

City of Madison, Wisconsin

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REPORT OF: FAÇADE IMPROVEMENT GRANT  
STAFF TEAM

TO: URBAN DESIGN COMMISSION

TITLE: Façade Improvement Grant Applications:  
817 E. Johnson Street  
(The Project Lodge, Creative  
Performances)  
823 E. Johnson Street  
(The Jewel in the Lotus, Yoga Studio)  
418 E. Wilson St.  
(The Cardinal)  
923 Williamson Street  
(Food Matters, LLC)

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

DATED: October 29, 2010

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**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 are the following Facade Improvement proposals:

- 1. 817 E. Johnson Street: The Project Lodge, Creative Performances**  
**Grantee: Russ Endres**
  - a. Install new transom windows with insulated glazing units (IGU)
  - b. Install new storefront windows with IGU
  - c. Install new aluminum transom above apartment door
  - d. Install new apartment door-steel insulated-match existing door

- e. Install new painted wood door with IGU
- f. Install new fiber cement panels with Azek trim.
- g. Install new store sign
- h. Install new storm windows
- i. Replace exterior light fixtures, remove exposed electrical conduit
- j. Install new accent lighting
- k. Install new address numbers
- l. Repaint façade, same colors

**See Attachments for specifications**

Total project cost is estimated at \$21,200.00

Facade Improvement Grant not to exceed \$10,000.00

**2. 823 Williamson Street: The Jewel in the Lotus, Yoga Studio**  
**Grantee: Russ Endres**

- a. Masonry restoration.
- b. Install new aluminum storefront windows and transoms with insulated glazing units (IGU).
- c. Install new painted solid wood door with IGU
- d. Install painted fiber cement panels with Azek trim
- e. Repaint all existing painted trim and doors.
- f. Remove and install new concrete steps
- g. Install new concrete sidewalk

**See Attachments for Specifications**

Total project cost is estimated at \$32,000.00

Facade Improvement Grant no to exceed \$10,000.00

**3. 418 E. Wilson Street: The Cardinal**  
**Grantee: Russ Endres**

**There are two facades: East Wilson Street and Franklin Street**

- a. Remove and install 24 aluminum windows
- b. Replace radius sashes in four windows on corner of building
- c. Repair damaged window frames
- d. Install insulated glazing units
- e. Repair cracked stone and masonry joints as needed
- f. Repair cracks in stone lintel
- g. Tuckpointing
- h. Install new exterior lighting
- i. Repair areas of sidewalk that are cracked and eroded

**See Attachments for Specification**

Total project cost is estimated at \$44,000.00

Facade Improvement Grant not to exceed \$14,900.00

**4. 923 Williamson Street: Food Matters, LLC**  
**Grantee: Food matters, LLC**

- a. Relocate existing windows
- b. Install new window(s) to match existing
- c. Repair cracked foundation
- d. Replaced cracked siding
- e. Replace deteriorated porch railing; replace lattice
- f. Repair/replace column trim
- g. Extend minimal guardrail per code
- h. New Paint

**See Attachments for Specifications**

Total project cost is estimated at 10,200.00  
Façade Improvement Grant not to exceed \$5,100.00

**RECOMMENDATION:**

418 E. Wilson Street (The Cardinal Bar):

The Preservation Staff has been working with the applicant on several issues in order to facilitate an administrative approval of the project in terms of the landmarks Ordinance. Preservation Staff will be reviewing details including, but not limited to, the following issues:

1. The new curved windows will need to duplicate the sash brackets/sash horns on the upper sash.
2. Staff will need to review and approve the new light fixtures above the leaded glass windows.
3. Staff will review and approve replacement storm windows over the leaded glass windows.

Once the details have been submitted and reviewed, Staff will administratively approve a Certificate of Appropriateness as allowed by the Landmarks Commission Policy and Procedures Handbook.

923 Williamson Street (Food Matters, LLC):

On October 4, 2010, the Landmarks Commission reviewed and unanimously approved a Certificate of Appropriateness for the project located at 923 Williamson Street with the condition that the applicant continue to work with Preservation Staff on several details which have since been rectified, and were included in the Façade Improvement Grant application. Preservation Staff adds a note that the front circular window will remain, even though it is not shown on the front Façade drawings.

The above Façade Improvement Grant proposals have been reviewed by the Façade Improvement Grant Staff Team and meet the requirements of the Program. The Staff Team recommends approval of the above Façade Improvement Grant proposals.



**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](mailto:pbrown@cityofmadison.com)

**PROGRAM APPLICATION**

Applicant: Russ Endres Wisconsin Management Phone: 608-258-2080  
 Business Name: Wisconsin Management  
 Building Name: The Project Lodge, Creative Performances  
 Business Address: 817 E. Johnson Street  
 Property Owner: Russ Endres  
 Address: 2040 S. Park Street Madison WI 53713  
 Lease Terms: Nov 2007 - Oct 2010 to be extended Apts: Aug - Aug 2011  
 Definition of Project Scope: See drawings

**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>Architect. Fees</u>	<u>1000</u>	_____	_____
<u>See attached</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total:	_____	_____	_____



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[pbrown@cityofmadison.com](mailto:pbrown@cityofmadison.com)

Contractor/Supplier: Wisconsin Management  
 Address: 2040 S. Park Street  
Madison, WI 53713

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: Russ Lane Date: 10/7/10

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

# **Wisconsin Management Co.**

## **Construction Specifications/Proposal Madison Façade Improvement**

**Project: 817 East Johnson St. Façade**

**Date: 10/8/2010**

### **Demolition**

- **Remove and dispose of deteriorating trim on entire front façade**
- **Repair/replace missing trim**
- **Remove existing signage above front door**
- **Remove existing entrance doors (2)**
- **Remove infill above apartment door**
- **Allowance-\$3000.00**

### **Install**

- **New transom windows above storefront with insulated glazing units**
- **New storefront windows with insulated glazing units**
- **New aluminum transom above apartment door**
- **New apartment door-steel insulated-match existing door**
- **New painted wood door with insulated glazing unit-full view**
- **Match sill profile and trim of bay window above below new storefront windows**
- **New fiber cement panels with Azek cement board trim below storefront windows and right side of apartment door**
- **Install new projecting store sign**
- **Install new storm windows for apartment units (6)**
- **Replace exterior light fixture, re-route exposed electrical conduit**
- **Install new accent lighting**
- **Install new address numbers**
- **Allowance-\$13,700.00**

### **Paint**

- **Repaint front façade-same colors**
- **Caulk where needed with 50 yr. caulk**
- **Allowance-\$3500.00**

**Total Contract Amount: \$20,200.00**

**Authorized Signature** \_\_\_\_\_

In the event that there is hidden damage or unforeseen repairs that we find, it must be repaired to meet local building codes. If this does occur, and WMC is expected to do the repairs, the additional cost to the property will be \$52.50 per man hour plus our cost of any material needed to repair the problem. A written amendment will be agreed upon and signed prior to WMC repairing anything not included in the original contract price. Furthermore, any additional costs from subcontractors due to hidden damage or unforeseen repairs will be added to the total bid price.

