

City of Madison, Wisconsin

REPORT OF: FAÇADE IMPROVEMENT GRANT STAFF TEAM

TO: URBAN DESIGN COMMISSION

Façade Improvement Grant Application:
1: 1401 Northern Court

AUTHOR: Craig Wilson
Office of Economic Revitalization
Economic Development Division

DATED: July 26, 2017

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 Facade Improvement proposal:

- 1. 1401 Northern Court**
Grantee: Northern Court LLC.

The scope of the exterior work will include:

- a. **Install new designer white powder-coated insulated glass panel overhead door into new opening.**
- b. **Remove exhaust fan and hood. Infill with matching brick salvaged from new door opening.**
- c. **Install approved projecting signage over tenant entrance.**

- d. **Construct new tenant entry alcove and install new entrance door.**
- e. **Pour sloped concrete entryway floor from sidewalk to entrance door.**
- f. **Install exterior lighting in tenant entryway.**

See Attachments for Specifications

Total project cost for 1401 Northern Court exterior work is estimated at \$22,500. Façade Improvement Grant not to exceed \$10,000

This property is also located outside the Façade Improvement Grant Program target area. A request for a Target Area waiver is being considered at the July 27, 2017 CDA meeting. This Façade Improvement Grant approval will be contingent upon the CDA granting that waiver.

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.



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: Troy Sedlak Phone: 608 800 1780
 Business Name: Northern Court LLC
 Building Name: _____
 Business Address: 1401 Northern Court Zip Code 53703
 E-mail Address: tasedlak@gmail.com
 Property Owner: Northern Court, LLC
 Address: 1337 Williamson St. Madison, WI 53703
 Name of Grantee: Troy Sedlak Northern Court, LLC
 Lease Terms: _____

Definition of Project Scope: Doorway will be altered to be inset with additional awning. Small window to be replaced with larger one. Exhaust fan will be removed & patched. Cement to be poured on curb terrace and bicycle parking installed. Screenwall will be installed on roof to hide mechanical devices. Replace broken windows

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 \$
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total:	_____	_____	_____



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Contractor/Supplier: Carlson Construction, LLC
 Address: 322 North St. Madison, WI 53704

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: 6/27/17

Signature: _____ Date: _____

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

The design concept for the Imaginary Factory facade improvements is best summarized as: Creating a sense of playful intrigue using the industrial character of the existing building and setting. The existing building facade consists of golden buff brick with glass a regular pattern of glass block windows. Adjacent tenants in the building have used various materials including grey corrugated metal (State Line Distillery) or green metal trim (Creative Energy) for facade alterations. Similarly, Imaginary Factory will utilize it's own architectural material palette, while remaining congruous and respectful of the existing facade's character and rhythm.

The four primary elements in the facade alteration include:

- An improved, ADA accessible entry alcove to replace the existing smaller alcove. The alcove is envisioned as a transition space, both in terms of physical compression (ceiling height change) and visual character (playful, high contrast wall graphics). The alcove is conceived as an engaging experience on its own. These affects will be contained within the confines of the alcove with the exception of a painted white outline on the sides and top of the alcove entry to enhance its roll as a focal point.
- Installation of a 6' wide x 8' tall operable overhead door in place of an existing glass block window. The new overhead door will provide natural light into the seating area and allow ventilation and a strong connection with the adjacent sidewalk and street. The door style has been selected for its traditional, steel window frame dimensions as a nod to the industrial character of the building. The 3/4" wide vertical glass divider spacing will match the adjacent 12" glass block windows which will retain the rhythm of the facade.
- New projecting sign above the entry. The modestly sized sign is conceived as a playful glowing box, signifying entry, but leaving room for imagination as to its contents.
- New bicycle parking. Ten new bicycle spaces will be installed in front of the entry.



322 North Street, Madison, WI 53704
(608)241-4186
General Contractor

#209942

This proposal is made on Tuesday, July 24, 2017 between Carlson Construction, LLC and Imaginary Factory LLC.

This bid concerns **the following project: Imaginary Factory Façade 1401**
Northern Court Madison, WI

Pending approval of facade grant application, Imaginary Factory LLC agree(s) to pay Carlson Construction, LLC the sum of **\$22,500.00** for the project (see attached sheet for specifics).

Payment will be made as follows: 50% due upon commencement of this agreement and the balance is due upon completion. (Added costs will be agreed to by all parties and charged on a time and materials basis using a change order form).

All material and labor is guaranteed to be as specified. Please be advised that our contract's warranty will only cover labor and materials provided by Carlson Construction LLC. This proposal includes a one-year warranty. Work described in this proposal is to be performed within 6 months of signing of this agreement. This proposal is valid for thirty (30) days.

Carlson Construction LLC is fully insured against personal injury and property damage. (State Farm) A certificate of insurance is available upon request.

Acceptance of proposal

The above prices and conditions are satisfactory and are hereby accepted. Carlson Construction, LLC is authorized to do work as specified and payments will be made as stated in this proposal.

Accepted by _____ Chad Carlson, Carlson Construction LLC on 7/24/17

Accepted by *Douglas Hastings Cameron Jr.* Douglas Hastings Cameron Jr.,
Imaginary Factory LLC on 7/25/17



322 North Street, Madison, WI 53704

(608)241-4186

General Contractor

Specified Work:

Permits and Responsibilities

Carlson Construction LLC will obtain permits for this project.

Carlson Construction LLC will serve as general contractor.

