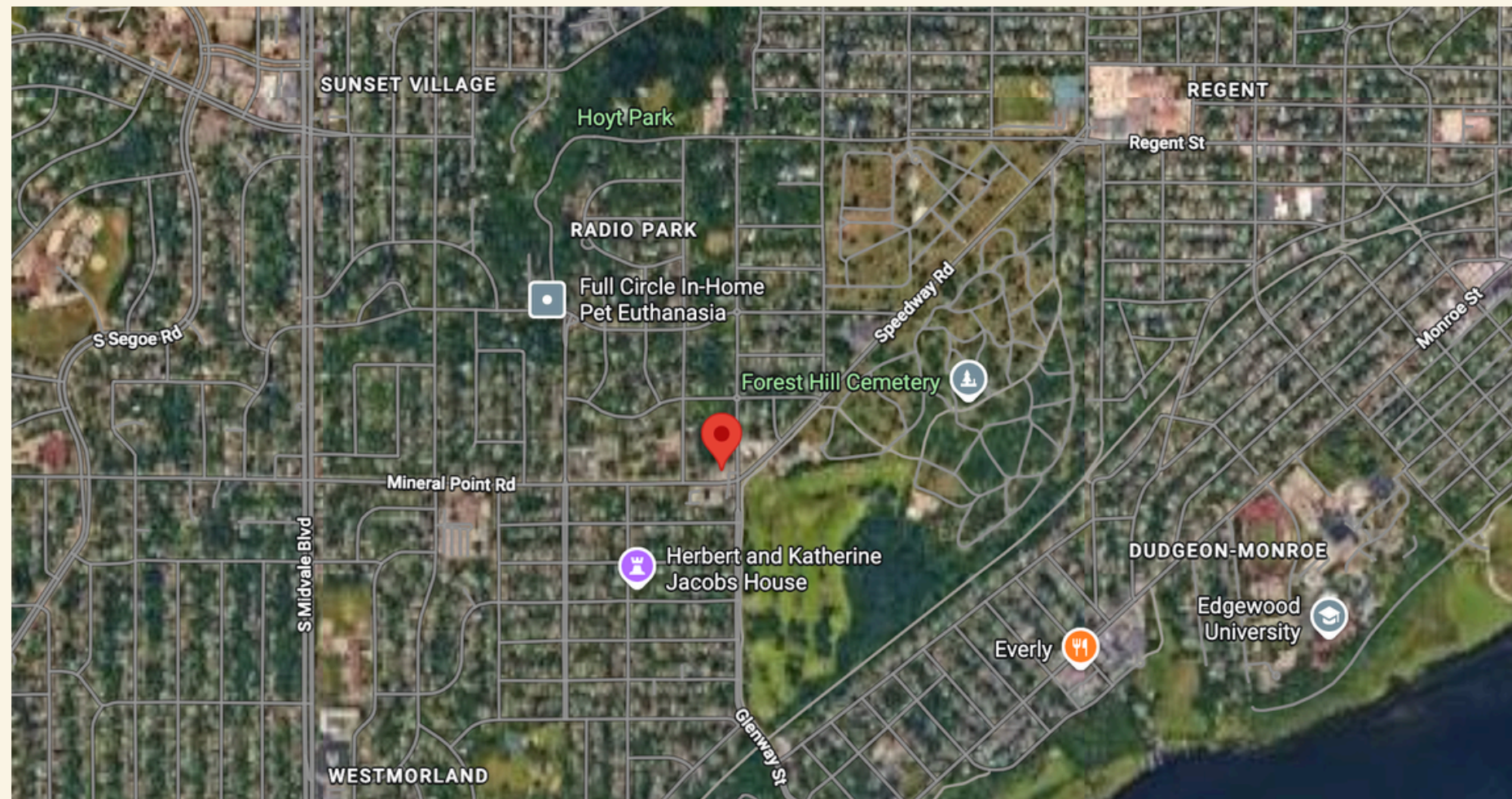
3802 Mineral Point Rd,
Madison, WI, 53705