**SCOPE OF WORK:**

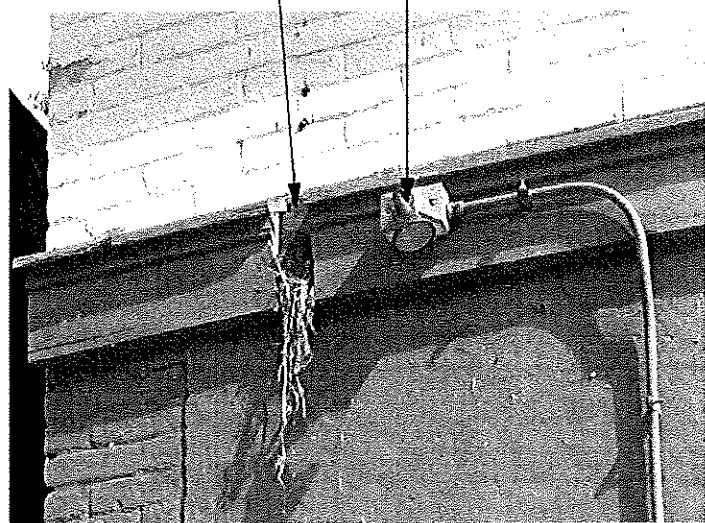
- REPAINT FACADE, SAME COLORS
- REOPEN TRANSOM WINDOWS ABOVE STOREFRONT AND APARTMENT DOOR, INSTALL NEW STOREFRONT WINDOWS WITH INSULATED GLAZING UNITS (IGU)
- INSTALL NEW APARTMENT DOOR WITHOUT STORM DOOR
- INSTALL NEW RETAIL FRONT DOOR
- REPAIR DAMAGED WOOD TRIM
- REPLACE LIGHT FIXTURE ABOVE APARTMENT DOOR
- INSTALL NEW PROJECTING SIGN
- INSTALL NEW STORM WINDOWS FOR APARTMENT



REPAIR WOOD TRIM

REPLACE LIGHT FIXTURE, REMOVE EXPOSED ELECTRICAL CONDUIT

REPAIR DAMAGED TRIM



REMOVE INFILL, INSTALL NEW ALUMINUM TRANSOM WITH IGU

NEW ADDRESS NUMBERS

REMOVE EXISTING DOOR & STORM DOOR, INSTALL NEW INSULATED DOOR & WEATHERSTRIPPING IN EXISTING OPENING

NEW PAINTED FIBER-CEMENT PANEL AND TRIM



NEW PROJECTING SIGN  
MAXIMUM 4'-10" OUT FROM BUILDING

REMOVE INFILL, INSTALL NEW ALUMINUM TRANSOM WITH IGU

PAINTED FIBER-CEMENT PANEL

NEW ALUMINUM STOREFRONT WITH INSULATED GLAZING UNITS

NEW PAINTED WOOD DOOR WITH IGU LITE  
MATCH SILL PROFILE & TRIM OF BAY WINDOW ABOVE

PAINTED FIBER-CEMENT PANEL WITH AZEK TRIM

817 EAST JOHNSON STREET

- ISSUE:
- ◇ CONSTRUCTION SET
  - ◇ PLAN REVIEW SET
  - ◇ BID SET  
NOT FOR CONSTRUCTION
  - ◇ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◇ PROGRESS SET  
NOT FOR CONSTRUCTION

PROJECT:  
**FACADE IMPROVEMENTS**  
for  
**813 E. JOHNSON ST.**

817 E. Johnson Street  
Madison, Wisconsin

REVISIONS	

DATE 30 Aug 2010  
SCALE AS SHOWN  
PROJECT K1009.01  
DRAWN BY DTZ

DRAWING NAME:  
NORTH ELEVATION IMPROVEMENTS

DRAWING NUMBER:

**A-2.0**

1 NORTH ELEVATION  
Scale: 1/4" = 1'-0"





THE PROJECT LODGE

ART GLA

FOR RENT  
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PROJECT LODGE



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**608-258-2085**  
www.wimci.com  
WISCONSIN MANAGEMENT  
COMPANY

The Project Lodge

8174

PROJECT LODGE





Handmade ART GLASS

FOR RENT  
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608-258-2085  
WWW.HOUSE.COM  
RESIDENTIAL MANAGEMENT  
COMPANY

The Frooze

PROJECT LODGE

817

JAMES APOLLIO







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[pbrown@cityofmadison.com](mailto:pbrown@cityofmadison.com)

**PROGRAM APPLICATION**

Applicant: Russ Endres Phone: 608 258-2080  
 Business Name: Wisconsin Management  
 Building Name: The Jewel in the Lotus, Yoga Studio  
 Business Address: 823 E. Johnson Street  
 Property Owner: Russ Endress  
 Address: 2040 S. Park Street Madison WI 53713  
 Lease Terms: Oct 2007 - Sept 2011 lease  
 Definition of Project Scope: \_\_\_\_\_  
See drawings

**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>Archit. Fees</u>	<u>1000.</u>	_____	_____
<u>See attached</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total:	_____	_____	_____



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Contractor/Supplier: Wisconsin Management  
 Address: 2040 S. Park Street Madison WI  
53713

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: Russ Weber Date: 10/17/10

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

# **Wisconsin Management Co.**

## **Construction Specifications/Proposal Madison Façade Improvement**

**Project: 823 East Johnson St. Façade**

**Date: 10/8/2010**

### **Demolition**

- **Remove and dispose of existing T-111 Wood Siding**
- **Remove and dispose of existing trim and Storefronts from first floor**
- **Remove existing adhesive that bonds existing T-111 siding to brick**
- **Allowance-\$2000.00**

### **Masonry**

- **If adhesive that bonds the T-111 siding to existing brick cannot be removed, replace the brick to match**
- **Tuckpoint masonry joints on entire façade with color match mortar**
- **Remove upper 5' of brick where brick is defacing-approximately 31' x 5'**
- **Replace upper five feet of brick above stone lintel-approximately 31' x 5' area with Glen-Gery FBX Architectural Glazed Facebrick to match façade**
- **Colors of brick to be White (main color) and Evergreen (accent color)**
- **Strip paint from stone lintel located above center front door of façade**
- **Allowance-\$10,000.00**

### **Store Front**

- **Install new aluminum storefront windows and transoms with insulated glazing units**
- **Install new painted solid wood door w/ ¾ view insulated glazing unit to match adjacent doors on first floor**
- **Install painted fiber cement panel on lower section of front façade located below storefront glazing units**
- **Trim cement panels with Azek brand cement trim board**
- **Allowance-\$13,000.00**

### **Paint**

- **Repaint all existing painted trim and doors**
- **Allowance-\$2000.00**

### **Concrete and Steps**

- **Remove lower two concrete steps and sidewalk 4'-10" out from building**
- **Install new concrete steps to make 3 equal risers of 6-1/4" in height with a 13" tread depth**
- **Install new concrete sidewalk, match edge of existing public sidewalk, slope**

- up to façade a maximum of ¼” per every 12” of sidewalk
- Allowance-\$4000.00

**Total Contract Amount: \$31,000.00**

**Authorized Signature** \_\_\_\_\_

In the event that there is hidden damage or unforeseen repairs that we find, it must be repaired to meet local building codes. If this does occur, and WMC is expected to do the repairs, the additional cost to the property will be \$52.50 per man hour plus our cost of any material needed to repair the problem. A written amendment will be agreed upon and signed prior to WMC repairing anything not included in the original contract price. Furthermore, any additional costs from subcontractors due to hidden damage or unforeseen repairs will be added to the total bid price.

**SCOPE OF WORK:**

- REMOVE T-111 WOOD SIDING, TRIM, AND STOREFRONTS FROM FIRST FLOOR
- REMOVE ADHESIVE FROM MASONRY PIERS -OR- IF NOT REMOVABLE, REPLACE BRICK TO MATCH
- REPOINT MASONRY JOINTS ENTIRE FACADE
- INSTALL NEW STOREFRONT WINDOWS & TRANSOMS WITH INSULATED GLAZING UNITS (IGU)
- INSTALL NEW APARTMENT DOOR WITHOUT STORM DOOR
- REPAINT ALL PAINTED TRIM AND DOORS
- REPLACE CONCRETE SIDEWALK AND STEPS



NEW ALUMINUM STOREFRONT WITH INSULATED GLAZING UNITS  
NEW PAINTED WOOD DOOR WITH IGU LITE  
MATCH TWO ADJACENT DOORS

PAINTED FIBER-CEMENT PANEL WITH AZEK TRIM

REMOVE T-111 SIDING & ADHESIVE FROM MASONRY PIERS  
IF BRICK IS IN POOR CONDITION, REMOVE & REPLACE WITH NEW TO MATCH COLORS & PATTERN  
TYPICAL 4 FIRST FLOOR MASONRY PIERS

STRIP PAINT FROM STONE LINTEL

REMOVE LOWER TWO CONCRETE STEPS AND SIDEWALK 4'-10" OUT FROM BUILDING. INSTALL NEW CONCRETE STEPS TO MAKE 3 EQUAL RISERS OF 6-1/4" HEIGHT, 13" DEPTH. INSTALL NEW CONCRETE SIDEWALK, MATCH EDGE OF EXISTING PUBLIC SIDEWALK, SLOPE UP TO FACADE MAXIMUM 1/4:12

823 EAST JOHNSON STREET

- ISSUE
- ◇ CONSTRUCTION SET
  - ◇ PLAN REVIEW SET
  - ◇ BID SET  
NOT FOR CONSTRUCTION
  - ◇ PRELIMINARY  
NOT FOR CONSTRUCTION
  - ◇ PROGRESS SET  
NOT FOR CONSTRUCTION

PROJECT  
**FACADE IMPROVEMENTS**  
for  
**823 E. JOHNSON ST.**

823 E. Johnson Street  
Madison, Wisconsin

REVISIONS

DATE 6 Oct 2010  
SCALE 1/4" = 1'-0"  
PROJECT K1009.01  
DRAWN BY DTZ

DRAWING NAME:

NORTH ELEVATION

DRAWING NUMBER:

**A-2.0**





Hartford ART GLASS

Hartford ART GLASS

THE ARTS CENTER  
3rd FLOOR  
ARTS CENTER





Jewel  
in the  
Lotus  
YOGA  
LTD.