Demolition

Cut masonry below window preparing for new overhead door opening

Reserve glass block

Removal existing exhaust fan

Removal of brick and concrete from entrance (reserve/save bricks)

Concrete/masonry work

Install sloped entryway floor from sidewalk to entrance.

Fill-in gap in brick wall created by removal of exhaust fan utilizing reclaimed brick from demolition.

Install concrete pads for bike parking.

Bike Parking

5 post & ring bike stalls (accommodate 2 bikes per stall)

Stalls will be powder coated custom color provided by designer

Overhead door

Install designer overhead door in new opening.

Door will be 6-0 8-0 with insulated glass panels.

Door will be powder coated custom color provided by designer.

Entry alcove

Provide and install interior door frame & door with small window.

Repurpose glass block saved from window opening.

Provide insulated ceiling with steel framing members and gypsum products and specialty material on underside.

Provide and install radiant heater on alcove ceiling outside of door entrance.

Paint corridor with custom graphic effect provided by designer

Signage

Assemble and mount custom projecting graphic to specifications provided by designer in conformance with Chapter 31 of Madison Ordinances

Provide 3 outdoor electrical conduits for signage and exterior lighting.







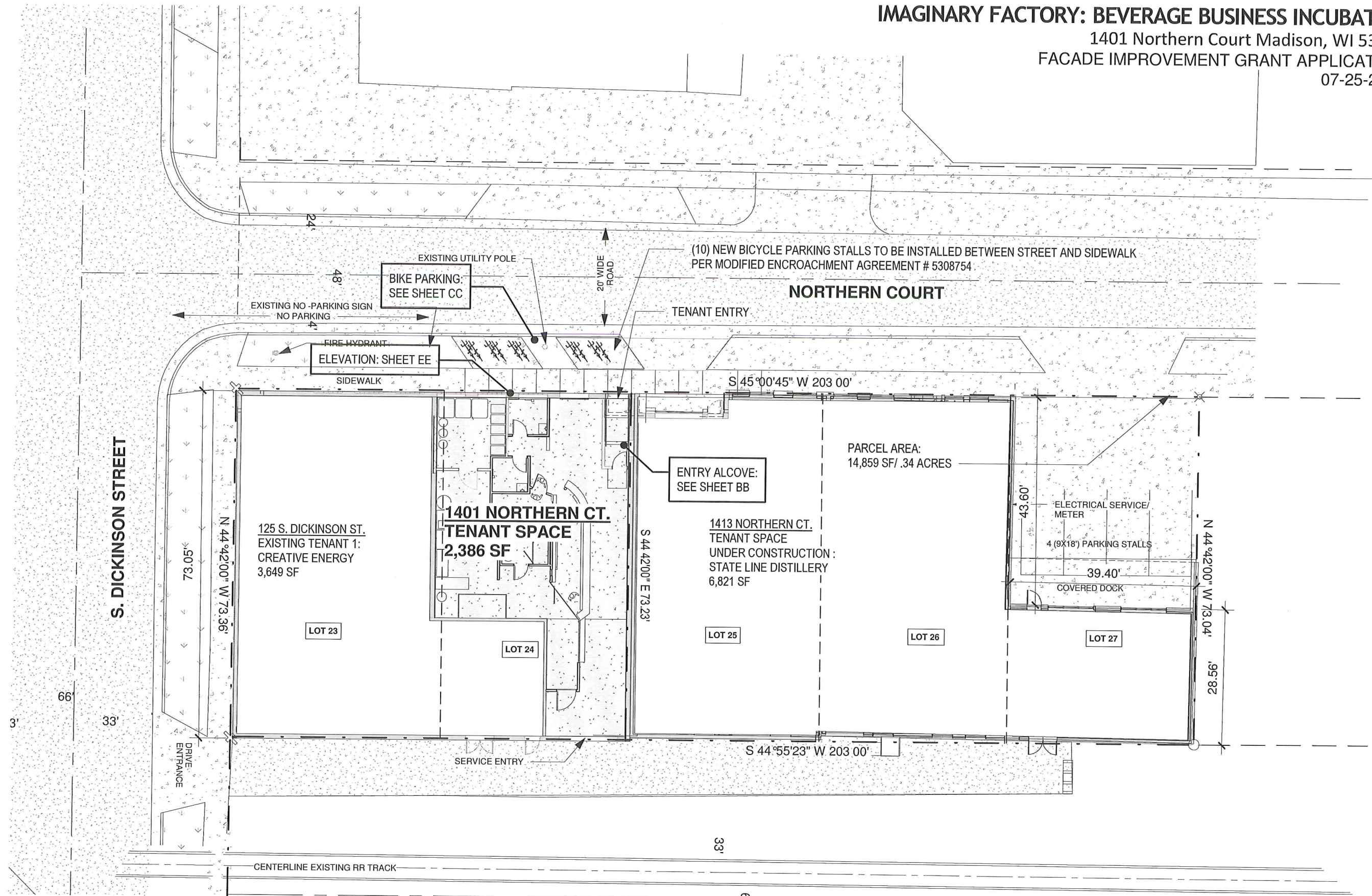


CYCLE SHOP

M
PARK
ST

IMAGINARY FACTORY: BEVERAGE BUSINESS INCUBATOR

1401 Northern Court Madison, WI 53703
FACADE IMPROVEMENT GRANT APPLICATION
07-25-2017

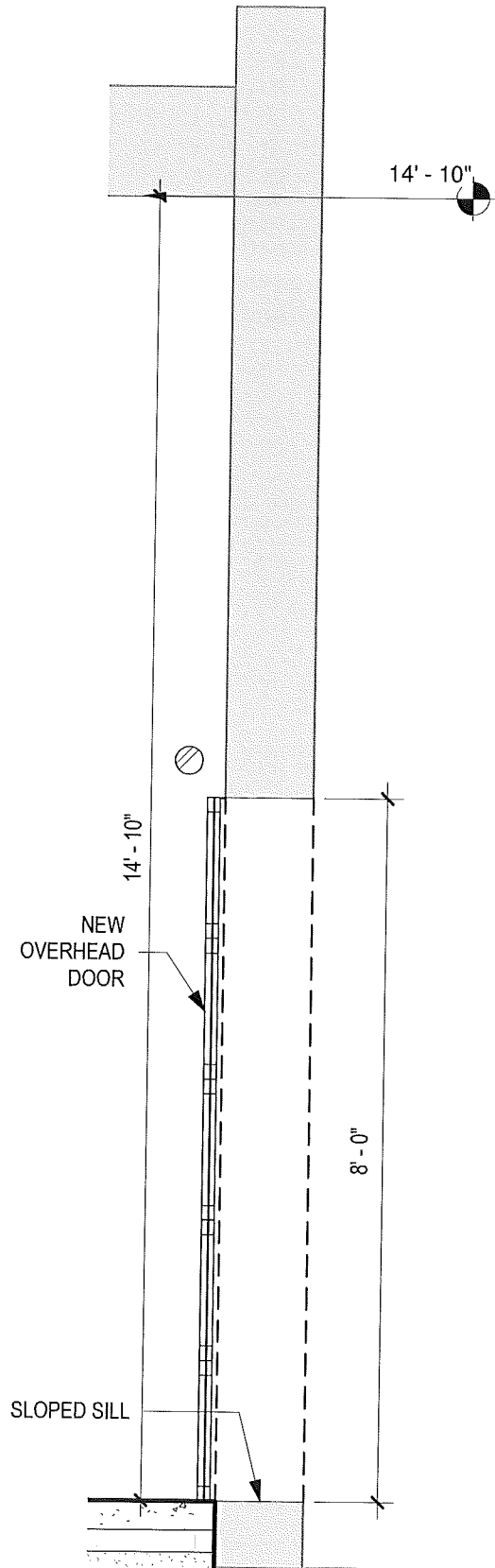


IMAGINARY FACTORY: BEVERAGE BUSINESS INCUBATOR

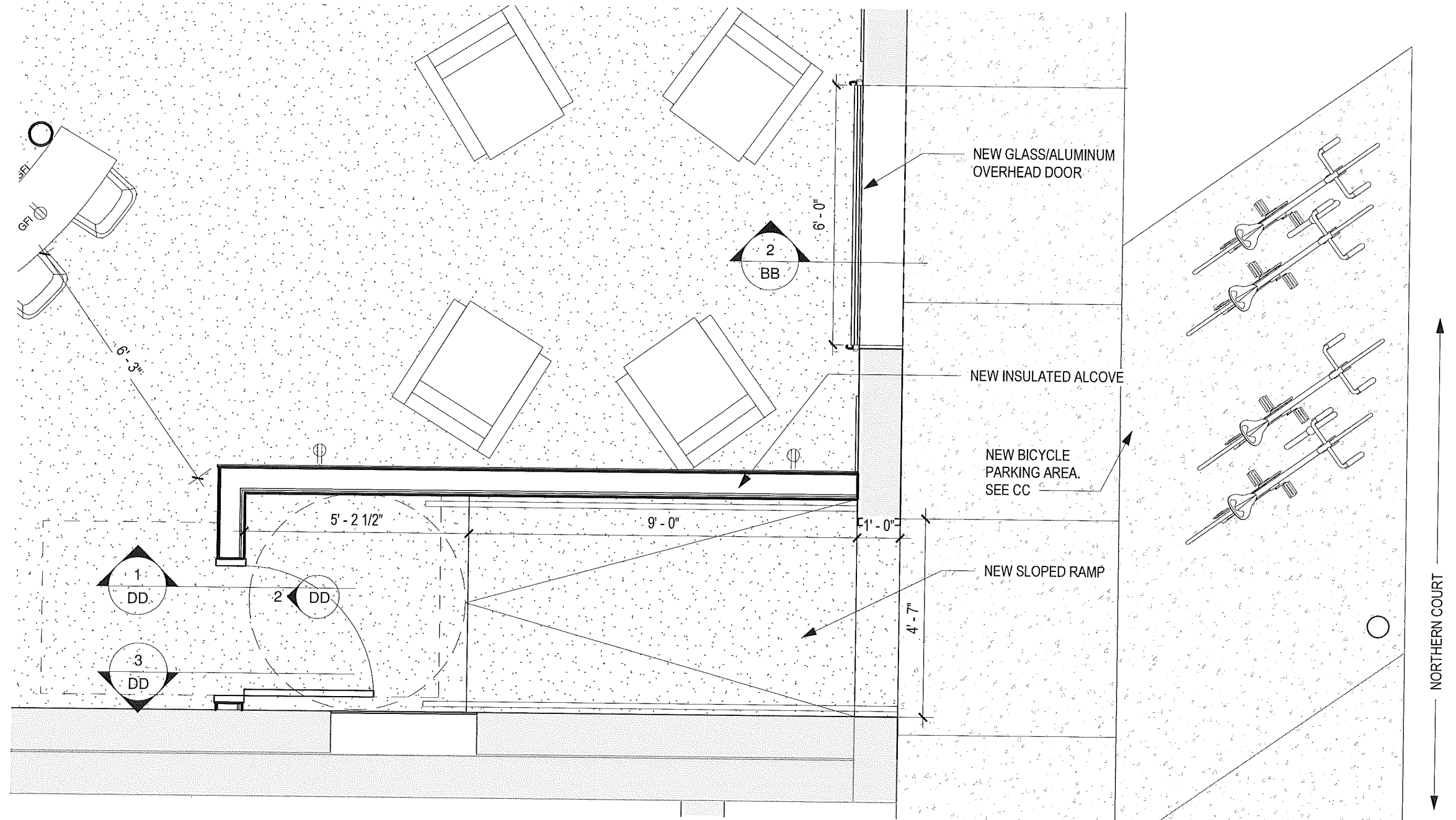
1401 Northern Court Madison, WI 53703

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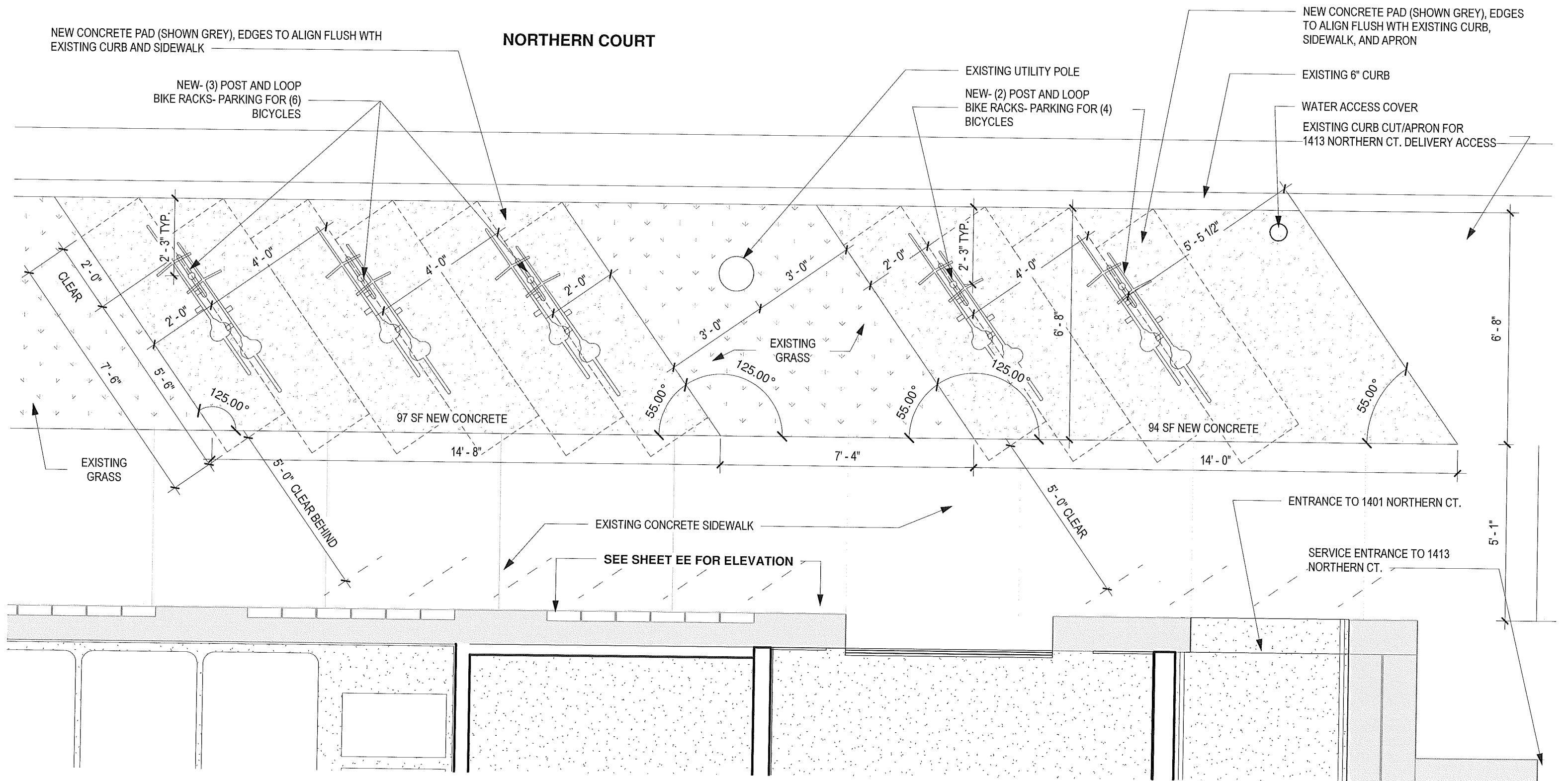
② FRONT WINDOW SECTION
1/2" = 1'-0"



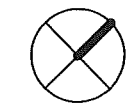
① ENTRY FLOOR PLAN- ENLARGED
3/8" = 1'-0"