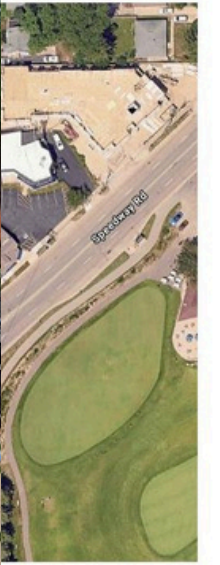
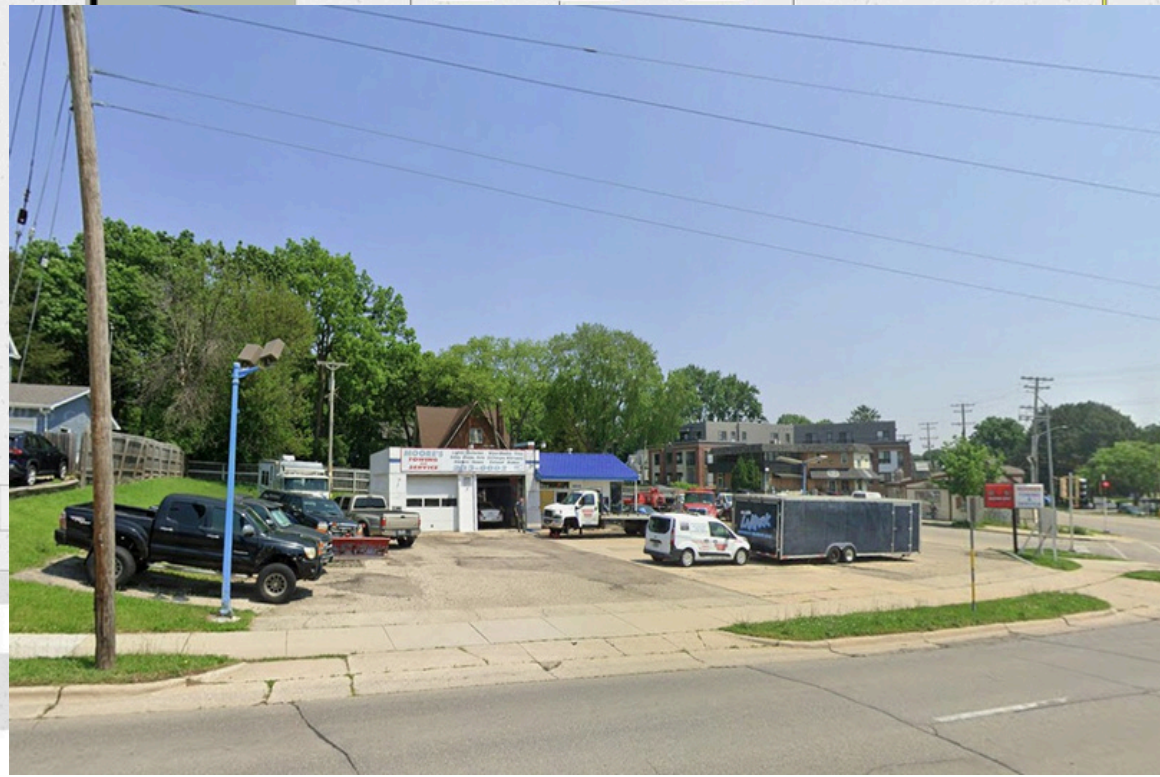
1



A farm stop is a new kind of grocery store combining the convenience of a modern grocery with the quality and transparency of buying directly from local farmers. Open year-round, it makes local food part of everyday life.

