

**CITY OF MADISON  
RETAIL IMPROVEMENT GRANT PROGRAM**



***Strengthening Downtown Independent Retail***

Department of Planning & Community & Economic Development  
Economic Development Division  
215 Martin Luther King Jr., Boulevard  
Ruth Rohlich 267-4933  
[rrohlich@cityofmadison.com](mailto:rrohlich@cityofmadison.com)

**PROGRAM APPLICATION**

Applicant: Madison Modern Market / Carmels Adams Phone: 608-257-1555  
 Business Name: Madison Modern Market  
 Building Name: \_\_\_\_\_  
 Business Address: 310 State St Zip Code 53703  
 E-mail Address: Carlcano@gmail.com  
 Property Owner: Mark Osborne 608 692-2668  
 Address: \_\_\_\_\_  
 Name of Grantee: \_\_\_\_\_  
 Lease Terms: 5 year w/5 year option  
 Definition of Project Scope: New Lighting fixtures

**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: (new flooring, new lighting, restrooms, etc.)	Total Cost	Grant \$	Private \$
<u>New lighting</u>	<u>2164.<sup>49</sup></u>	<u>1082.<sup>24</sup></u>	<u>1082.<sup>25</sup></u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Total:</b>	_____	_____	_____

**CITY OF MADISON  
RETAIL IMPROVEMENT GRANT PROGRAM**



***Strengthening Downtown Independent Retail***

Department of Planning & Community & Economic Development  
Economic Development Division  
215 Martin Luther King Jr., Boulevard  
Ruth Rohlich 267-4933  
[rrohlich@cityofmadison.com](mailto:rrohlich@cityofmadison.com)

Contractor/Supplier: Madison LISHKAS  
Address: 6701 WALK RD MADISON, WI 53719

**ATTACHMENT**

\* Bids, estimates, and/or contracts, product brochures, locater 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: 8/18/16  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please send this completed application and accompanying materials:

Economic Development Division  
Attn: Ruth Rohlich  
215 Martin Luther King Jr. Boulevard, Room 312  
P.O. Box 2983  
Madison, WI 53701-2983

BLDCOD

1051103-0000-01

1051103-0000-01

CARMELLO  
213-2331  
310 STATE ST  
MADISON WI 53703

MADISON MOD MARKET

MADISON MOD MARKET

\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*

1051103-0000-01 107 .08/10/16 107 MADISON MOD MARKET

P 1

\*\*\*\*\*  
EXPIRATION DATE: 11/08/16  
\*\*\*\*\*

24	*S9383/ SATCO 6.5MR16/LED/40'/3000K MAD MOD RAIL KITS ## SPECIAL ORDER ITEM ## REFUNDABLE-25% RESTOCK FEE UNLESS INSTALLED, CUSTOM OR MISSING ORIG PKG ACK'D: _____	EA	13.42	322.08
1	*P6149-09/ PROGRESS 2LT DIRECTION FLUSH MT BRUSHED NICKEL MAD MOD SMALL WINDOW ## SPECIAL ORDER ITEM ## REFUNDABLE-25% RESTOCK FEE UNLESS INSTALLED, CUSTOM OR MISSING ORIG PKG ACK'D: _____	EA	74.41	74.41

CONTINUED

BLDCOD

1051103-0000-01

1051103-0000-01

CARMELLO  
213-2331  
310 STATE ST  
MADISON WI 53703

MADISON MOD MARKET

MADISON MOD MARKET

\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*

1051103-0000-01 107 08/10/16 107 MADISON MOD MARKET

P 2

2	7PAR20/LED/40/27K/FL S9405 DIMMABLE 500L REPL 50W MAD MOD SMALL WINDOW	EA	11.95	23.90
2	*52222-BS/ ACCESS MIRAGE 4LT CLUSTER SPOT BRUSHED STEEL MAD MOD RAIL KITS ## SPECIAL ORDER ITEM ## REFUNDABLE-25% RESTOCK FEE UNLESS INSTALLED, CUSTOM OR MISSING ORIG PKG ACK'D: _____	EA	118.56	237.12
8	*S9383/ SATCO 6.5MR16 MAD MOD RAIL KITS ## SPECIAL ORDER ITEM ## REFUNDABLE-25% RESTOCK FEE UNLESS INSTALLED, CUSTOM OR MISSING ORIG PKG ACK'D: _____	EA	13.42	107.36

CONTINUED

BLDCOD

1051103-0000-01

1051103-0000-01

CARMELLO  
213-2331  
310 STATE ST  
MADISON WI 53703

MADISON MOD MARKET

MADISON MOD MARKET

\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*

1051103-0000-01 107 08/10/16 107 MADISON MOD MARKET

P 3

1	*P4305-084/ KOVACS LED 10' RAIL KIT INCLUDES 5 SPOT HEAD MAD MOD LARGE WINDOW ## SPECIAL ORDER ITEM ## REFUNDABLE-25% RESTOCK FEE UNLESS INSTALLED, CUSTOM OR MISSING ORIG PKG ACK'D: _____	EA	273.00	273.00
3	*GKTH4305-084/ KOVACS LED SPOT HEAD MAD MOD LARGE WINDOW ## SPECIAL ORDER ITEM ## REFUNDABLE-25% RESTOCK FEE UNLESS INSTALLED, CUSTOM OR MISSING ORIG PKG ACK'D: _____	EA	35.10	105.30
2	*6517401-962/ SEAGULL LARGE PENDANT BRUSHED NICKEL MAD MOD FRONT COUNTER ## SPECIAL ORDER ITEM ## REFUNDABLE-25% RESTOCK FEE UNLESS INSTALLED, CUSTOM OR MISSING ORIG PKG	EA	92.04	184.08