Hardy











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[pbrown@cityofmadison.com](mailto:pbrown@cityofmadison.com)

**PROGRAM APPLICATION**

Applicant: Russ Endres Phone: 608 258-2080  
 Business Name: Wisconsin Management  
 Building Name: The Cardinal  
 Business Address: 418 East Wilson  
 Property Owner: Russ Endres  
 Address: 2040 S. Park Street Madison WI 53713  
 Lease Terms: BAR: 1985-2013 ending Aug 15 - Aug 14 2011: Apts  
 Definition of Project Scope: See drawings

**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>Archit. fees</u>	<u>1000</u>		
<u>see attached</u>			
Total:			



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Contractor/Supplier: Wisconsin Management  
 Address: 2040 S. Park Street Madison WI 53713

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: Russ Lahn Date: 10/7/10

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please send this completed application, accompanying materials, and application fee of \$100 to:

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 Attn: Percy Brown  
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 P.O. Box 2983  
 Madison, WI 53701-2983

# **Wisconsin Management Co.**

## **Construction Specifications/Proposal Madison Façade Improvement**

**Project: 416/418 East Wilson St. Façade**

**Date: 10/8/2010**

### **Storm Windows**

- **Remove (24) existing storm windows**
- **Install (24) aluminum storm windows in Brown**
- **50 yr caulk upon installation in Brown**
- **Lift rental**
- **Allowance-\$7200.00**

### **Curved Corner Windows**

- **Replace radius sashes in (4) windows on corner of building**
- **Repair damaged window frames**
- **Install insulated glazing units**
- **Lift rental**
- **Allowance-\$3500.00**

### **Masonry and Stone Repairs (Specific Repairs Illustrated on Print)**

- **Photo 04-Repair soffit and fascia on curved corner of building on E. Wilson elevation`**
- **Lift Rental**
- **Photo 05-Repair cracked stone on left side of bar entrance using Farrell Vertical Patch. Seal with TK-290 and coat to match color.**
- **Photo 06-Repair cracked stone using Farrell Vertical Patch on first floor E. Wilson elevation. Investigate brick efflorescence as possible water problem. Repair, patch, plug areas of water infiltration that is found**
- **Photo 07-Repair cracked masonry and stone-tuckpoint brick with color to match**
- **Photo 08-Repair stone lintel on second floor curved corner window with Farrell Vertical Patch. Seal crack after repair.**
- **Allowance-\$3200.00**

**Tuckpointing**

- Numerous areas of E. Wilson Façade should be tuckpointed
- Areas where the mortar does not match the rest of the building
- Areas where mortar is cracked and eroding
- Cracked/Chipped brick
- Missing mortar
- Allowance-\$3000.00

**Lighting**

- Exterior Lighting Allowance-\$2500.00

**Clean-Up**

- Clean up all areas affected by work.
- General cleaning of brick façade
- Fill in existing gaps with a weather proof caulk where sidewalk meets the building.
- Repair areas of sidewalk that are cracked and or eroded
- Allowance-\$1800.00

**Total Contract Amount: \$21,200.00**

**Authorized Signature** \_\_\_\_\_

In the event that there is hidden damage or unforeseen repairs that we find, it must be repaired to meet local building codes. If this does occur, and WMC is expected to do the repairs, the additional cost to the property will be \$52.50 per man hour plus our cost of any material needed to repair the problem. A written amendment will be agreed upon and signed prior to WMC repairing anything not included in the original contract price. Furthermore, any additional costs from subcontractors due to hidden damage or unforeseen repairs will be added to the total bid price.

# **Wisconsin Management Co.**

## **Construction Specifications/Proposal Madison Façade Improvement**

**Project: 416/418 East Wilson St.-Franklin St. Façade**

**Date: 10/8/2010**

### **Storm Windows**

- **Remove (34) existing storm windows**
- **Install (34) aluminum storm windows in Brown**
- **50 yr caulk upon installation in Brown**
- **Lift rental**
- **Allowance-\$10,200.00**

### **Masonry and Stone Repairs (Specific Repairs Illustrated on Print)**

- **Photo 01-Repair cracked stone and masonry joints surrounding stone**
- **Grind and remove debris, fill crack with Farrell Vertical Patch, seal with TK-290, coat with color to match**
- **Repair surrounding masonry joints, tuck pointing with color matched mortar, clean face of surrounding brick**
- **Photo 02-Repair crack in stone lintel and decorative stone element with Farrell Vertical Patch. Seal crack after repair.**
- **Photo 03-Repair cracks in stone lintels on first floor Franklin St. elevation with Farrell Vertical Patch. Seal crack after repair.**
- **Allowance-\$2600.00**

### **Tuckpointing**

- **Numerous areas of Franklin St. Façade should be tuckpointed**
- **Areas where the mortar does not match the rest of the building**
- **Areas where mortar is cracked and eroding**
- **Allowance-\$4000.00**

### **Lighting**

- **Exterior Lighting Allowance-\$2500.00**



**Clean-Up**

- **Clean up all areas affected by work.**
- **General cleaning of brick façade**
- **Fill in existing gaps with a weather proof caulk where sidewalk meets the building.**
- **Repair areas of sidewalk that are cracked and or eroded**
- **Allowance-\$2500.00**

**Total Contract Amount: \$21,800.00**

**Authorized Signature** \_\_\_\_\_

In the event that there is hidden damage or unforeseen repairs that we find, it must be repaired to meet local building codes. If this does occur, and WMC is expected to do the repairs, the additional cost to the property will be \$52.50 per man hour plus our cost of any material needed to repair the problem. A written amendment will be agreed upon and signed prior to WMC repairing anything not included in the original contract price. Furthermore, any additional costs from subcontractors due to hidden damage or unforeseen repairs will be added to the total bid price.



**SCOPE OF WORK:**  
 -INSTALL NEW STORM WINDOWS  
 (EXCEPT CURVED CORNER WINDOWS)  
 -NEW SASHES WITH INSULATED GLAZING UNITS  
 FOR CURVED CORNER WINDOWS  
 -MASONRY REPAIRS:  
 GENERAL CLEANUP & TUCKPOINTING AS REQ'D.  
 SPECIFIC REPAIRS AS NOTED ON DRAWINGS.