IMAGINARY FACTORY: BEVERAGE BUSINESS INCUBATOR

Concept Drawing



1 PROPOSED BIKE PARKING
3/8" = 1'-0"

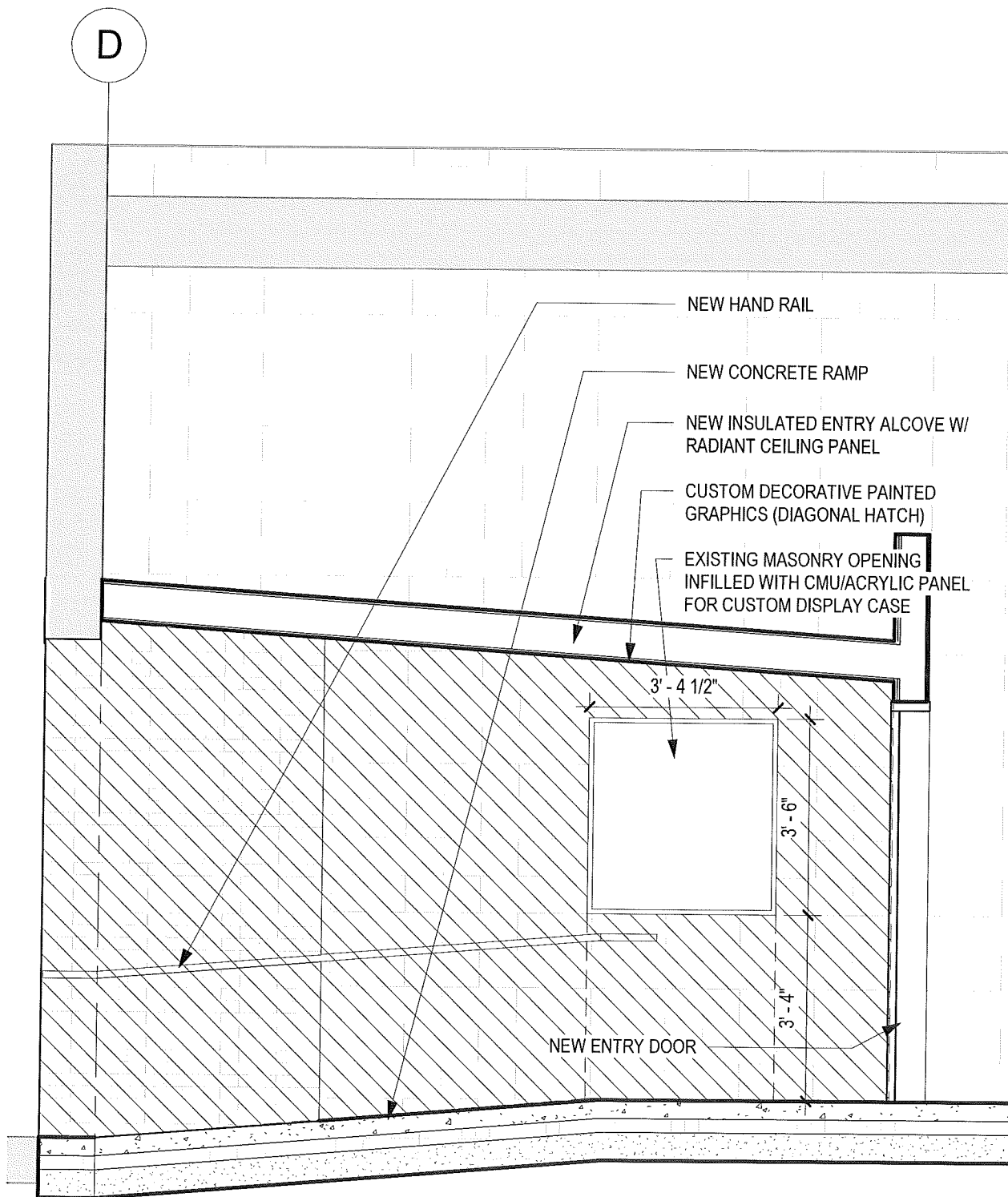


NEW BICYCLE PARKING

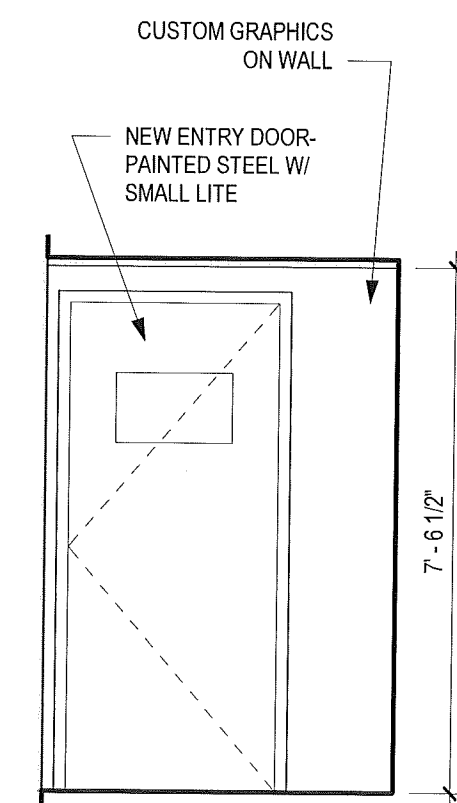