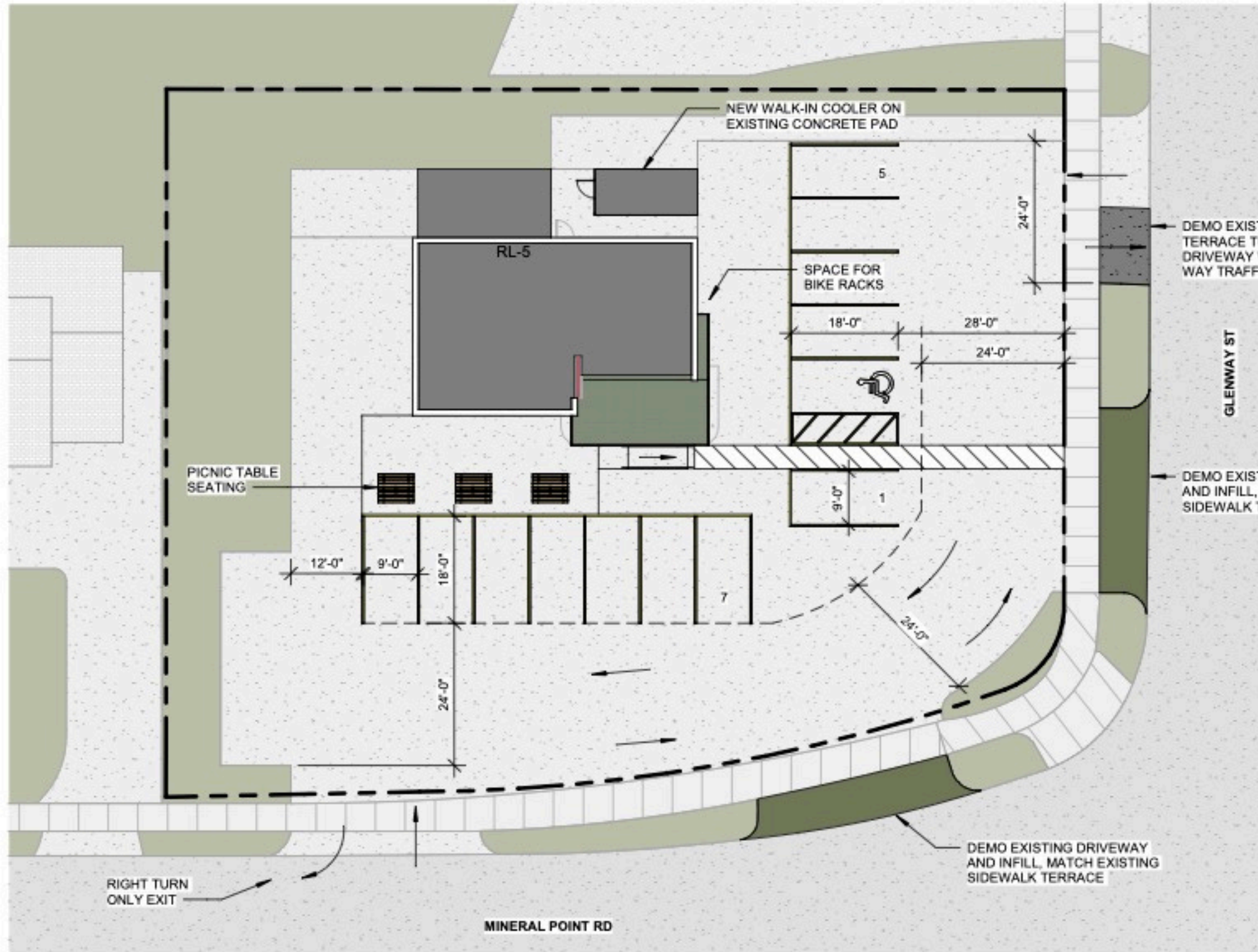
At Granddad's Farm Stop, shelves are filled by Wisconsin farms and food makers. Producers set their own prices and keep 70% of every sale. Within three years, Granddad's projects to return more than \$2.5 million directly to local farmers.