**1** FRANKLIN STREET ELEVATION  
 Scale: 1/8" = 1'-0"

ISSUE  
 ◆ **CONSTRUCTION SET**  
 ◆ **PLAN REVIEW SET**  
 ◆ **BID SET**  
 NOT FOR CONSTRUCTION  
 ◆ **PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 ◆ **PROGRESS SET**  
 NOT FOR CONSTRUCTION

PROJECT  
**FACADE IMPROVEMENTS**  
 for  
**CARDINAL BAR**

418 E. Wilson Street  
Madison, Wisconsin

REVISIONS

NO.	DATE	DESCRIPTION

DATE 06 October 2010  
 SCALE 1/8" = 1'-0"  
 PROJECT K1009.05  
 DRAWN BY DTZ

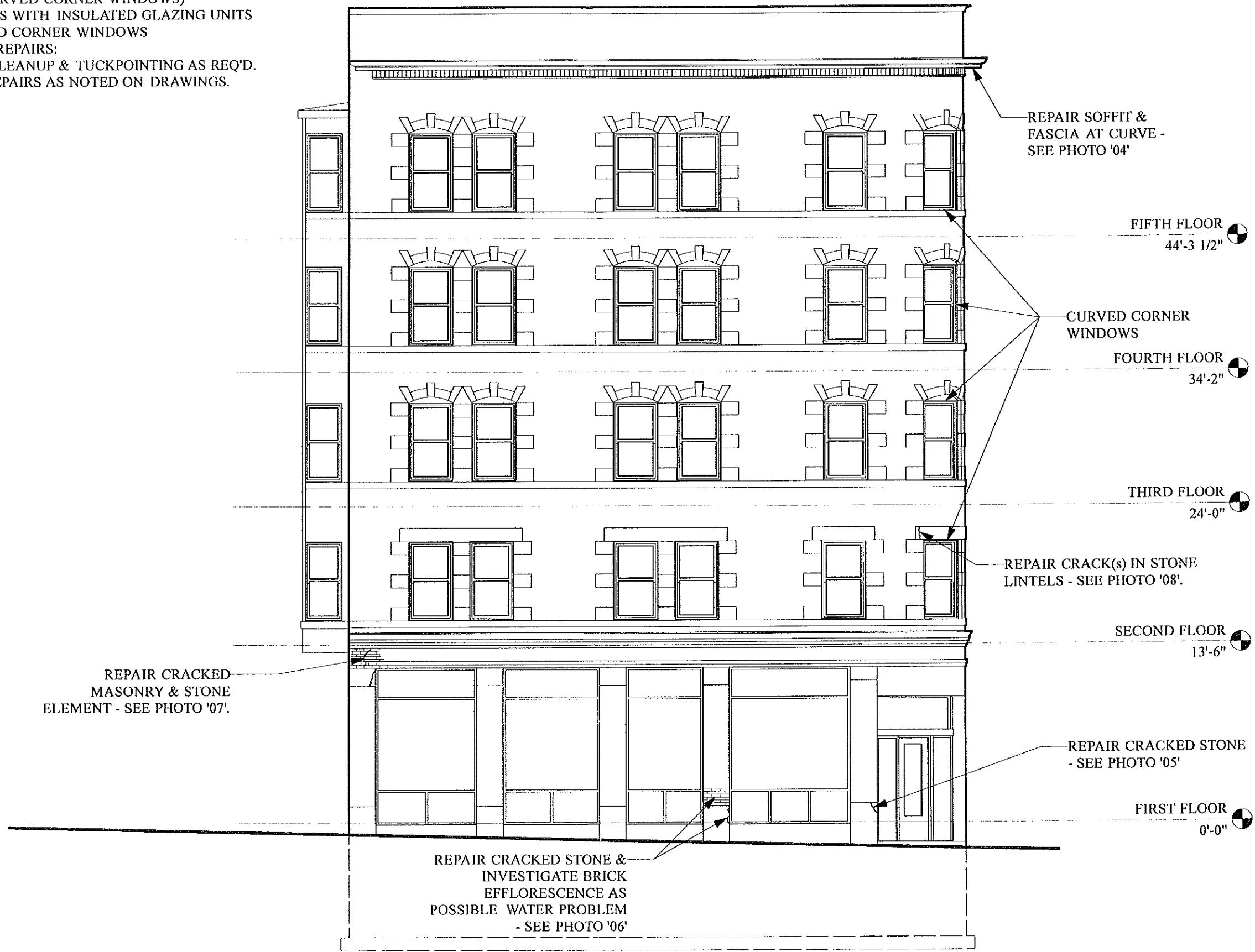
DRAWING NAME:  
 FRANKLIN ST.  
 ELEVATION  
 IMPROVEMENTS

DRAWING NUMBER:

**A-2.0**

**SCOPE OF WORK:**

- INSTALL NEW STORM WINDOWS (EXCEPT CURVED CORNER WINDOWS)
- NEW SASHES WITH INSULATED GLAZING UNITS FOR CURVED CORNER WINDOWS
- MASONRY REPAIRS:  
GENERAL CLEANUP & TUCKPOINTING AS REQ'D.  
SPECIFIC REPAIRS AS NOTED ON DRAWINGS.



ISSUE  
 ◇ **CONSTRUCTION SET**  
 ◇ **PLAN REVIEW SET**  
 ◇ **BID SET**  
 NOT FOR CONSTRUCTION  
 ◇ **PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 ◇ **PROGRESS SET**  
 NOT FOR CONSTRUCTION  
 PROJECT  
**FACADE IMPROVEMENTS**  
*for*  
**CARDINAL BAR**

418 E. Wilson Street  
Madison, Wisconsin

REVISIONS

NO.	DATE	DESCRIPTION

DATE 06 October 2010  
 SCALE: 1/8" = 1'-0"  
 PROJECT K1009.05  
 DRAWN BY DTZ

DRAWING NAME:  
 E. WILSON ST.  
 ELEVATION  
 IMPROVEMENTS

DRAWING NUMBER:

**A-2.1**

**1 EAST WILSON STREET ELEVATION**  
 Scale: 1/8" = 1'-0"



*Cardinal* CAFE & BAR

418

POSTERS: *THE MONUMENTS MEN*, *FRENKID*

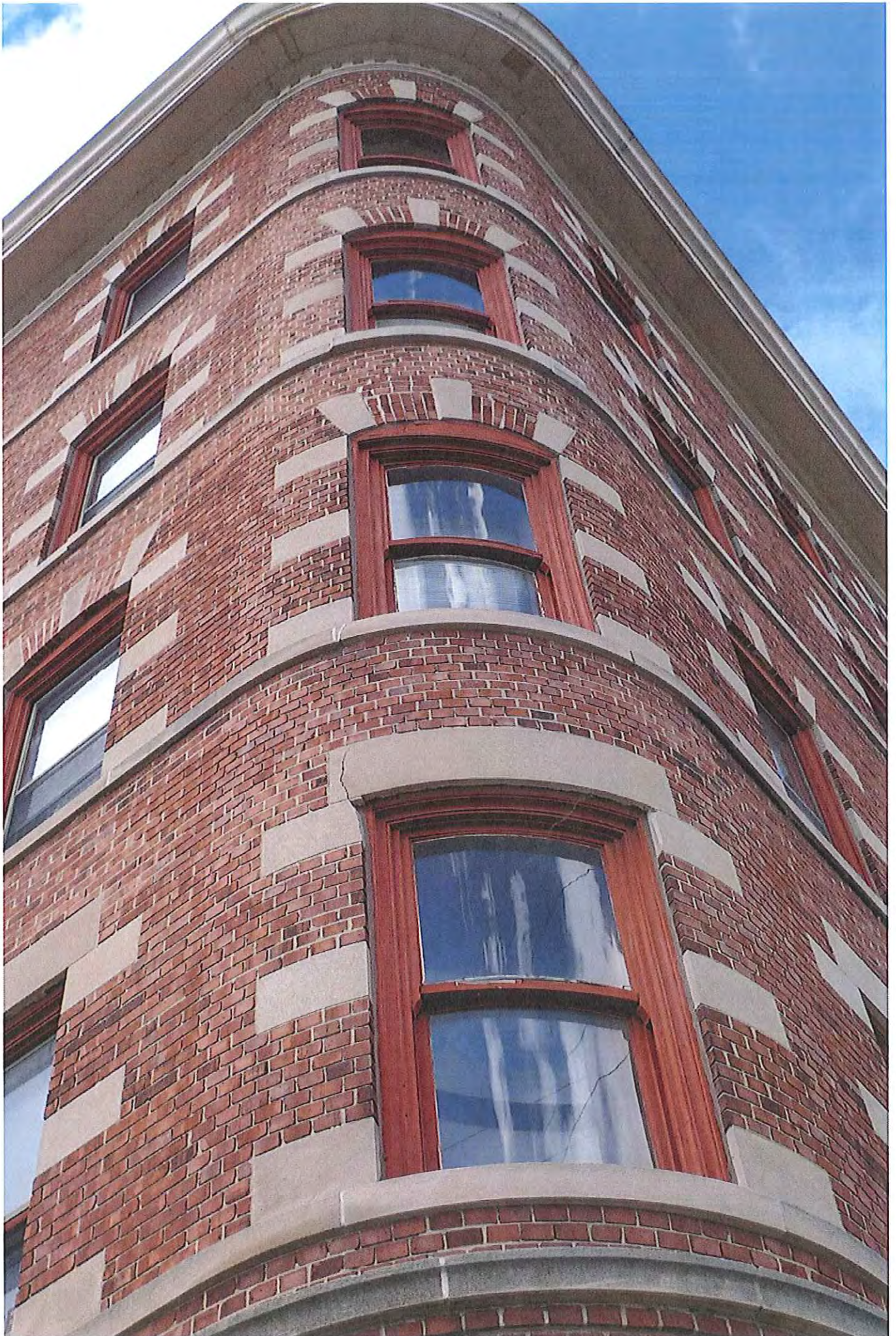
*Cardinal*

POSTER: *THE MONUMENTS MEN*

POSTERS: *THE MONUMENTS MEN*, *THE MONUMENTS MEN*, *THE MONUMENTS MEN*























**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](mailto:pbrown@cityofmadison.com)

**PROGRAM APPLICATION**

*Johnnie Martins 221-2828  
 (C) 556-2520*

Applicant: RANDY NG & MICHAEL DING Phone: 646.637.1827  
 Business Name: FOOD MATTERS, L.L.C.  
 Building Name: EDWARD STREIDT HOUSE  
 Business Address: 923 WILLIAMSON ST.  
 Property Owner: FOOD MATTERS LLC  
 Address: 1215 WELLESLEY, MADISON WI 53705  
 Lease Terms: N/A  
 Definition of Project Scope: RESTORATION OF LANDMARK FACADE.

**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>PORCH RAILING &amp; STEPS</u>	<u>\$ 1,650.</u>	_____	_____
<u>PORCH JOISTS &amp; FLOOR</u>	<u>1,650.</u>	_____	_____
<u>PORCH CEILING &amp; TRELLIS</u>	<u>1,430.</u>	_____	_____
<u>REMOVE VEGETATION</u>	<u>500.</u>	_____	_____
<u>FOUNDATION REPAIRS</u>	<u>3,200.</u>	_____	_____
<u>RESTORE COLUMNS,</u>	<u>3,770.</u>	_____	_____
<u>WINDOWS &amp; PAINT</u>	<u>Total: \$ 10,200.</u>	<u>\$10,000.</u>	<u>* \$ 200.</u>

\* ADDITIONAL WORK \$91,000.



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[pbrown@cityofmadison.com](mailto:pbrown@cityofmadison.com)

Contractor/Supplier: FREIBURGER CONSTRUCTION CONSULTING  
 Address: 5438 HWY M FITCHBURG WI 53575

ATTACHMENT

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

REMARKS PLEASE SEE DESCRIPTION & PHOTOS ATTACHED.

\_\_\_\_\_


\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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: 6/25/10

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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





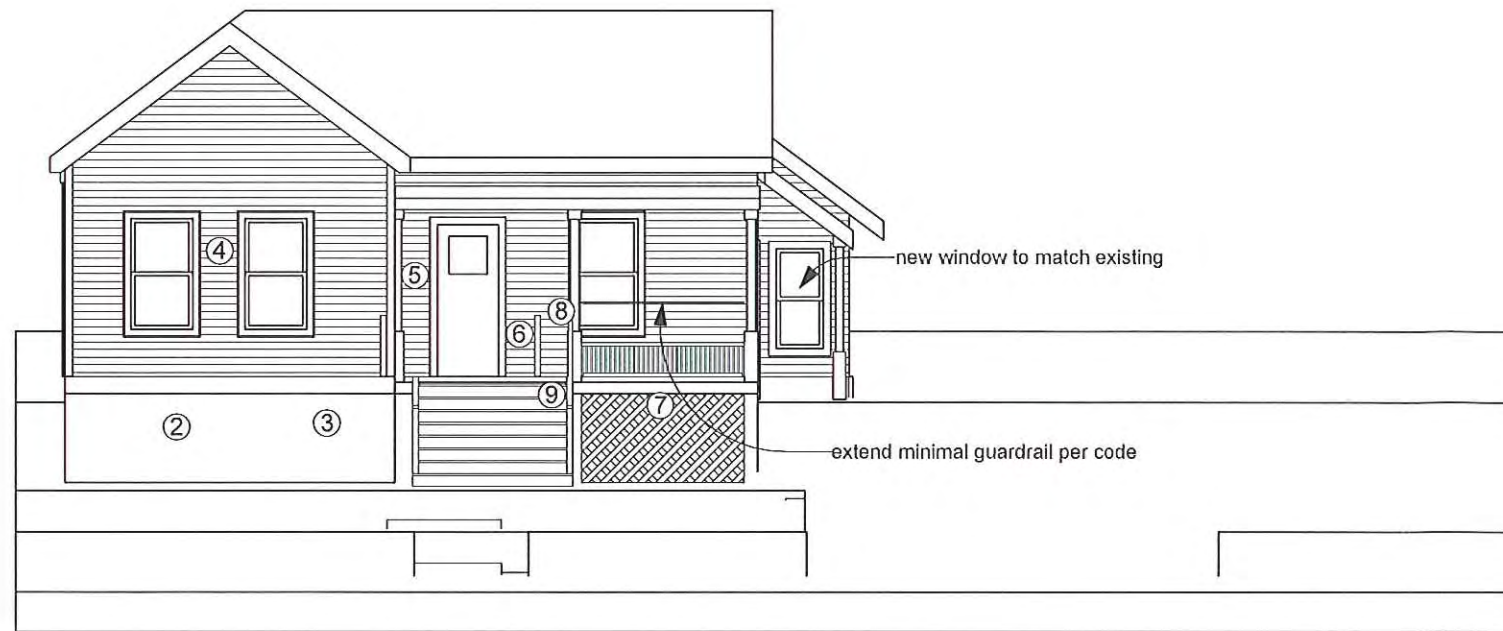
1 Roof edge 6"-8" lower than existing



relocate existing window (from interior)  
ALT: convert to door

proposed addition (shaded)

1 Elevation - South  
A6 Scale: 1/8" = 1'-0"



2 Elevation - North  
A6 Scale: 1/8" = 1'-0"

**NOTE**

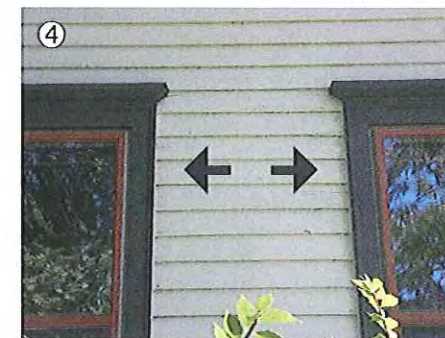
Repair or replace exterior deterioration, minimum as shown: foundation, siding, trim.  
Confirm overall with architect.