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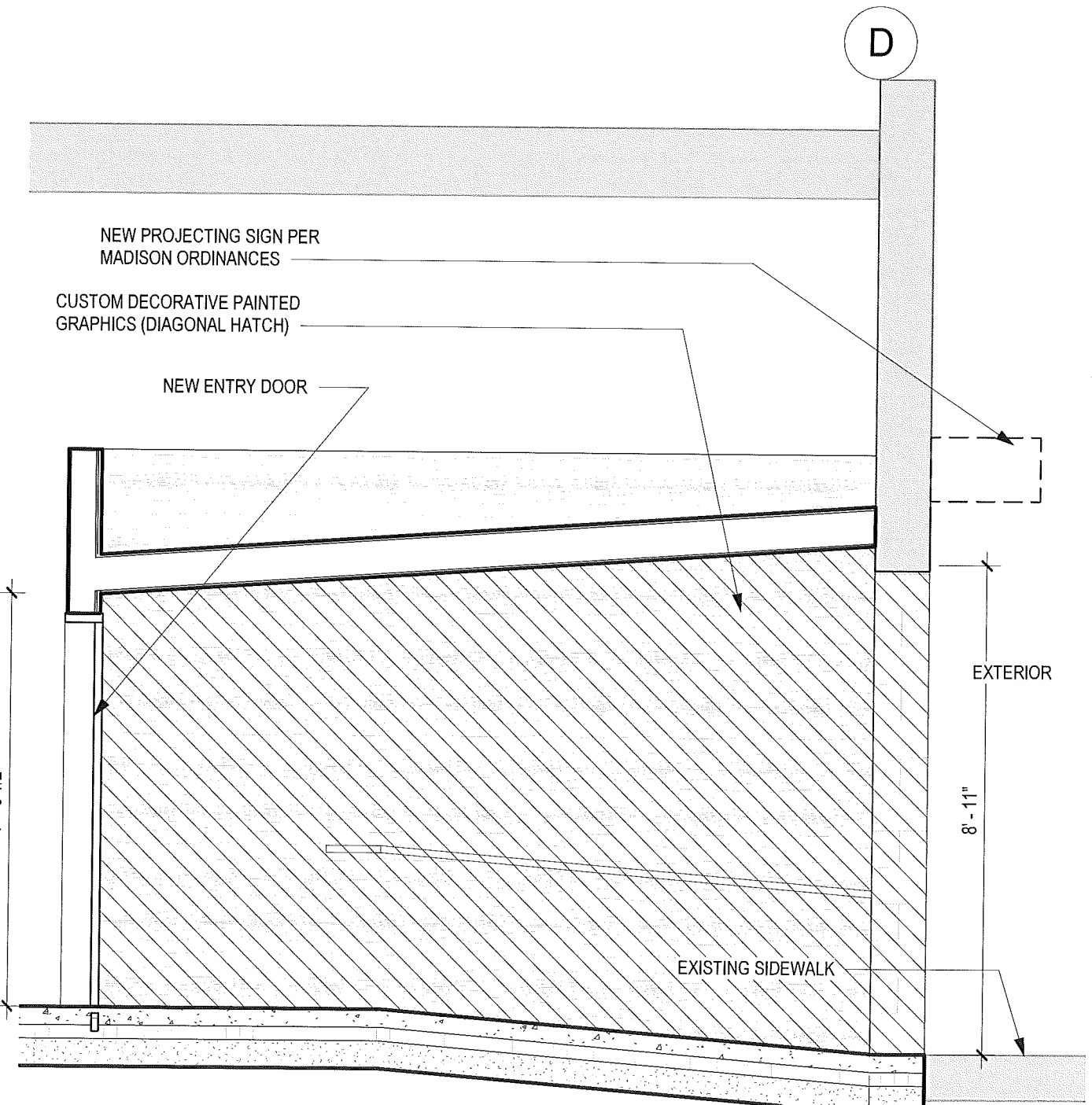
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③ Entry Section- North
 3/8" = 1'-0"



② Front Entry Door
 3/8" = 1'-0"