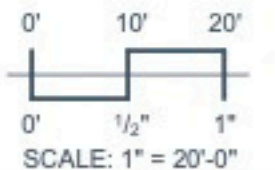
LEVEL INFORMATION

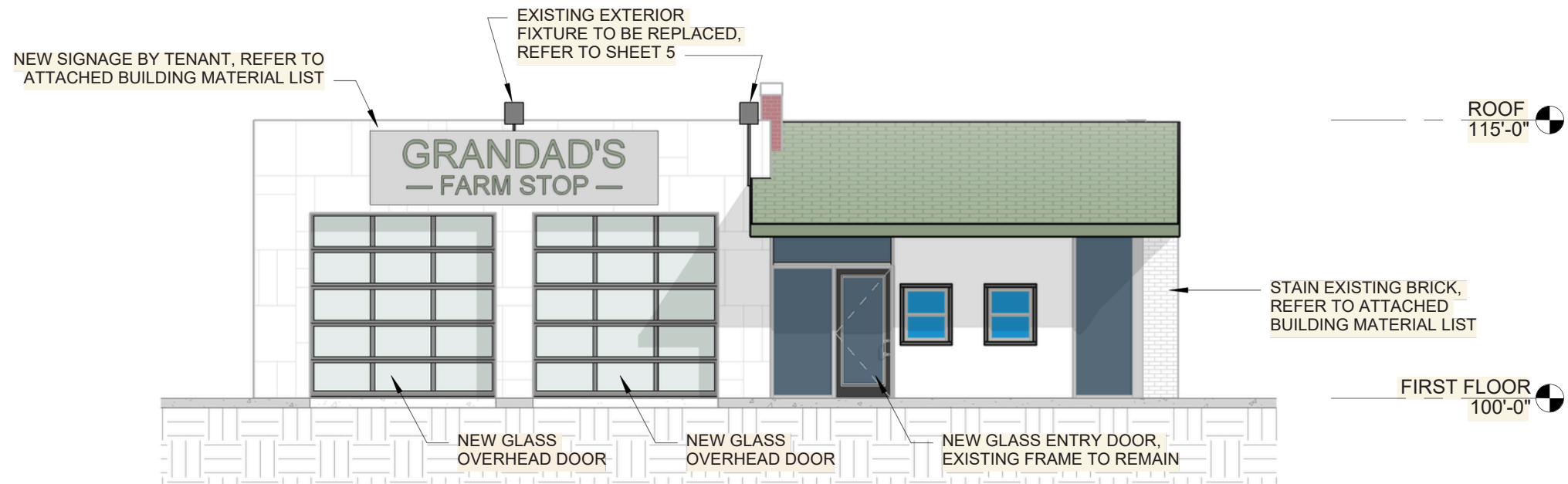
- A. 2,100 GSF
- B. PARKING STALLS: 13 TOTAL
 - a. STANDARD: 12
 - b. VAN ACCESSIBLE: 1
 - c. ACCESSIBLE: 0
- C. BIKE PARKING STALLS
 - a. NUMBER DETERMINED BY CITY STAFF



