

# URBAN DESIGN COMMISSION APPLICATION

# UDC

City of Madison  
Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date received \_\_\_\_\_  
Received by \_\_\_\_\_  
Aldermanic District \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Urban Design District \_\_\_\_\_  
Submittal reviewed by \_\_\_\_\_  
Legistar # \_\_\_\_\_

Complete all sections of this application, including the desired meeting date and the action requested.

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.*

### 1. Project Information

Address: 1304 E. Washington Ave.  
Title: Baldwin St Grille Facade Improvement

### 2. Application Type (check all that apply) and Requested Date

UDC meeting date requested July 17

- New development       Alteration to an existing or previously-approved development  
 Informational       Initial approval       Final approval

### 3. Project Type

- Project in an Urban Design District  
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)  
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)  
 Planned Development (PD)  
     General Development Plan (GDP)  
     Specific Implementation Plan (SIP)  
 Planned Multi-Use Site or Residential Building Complex

#### Signage

- Comprehensive Design Review (CDR)  
 Signage Variance (i.e. modification of signage height, area, and setback)

#### Other

- Please specify  
Facade Grant Application

### 4. Applicant, Agent, and Property Owner Information

Applicant name Ryan Schultz  
Street address 1304 E. Washington Ave.  
Telephone (608) 609-6272

Company DRS Holdings LLC  
City/State/Zip Madison, WI 53703  
Email drsholdingsllc53703@gmail.com

Project contact person Same as Applicant  
Street address \_\_\_\_\_  
Telephone \_\_\_\_\_

Company \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Email \_\_\_\_\_

Property owner (if not applicant) Same as Applicant  
Street address \_\_\_\_\_  
Telephone \_\_\_\_\_

City/State/Zip \_\_\_\_\_  
Email \_\_\_\_\_

**5. Required Submittal Materials**

- Application Form**
- Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal\***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized and legible. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to [udcapplications@cityofmadison.com](mailto:udcapplications@cityofmadison.com). The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**6. Applicant Declarations**

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on June 25, 2019.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Ryan Schultz Relationship to property Owner/Manager  
 Authorizing signature of property owner [Signature] Date 6-25-19

**7. Application Filing Fees**

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

## Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

## Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

## Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

# URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

## 1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

### Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

**\*\* All plans must be legible, including the full-sized landscape and lighting plans (if required)**

## 2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

## 3. Final Approval

All the requirements of the Initial Approval (see above), **plus:**

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

## 4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

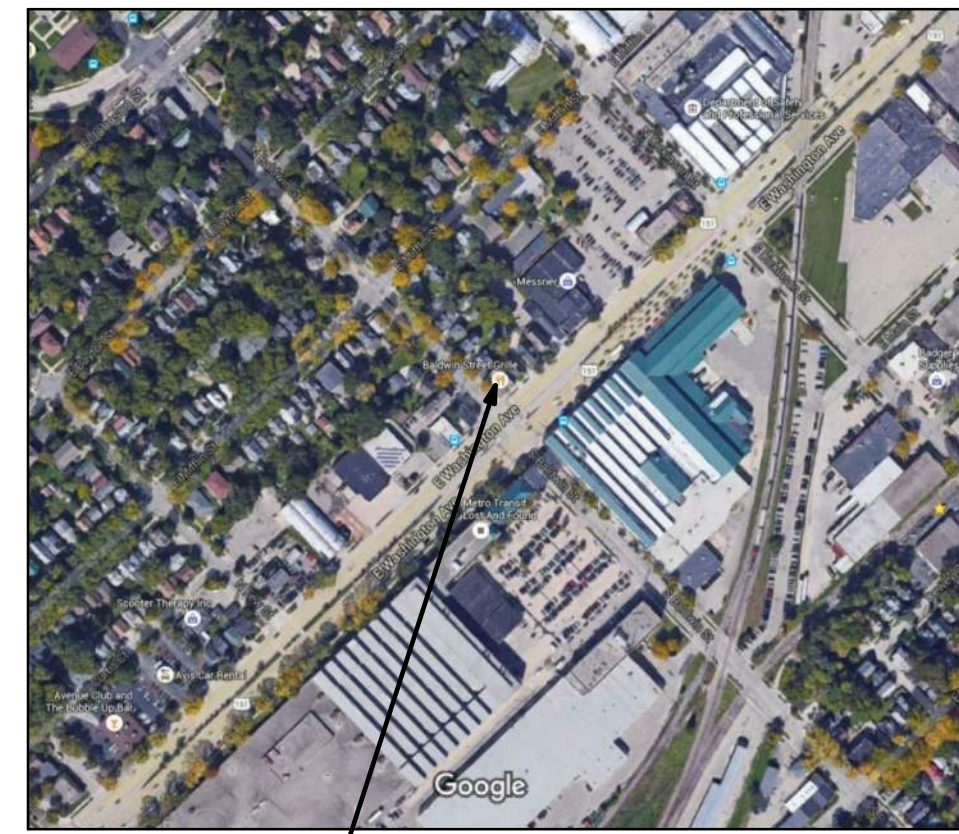
# Baldwin Street Grille Facade Improvement Grant Program Application