2 Repair cracked foundation



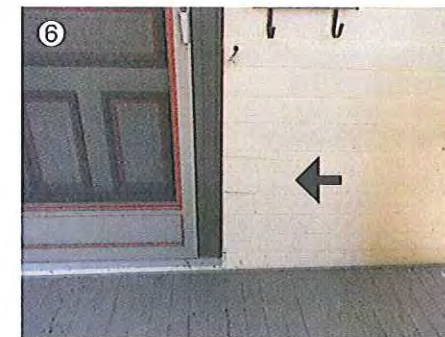
3 Repair cracked foundation



4 Replace cracked siding



5 Replace cracked siding



6 Replace cracked siding



7 Replace deteriorated railing; replace lattice



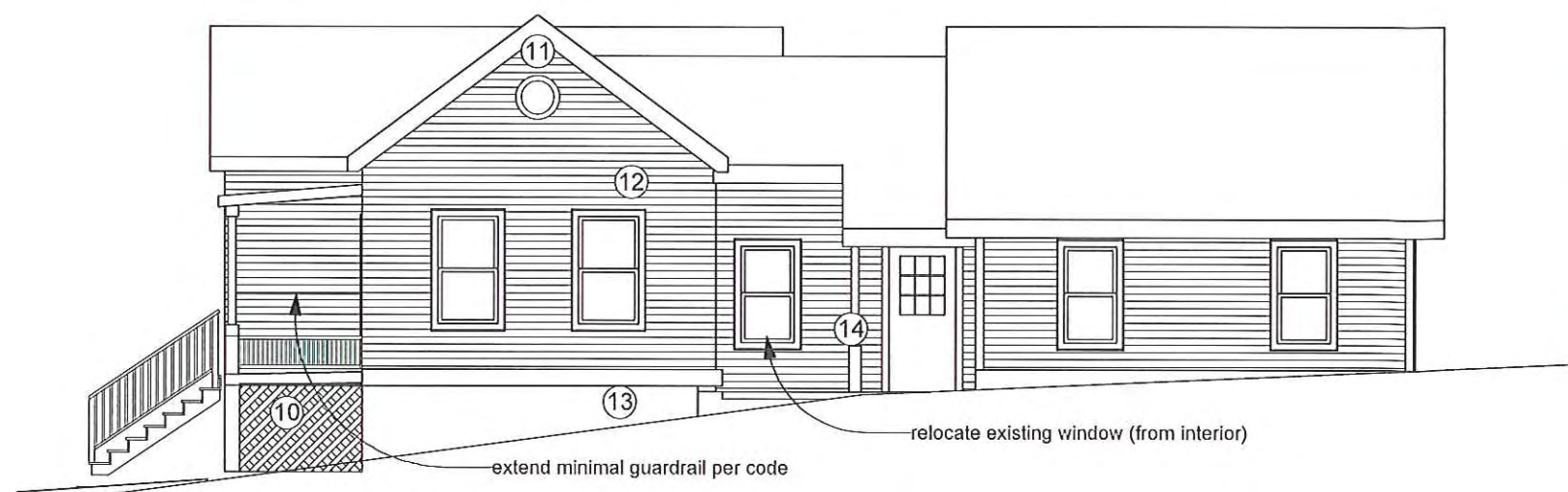
8 Repair/replace column trim; replace all floorboards



9 Repair/replace column trim



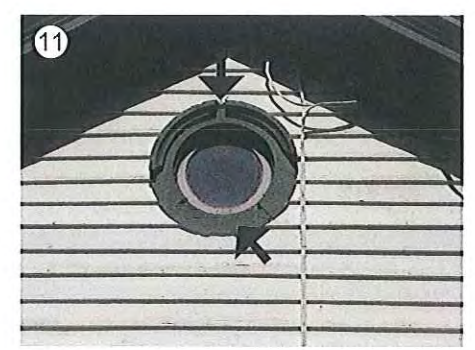
**NOTE**  
Repair or replace exterior deterioration, minimum as shown: foundation, siding, trim.  
Confirm overall with architect.



1 Elevation - West  
A7 Scale: 1/8" = 1'-0"



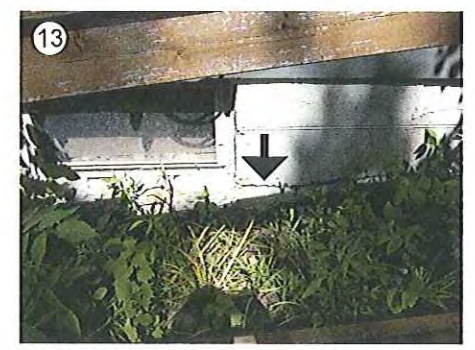
10 Replace deteriorated railing; replace lattice