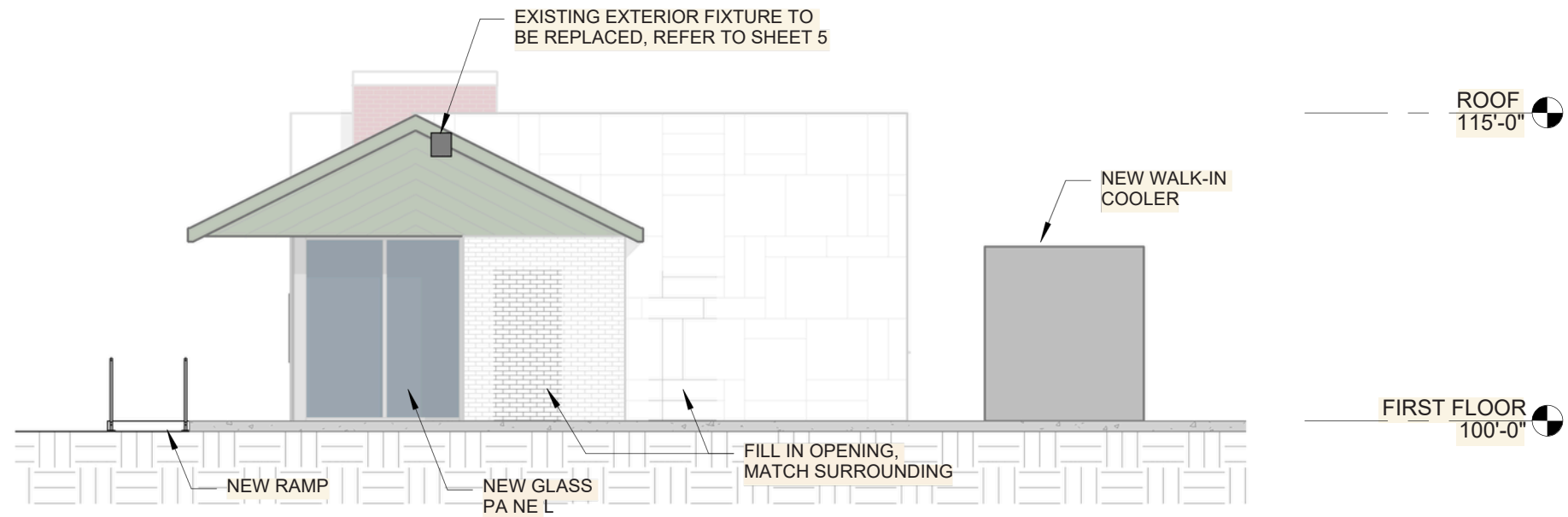
GRANDDAD'S FARM STOP

ARCHITECTURAL SITE





SOUTH ELEVATION -COLOR

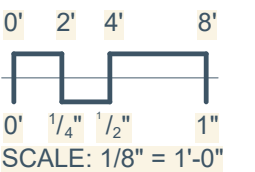


EAST ELEVATION-COLOR

GRANDDAD'S FARM STOP

EXTERIOR ELEVATIONS

DATE: 04/03/2026





Sketchworks
 architecture llc

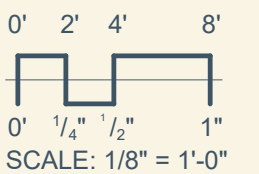
2501 PARMENTER STREET, SUITE 300A • MIDDLETON, WI 53562 • 608-836-7570
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GRANDDAD'S FARM STOP

PROPOSED EXTERIORS

DATE: 04/03/2026

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Grandad's Farm Stop

Exterior Renovation—Building Materials & Specifications

Submitted in Support of a City of Madison Facade Improvement Grant Application

Grandad's Farm Stop. Each section corresponds to a distinct building component and includes materials, finishes, and compliance considerations for the City of Madison grant review process. **01**

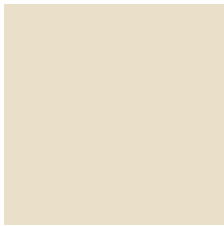
BUILDING BODY — PRIMARY EXTERIOR

SCOPE *Cleaning and painting the existing exterior to improve appearance, durability, and overall visual cohesion of the building.*

Color / Finish Sherwin-Williams SW 6133 Muslin / Satin, or Comparable

Metal Paneling Sherwin-Williams Emerald Exterior Acrylic Latex, or Professional Equivalent

Block Sherwin-Williams Loxon XP, or Professional Equivalent



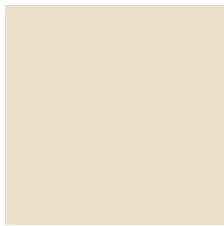
02

MASONRY / BRICK / MORTAR

SCOPE *Cleaning and staining existing brick and mortar to restore character, improve consistency, and enhance the building's historic texture.*

Material / Treatment Sherwin-Williams H&C ColorTop Water-Based Solid Color Concrete Stain, or Professional Equivalent

Color / Finish Sherwin-Williams SW 6133 Muslin / Satin, or Comparable



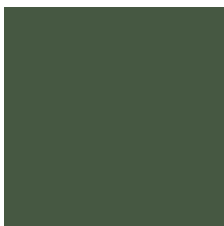
03

ROOF

SCOPE *Cleaning and repainting the existing roof to improve visual appeal, brand cohesion, and consistency with the overall building design.*