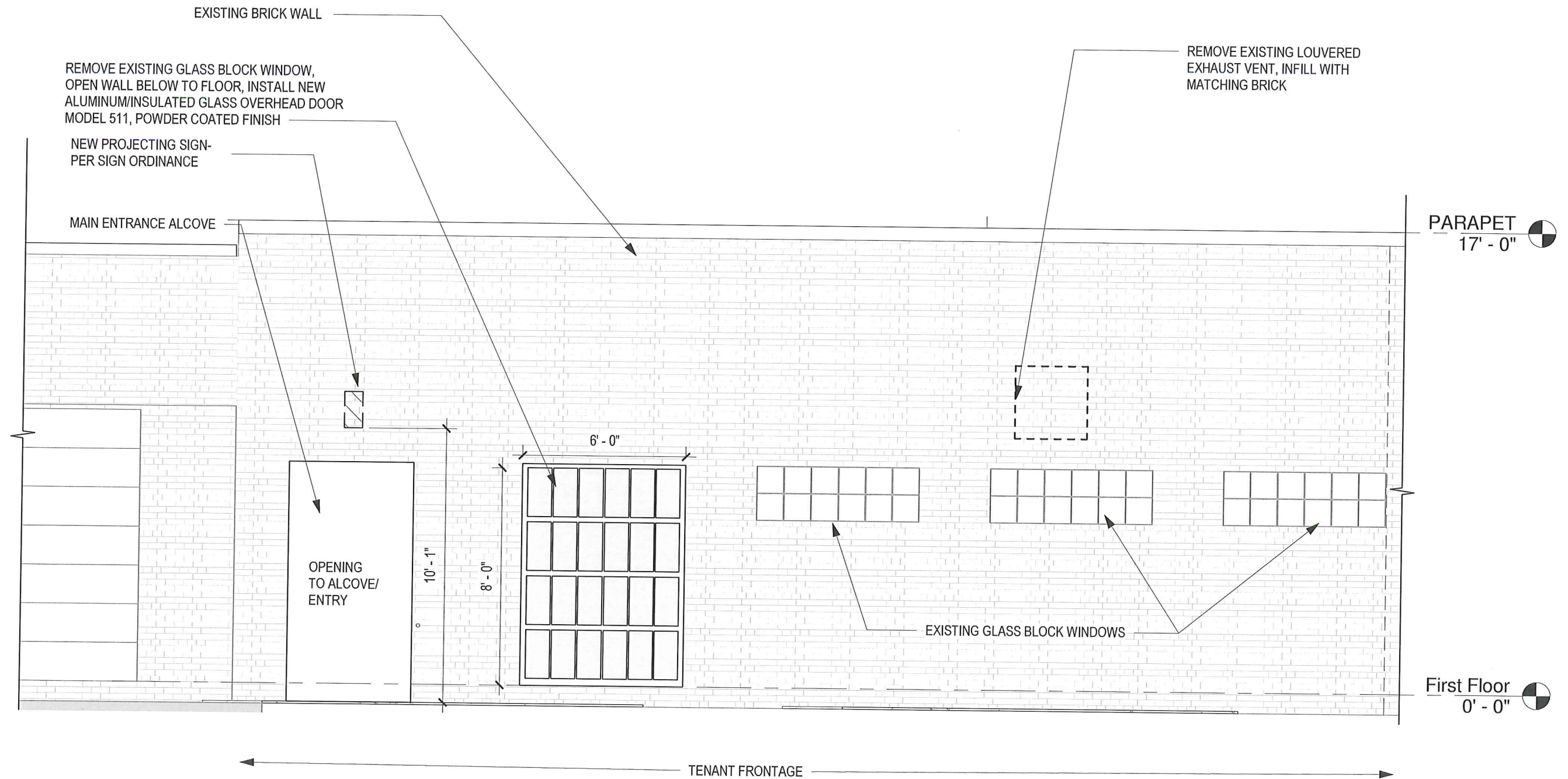


① Entry Section- South
 3/8" = 1'-0"