CONTINUED

BLDCOD

1051103-0000-01

1051103-0000-01

CARMELLO  
213-2331  
310 STATE ST  
MADISON WI 53703

MADISON MOD MARKET

MADISON MOD MARKET

\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*

1051103-0000-01 107 08/10/16 107 MADISON MOD MARKET

P 4

ACK'D: \_\_\_\_\_

2

9A19/LED/27K/800L/D S9378  
DIMMABLE  
MAD MOD FRONT COUNTER

EA

6.75

13.50

1,340.75

0.00

73.74

0.00

TOTAL AMOUNT DUE

1,414.49

Go Electric LLC

6828 State Highway 73  
Marshall, WI 53559

# Estimate

Date	Estimate #
8/11/2016	931

Name / Address
Pipefitters Caramello 520 State St. Madison, WI 53703

			Project
			2016-8-12 Modern ...
Description	Qty	Cost	Total
8-12-16 Modern Market To replace existing light fixtures and possibly install new light fixtures in store retail area.	10	70.00	700.00
Miscellaneous Material	1	50.00	50.00
		<b>Subtotal</b>	\$750.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$750.00

Mark Osborn  
5831 Holscher Rd  
McFarland WI 53558

8/17/2016

Carmelo Alfano  
Owner:  
Madison Modern Market, formerly known as Pop Deluxe  
310 State St  
Madison WI 53703

Dear Carmelo

Here is a short letter to confirm your Tenancy and length of lease at 310 State St Madison WI.

The lease in question runs from April 2, 2013 until March 31, 2018 with a 5-year tenant option to extend, that commences on April 1, 2018 and ends on March 31, 2023.

I have also enclosed a copy of the first and last page of the lease with the financials redacted as I feel that information is personal, between us, and should not be shared publicly.

If you need any additional information, feel free to give me a call anytime.

Sincerely,



Mark Osborn  
Owner, Manager:  
310 State St.

Enclosures: 3  
CC:



LEASE

THIS INDENTURE OF LEASE made and entered into this 2nd day of April, 2013 by and between Mark A. Osborn, hereinafter referred to as Landlord, and Carmelo A. Alfano, hereinafter referred to as Tenant.

WITNESSETH

1. DESCRIPTION: The Landlord, for and in consideration of the rentals hereinafter provided covenants and agreements hereinafter contained hereby lease to the Tenant the following property:

The first floor and loft known as 310 & 312 State Street, Madison, WI, Dane Co. Also portions of the basement thereunder. The first floor contains approximately 902 square feet more or less, the loft 339 square feet more or less and the basement 805 square feet more or less, The entire area is part of parcel #60-0709-144-2807-8.

2. LENGTH OF TERM: To have and hold said premises for a period of Five (5) years beginning on April 2, 2013 and ending on March 31, 2018

2A. OPTION TO EXTEND: This lease, at the option of the Tenant, may be extended for an additional period of Five (5) years, 60 months, beyond March 31, 2018 i.e. commencing April 1, 2018 and ending March 31, 2023 providing Tenants shall not be in default and that written notice of election to exercise such option is given by Tenant to Landlord not less than six months, 6 months, prior to the expiration of original lease period. Renewal or extension notice must be received by Landlord by October 1, 2017

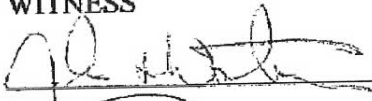
3. RENTAL: Tenant agrees to pay Landlord as a minimum guarantee annual rent for said premises the sum of

The undersigned parties acknowledge that they fully understand this lease and have received legal council or had the opportunity to receive legal council in regard to any and all aspects of the foregoing lease.

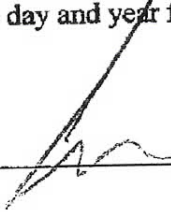
IN WITNESS WHEREOF, the Landlord and Tenant have both duly executed this lease and affixed their respective seals hereto, all being done on the day and year first above written.

WITNESS

DATE



BY:



4/1/13

Tenant

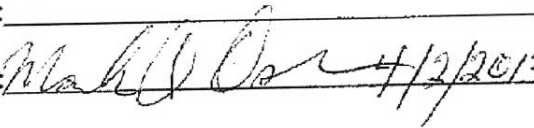


BY:

Tenant

\_\_\_\_\_

BY:



4/2/2013

Landlord

\_\_\_\_\_

BY:

Landlord

Landlord agrees to waive the rent for April of the year 2013



Landlord

Contact info:

Ryan Osborn (608) 692-8292 C

Mark Osborn (608) 692-2668 C

(608) 838-3565 H