11 Repair/replace cracked trim



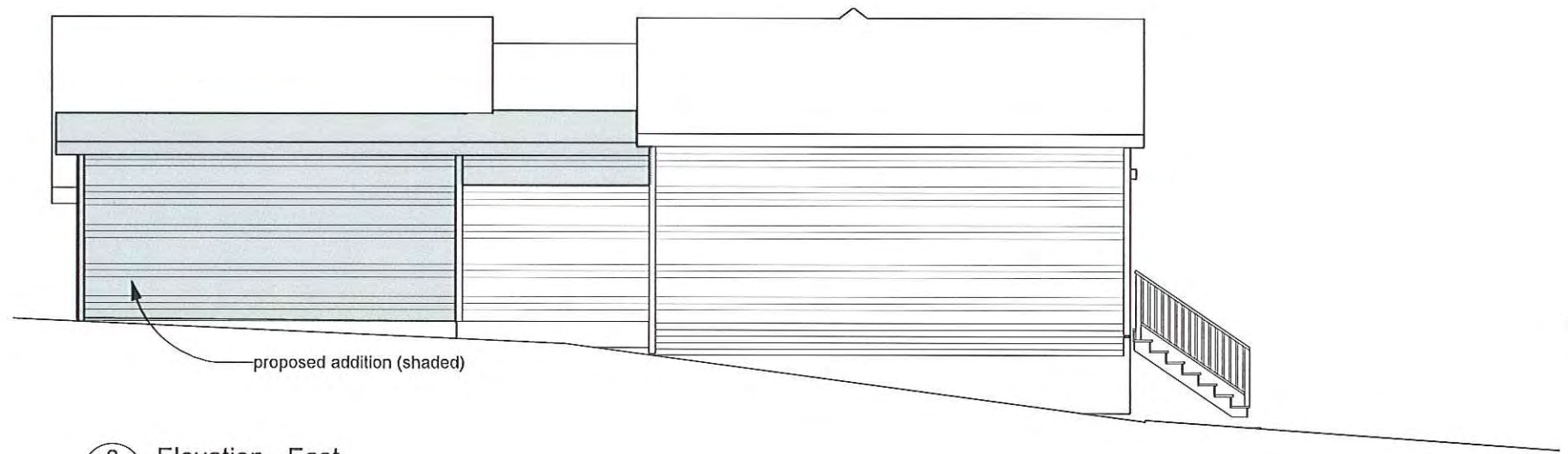
12 Repair/replace cracked trim



13 Repair cracked foundation

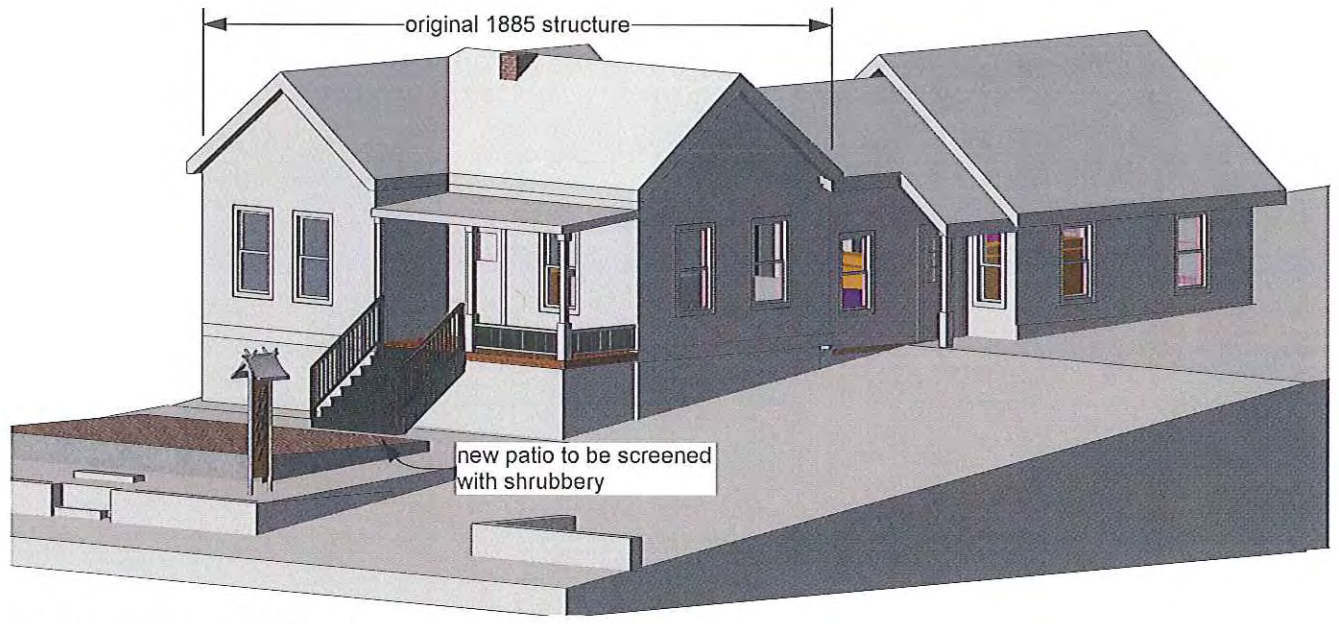


14 Repair/replace column trim

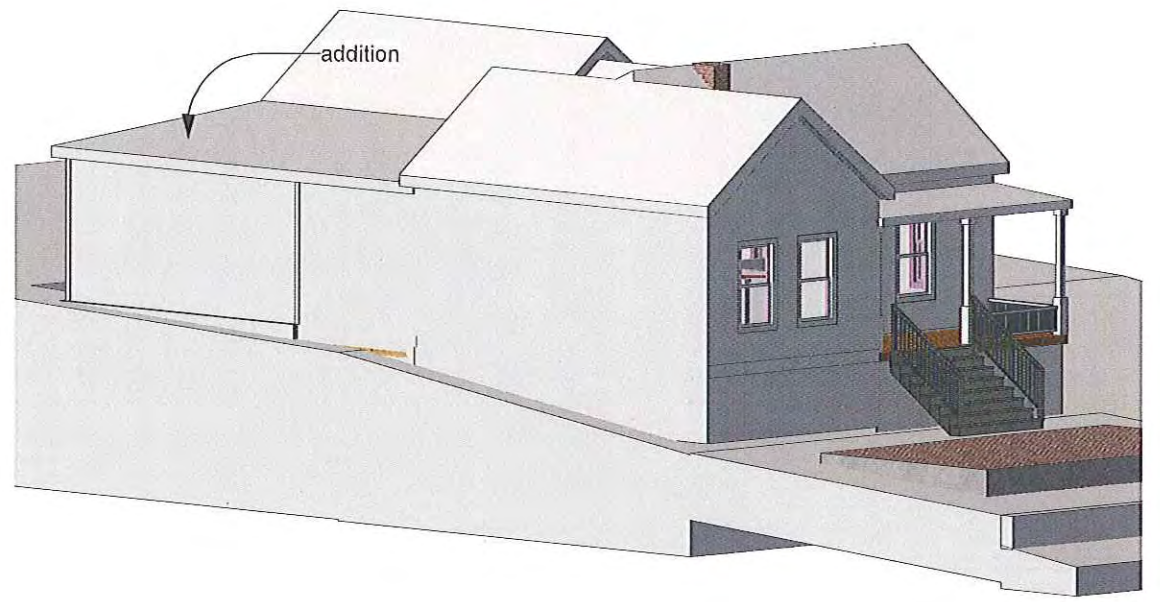
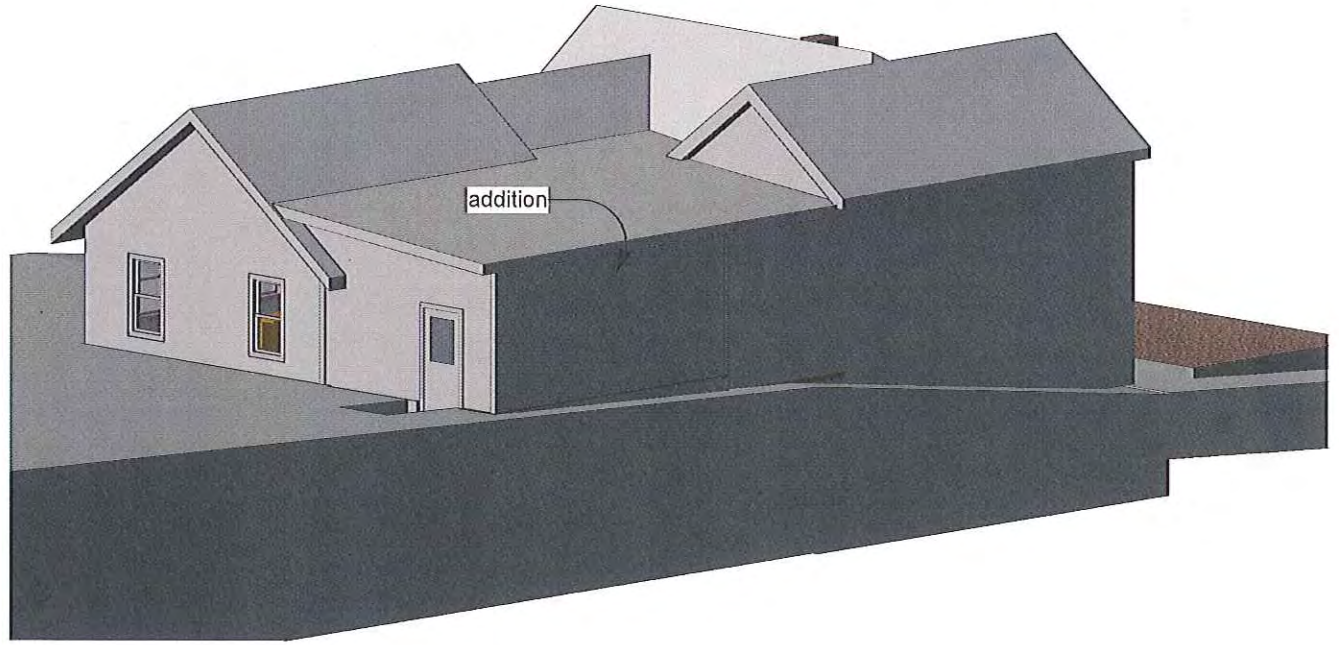