ENTRY ALCOVE ELEVATIONS

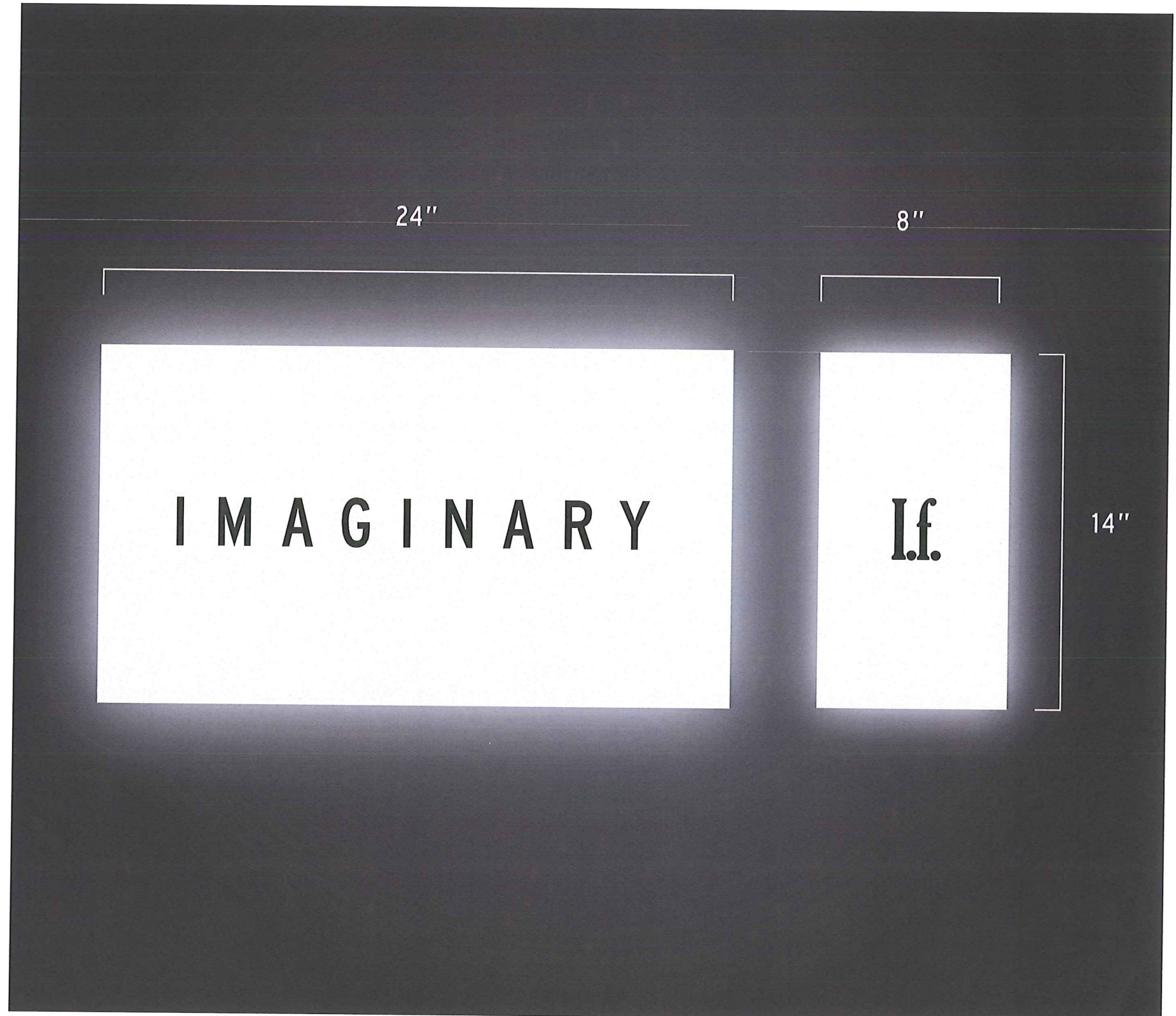
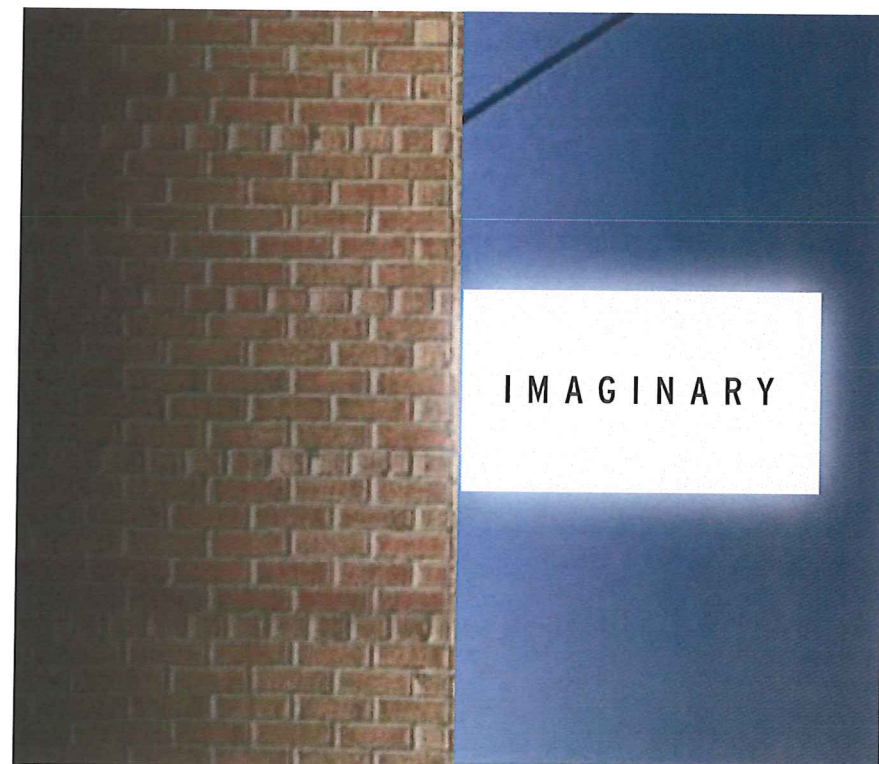
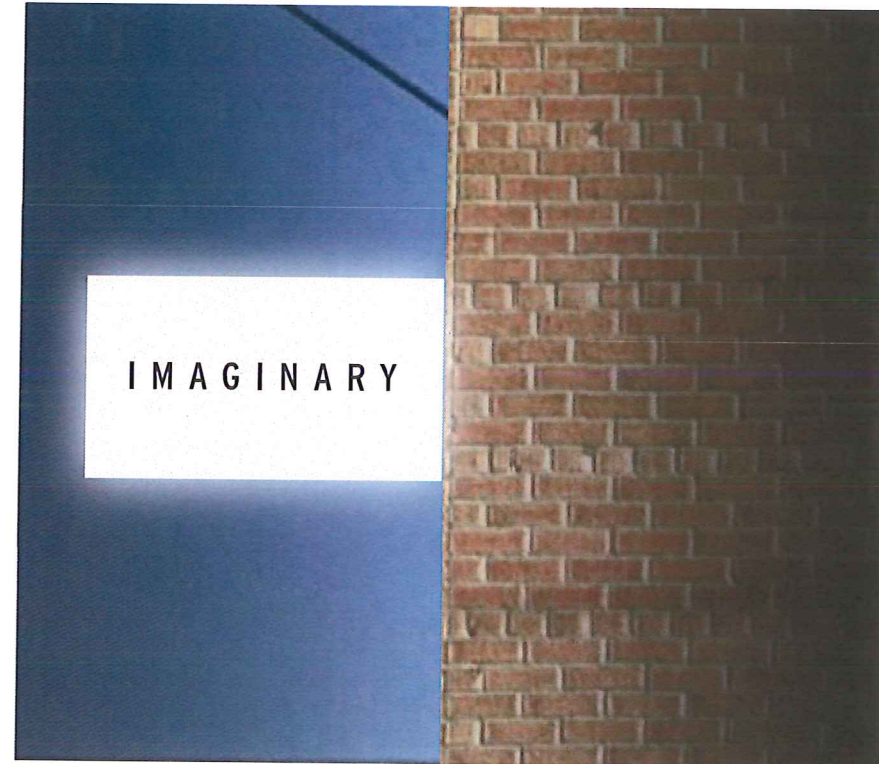
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CONCEPT RENDERING

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