Color / Finish Sherwin-Williams SW6440 Courtyard / Satin, or Comparable

Paint Type Sherwin-Williams Loxon XP, or Professional Equivalent



06

GARAGE DOORS

SCOPE Replacing existing garage doors with new glass overhead doors to create a more inviting façade and enable indoor-outdoor flexibility. **Material** Aluminum Frame, Insulated Glass

Color / Finish Anodized Black, or Matched to Building Color
Operation Manual Opening and Closing
Specification 10' × 10' High Midland Full-view or Partial-view doors with ½" insulated glass



EXTERIOR LIGHTING

SCOPE Updating existing building-mounted lighting fixtures and painting property lighting poles to improve visibility and overall site aesthetics.

Fixture Type Redondo Large Barn / Exterior Garage Light | Industrial Gooseneck Fixture

Material / Finish Matte Black Exterior

Manufacturer / Spec Included in Materials List



The Redondo

Wall Mount



Parts Included

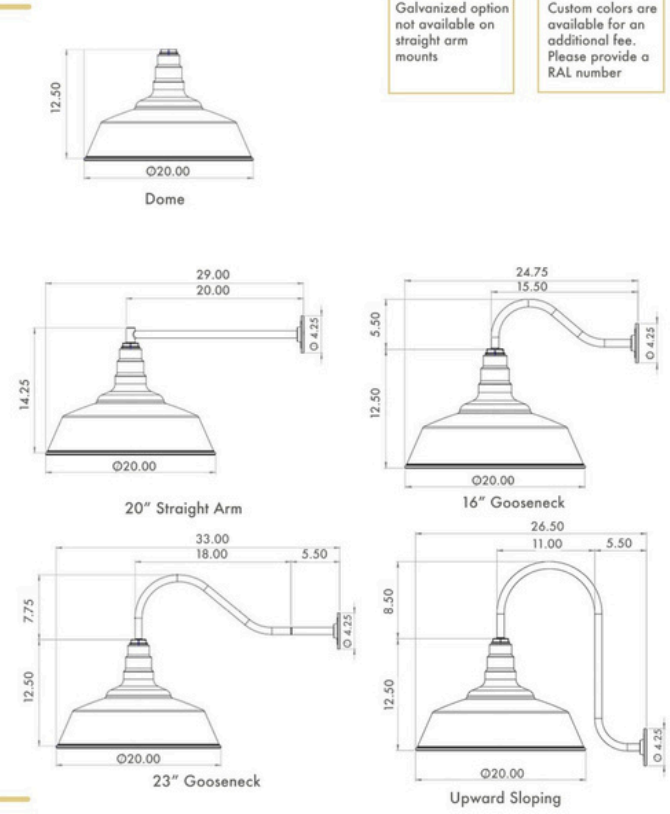
- DOME:** (S20) Standard 20" Dome
- MOUNT:** Choose between a 20" straight arm, a 16" gooseneck, a 23" gooseneck, or an upward sloping gooseneck
- SOCKET:** 120V Medium Base Porcelain Socket and 6ft of Wiring. Comes with a threaded Covernut and Gasket for a secure and water proof seal
- MOUNTING HARDWARE:** (BP12) Heavy Duty 4" Die Cast Base Plate with Gasket and Screws (fits with a 4" Round Electrical Box)

Features

- CUSTOMIZABLE:** From the shape and the size to the interior color, you can decide what fits best into your vision and we can make it happen.
- ALL-WEATHER:** Built to last and withstand any storm the outside - or inside - world throws its way.
- STEEL CONSTRUCTION:** Expertly spun using 18 gauge steel and strong enough to make a lasting statement.
- FAST & FREE SHIPPING:** We move quickly so your timelines can too - free shipping within 24 hours in the continental US!
- APPLICATION:** Roof peaks, sides of oversized buildings, large spaces.