URBAN DESIGN REVIEW

1304 East Washington



PROPOSED FACADE



PROJECT LOCATION — AREA MAP

**Architecture :**

**Dimension IV - Madison Design Group**

6515 Grand Teton Plaza, Suite 120, Madison, WI 53719

p: 608.829.4444 www.dimensionivmadison.com

**General Contractor:**

**Supreme Structures**

2906 Marketplace Drive, Suite A, Madison, WI 53719

p: 608-224-0777 www.supremestructures.com

**LIST OF DRAWINGS**

GENERAL		
G0.1	COVER SHEET	03/13/2019
G0.2	EXISTING ELEVATION PHOTOS	
CIVIL		
C1.0	ARCHITECTURAL SITE PLAN	03/13/2019
ARCHITECTURAL		
D1.1	FIRST FLOOR DEMOLITION PLAN	
A1.1	FIRST FLOOR PLAN	
A1.3	ROOF PLAN	
A2.0	EXTERIOR ELEVATION	
A2.1	EXTERIOR ELEVATIONS	
A3.0	BUILDING SECTIONS	



N. BALDWIN ST. ELEVATION



EAST WASHINGTON AVE. ELEVATION



NORTH ELEVATION



EAST ELEVATION

**Baldwin Street Grille  
Facade Improvement  
Grant Program  
Application**

1304 East Washington

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EXISTING  
ELEVATION  
PHOTOS