2 Elevation - East  
A7 Scale: 1/8" = 1'-0"





**View from Williamson Street**



**MARTENSDESIGN**  
 4118 Hegg Avenue  
 Madison, WI 53716-1606  
 ph/fax: 608-221-2828 email: jmartens@chorus.net

DRAWING

**Isometrics - Exterior**

**PROJECT**  
**Umami Restaurant**  
 Michael Ding/Randy Ing  
 919/923 Williamson St.  
 Madison, WI 53703

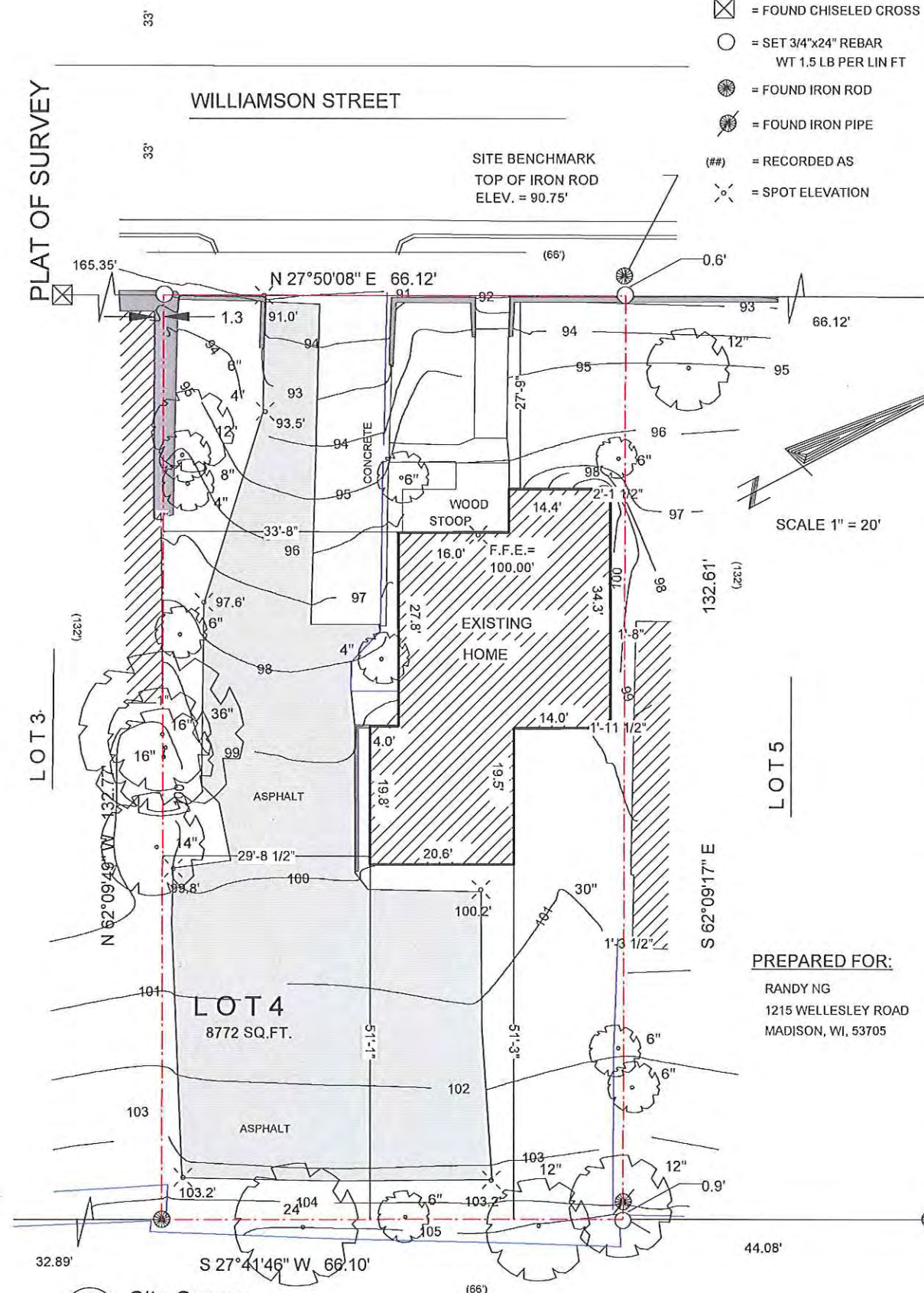


**NOTES**

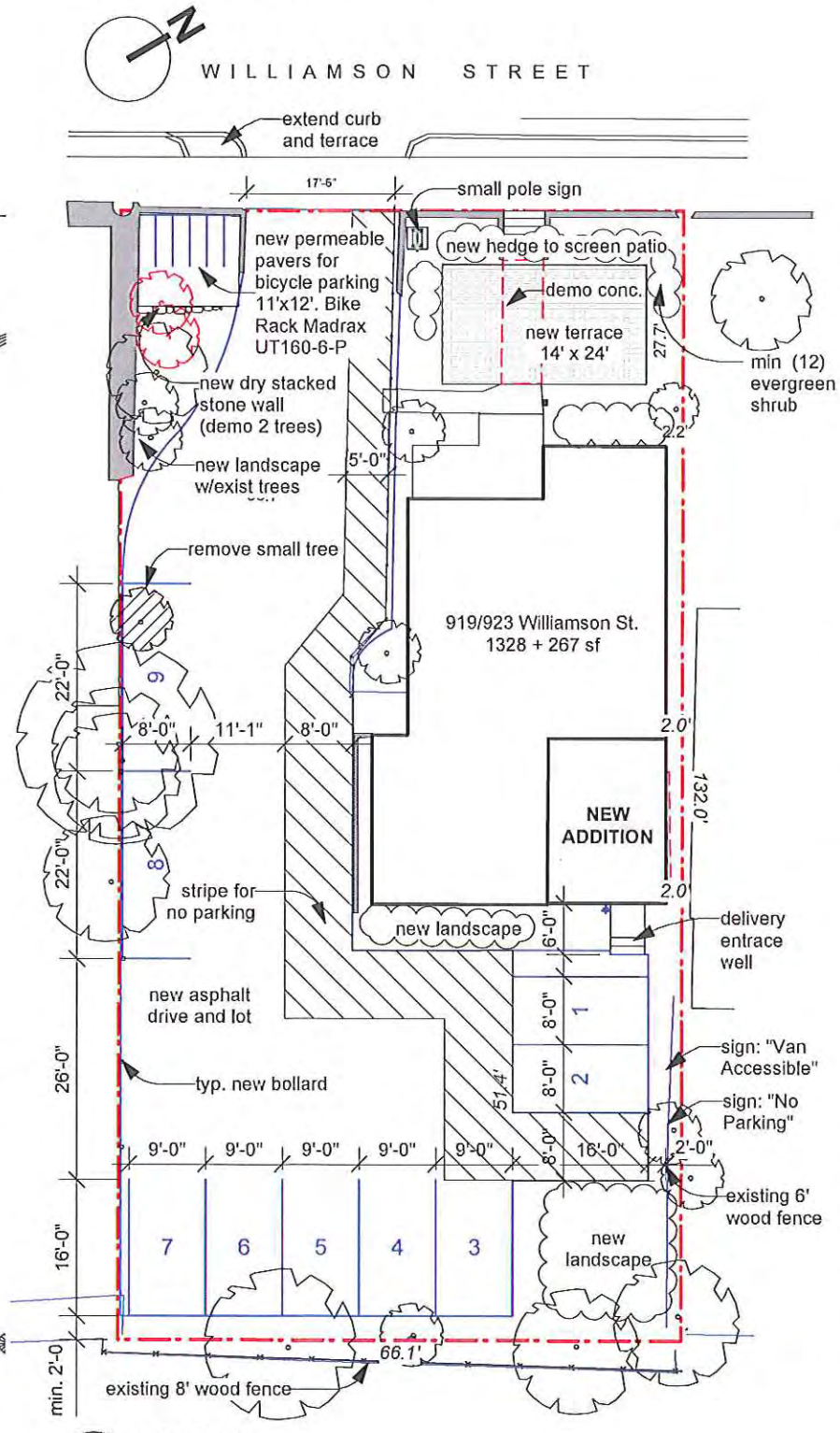
- Demolish existing asphalt (3154 ft.<sup>2</sup>), install new asphalt as shown (4666 ft.<sup>2</sup>). Stripe lot as shown.
- Cut 50 lf existing concrete, remove 500 ft.<sup>2</sup> concrete.
- Install new terrace slab (14'x24'). Cover with brick pavers.
- Install new bike parking permeable pavers (11'x12')
- Remove two trees as shown, install landscaping as shown. (specify allowance).
- Provide underground wiring to small pole sign in front.
- Install (3) new bollards, and (1) six-bicycle rack.

**LEGEND:**

- = FOUND CHISELED CROSS
- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND IRON ROD
- = FOUND IRON PIPE
- = RECORDED AS
- = SPOT ELEVATION



1 Site Survey  
S1 Scale: 1" = 20 ft



2 Site Plan  
S1 Scale: 1" = 20 ft

Sheet Title	Sheet #
Site Plan/INDEX	S-01
Demolition Plan	A-01
Floor Plan - Construction	A-02
Furnishings & Equipment	A-03
Plans - Foundation and Roof	A-04
Plan - Finishes/Rest Rooms	A-05
Elevations - North, South	A-06
Elevations - East, West	A-07
Sections	A-08
Isometrics - Exterior	A-09
Structural	A-10

**BUILDING & ZONING CODE SUMMARY**

Review date	9/26/2010
Project address	819-823 Williamson St
Municipality	Madison, WI 53703
Parcel zoning	C-2
Overlay district	HIS-TLR
Street right of way	66 ft
Street frontage	66 ft
Lot area (sf)	8712

Building data	EXISTING		PROPOSED	
	Stories	Height	Stories	Height
Area (sf)				
First floor	1344	1344	1627	1627
Second floor	0	0	0	0
Total area	1344	1344	1627	1627
Office area		NA		NA
Retail area		NA		NA
Warehouse employees			0	0
Production employees			5	5
Restaurant or assy. capacity			50	50
Volume (cf)	16,572	16,572	19,661	19,661

UBC categories	EXISTING	PROPOSED
Occupancy group	B	A-2
Occupant load	VB	50
Type of construction	VB	VB
Use-Zoning	office	restaurant

Yard Setbacks	EXISTING	PROPOSED
front	27.7'	27.7'
side 1	2.0'	2.0'
side 2	29.7'	29.7'
rear	51.3'	51.3'

Off street parking and loading	EXISTING	PROPOSED
Car parking	none shown	9
Bicycle parking	0	6
Loading	0	0