Dimensional Data



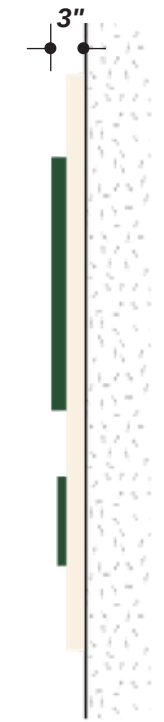
Ordering Information

Choose each item specification to breakdown the SKU numbers for your order below

S20 -	Color	Mount	Color	Mounting Hardware	Color	Electrical Box (optional)	Color	Wire Guard (optional)	LED Bulb (optional)
	00 04	GB01	00 04	BP12 - Standard 4" Mounting Plate	00 04	RB05 - 4" round die cast electrical box	00 04	WG20	LFLA - LED Bulb
	01 06	GB04	01 06	LP12 - Larger 6" Mounting Plate	01 06		01 06		
	1M 08	GB05	1M 08		1M 08		1M 08		
	03	ST20	03		03		03		



Optional Accessories

- Electrical Box (RB05):** 4" round die cast electrical box which is powder coated to match your fixture.
- LED Bulb (LFLA):** 800 Lumen Filament LED Medium base screw-in bulb.
- 6" Mounting Plate (LP12):** A larger mounting plate if the standard 4" mounting plate is too small.
- Wire Guard (WG20):** A matching wire guard that snaps on to the bottom of the fixture. It comes unfinished but can be powder coated upon request.



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OPTION J

608.
 838.7794

PMS 350 C (PAINT) 
 ANTIQUE WHITE (PAINT) 

SIDE VIEW



CONCEPTUAL RENDERING (*MAY NOT BE TO EXACT SCALE)
 RENDERING FOR DEMONSTRATION ONLY; CONCEPTUAL RENDERING
 DISPLAYS ANTICIPATED FACADE COLOR UPDATE



ISOMETRIC VIEW

JOB DESCRIPTION

S/F, NON-ILLUMINATED, BACKER-MOUNTED
 DIMENSIONAL LETTERS DIMENSIONAL
 LETTERS - 1-1/4" DEEP FORMED
 'GRANDDAD'S' - 3/4" DEEP FORMED 'FARM
 STOP' - MOUNTED FLUSH TO BACKER
 BACKER PANEL - ALUMINUM TUBE FRAME
 CONSTRUCTION - VINYL GRAPHIC APPLIED
 TO FACE INSTALL

FILE NAME: 61503-03-0 DATE: 04.3.26 SCALE: 3/4" = 1'-0"
 FILE TYPE: OUT PROD OTHER
 JOB NAME: GRANDDAD'S FARM STOP
 LOCATION: 3802 MINERAL POINT RD MADISON, WI
 DRAWN BY: CS SALESMAN: DAN PIETRZYKOWSKI

DESIGN APPROVED BY:
 AUTHORIZED SIGNATURE _____
 DATE _____

UNLESS OTHERWISE SPECIFIED:
 120V PRIMARY POWER TO SIGNS WILL BE BY OTHERS. ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS. ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH



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ADA ACCESSIBILITY IMPROVEMENTS

SCOPE *Upgrading the site to meet ADA accessibility requirements, including installation of accessible parking, a compliant entrance, and an accessible ramp. Includes replacing cracked windows adjacent to the door.* **Elements Included**

- (1) Kawneer 3068 single door with standard push/pull hardware, lock & closer
- Kawneer framing with 1" insulated LoE glass for sidelight and transom
- Standard anodized finishes for door and sidelight framing
- (1) Stanley Magic Force power operator with (2) wireless push plates **Color**

Material Anodized Aluminum



Full Exterior Project Scope

- Cleaning and painting the exterior, "Blue Roof," building trim, and property lighting poles
- Cleaning and staining existing mortar brick
- Replacing old and decaying trim including a non-functioning door
- Replacing all signage with attractive, on-brand displays
- Updating building lighting
- Replacing existing garage doors with appealing glass doors
- Replacing cracked or deteriorated front windows
- Making the property fully ADA accessible, including accessible parking, a building ramp, and a compliant front entrance
- Creating a four-season outdoor patio for seating and community gatherings
- Installing garden planters maintained with edible landscaping or native Wisconsin plants and flowers