**GO.2**

**Baldwin Street Grille  
Facade Improvement  
Grant Program  
Application**

1304 East Washington

DATE OF ISSUE: 06/25/2019

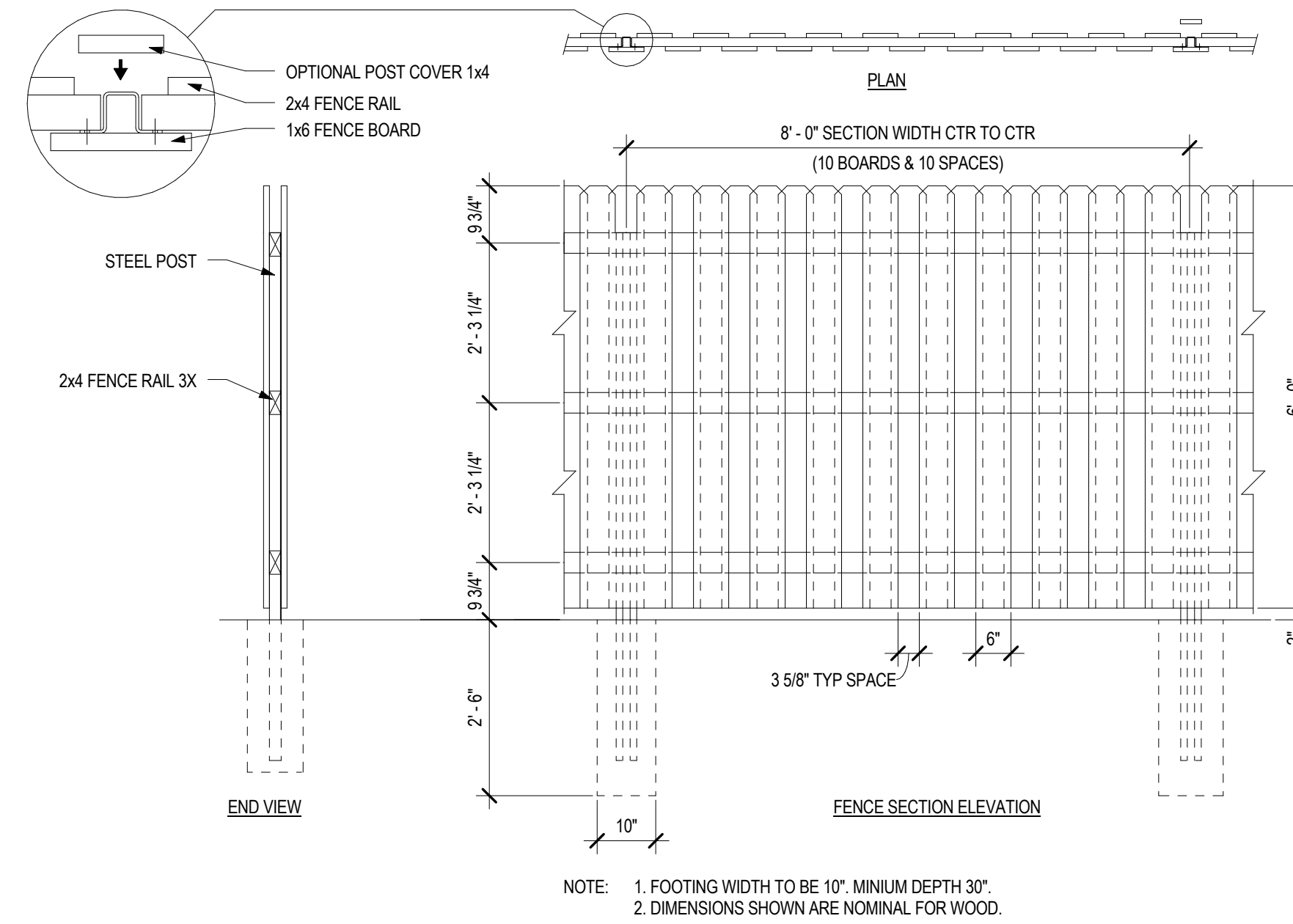
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A	ADD A	03/13/2019

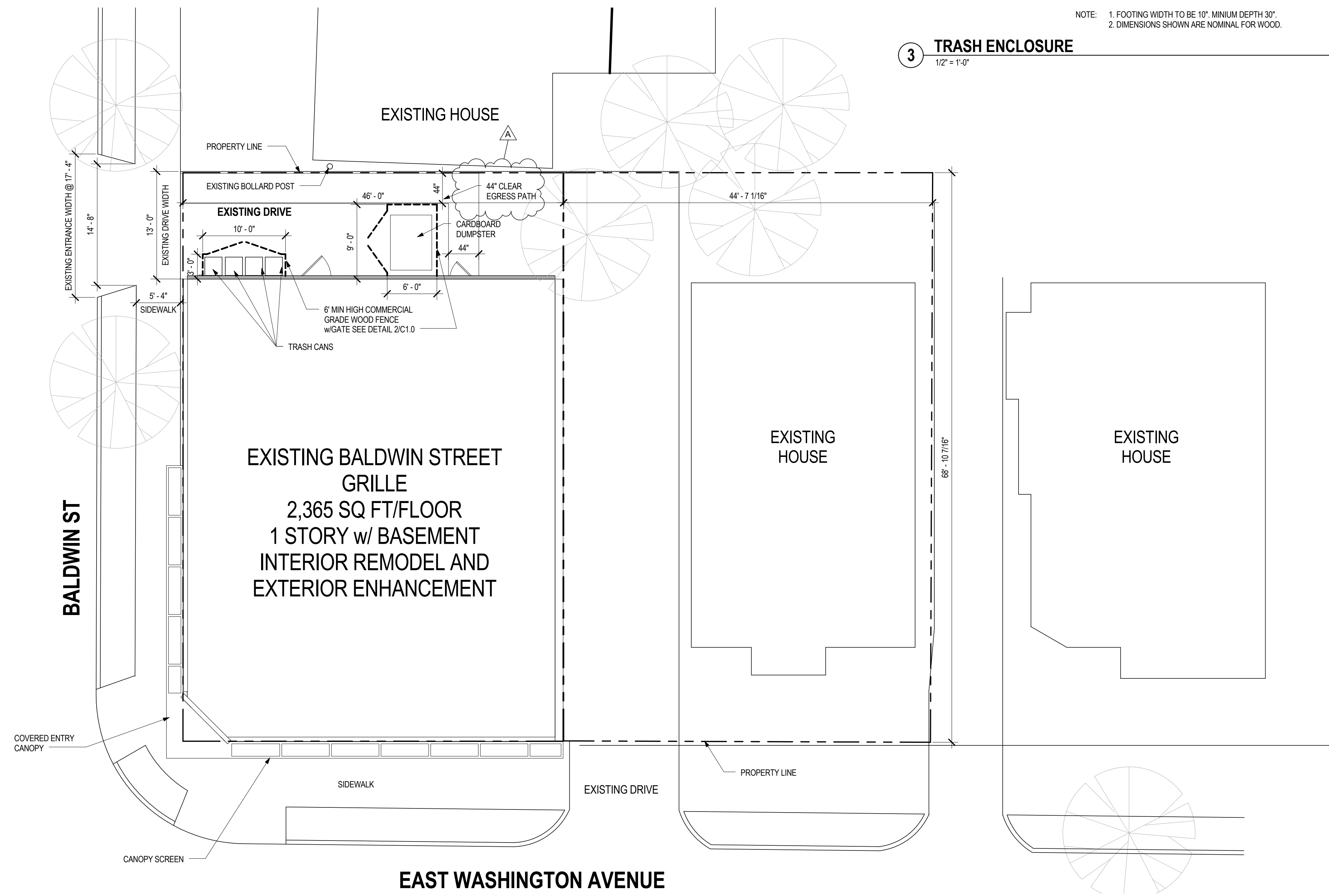
PROJECT # 19027

**ARCHITECTURAL  
SITE PLAN**

**C1.0**



**3 TRASH ENCLOSURE**  
1/2" = 1'-0"



**1 OVERALL ARCHITECTURAL SITE PLAN**  
1/8" = 1'-0"

**Baldwin Street Grille  
Facade Improvement  
Grant Program  
Application**

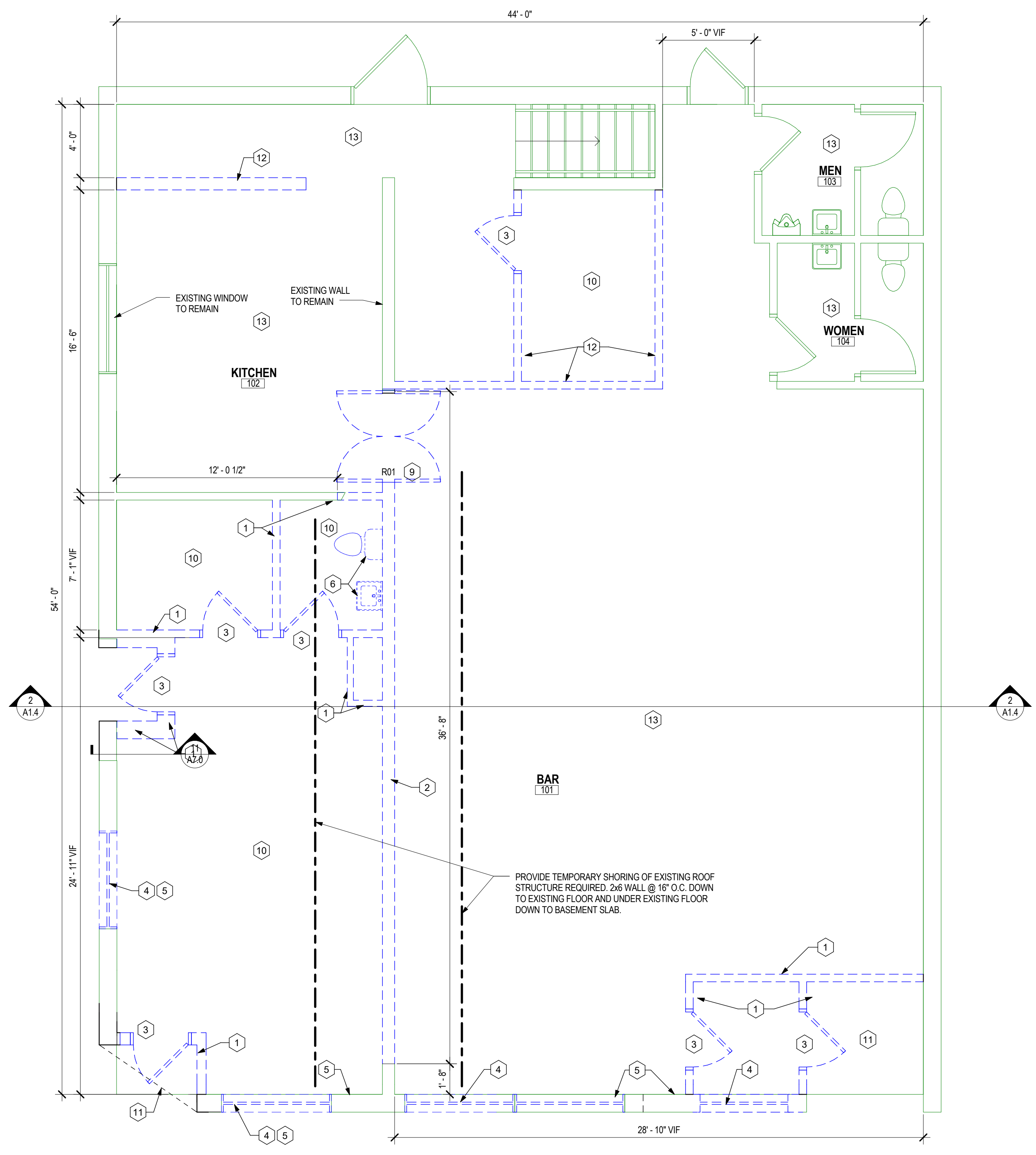
1304 East Washington

**DEMOLITION GENERAL NOTES**

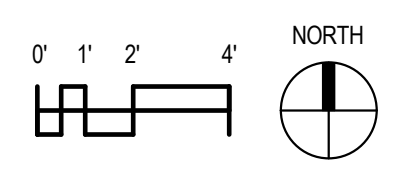
- A. MAINTAIN ALL EXIT DOORS IN UNOBSTRUCTED OPERABLE CONDITION WITH SAFE PASSAGE WAY FROM THE BUILDING. COORDINATE WITH THE LOCAL FIRE MARSHAL.
- B. PROVIDE AND MAINTAIN BARRICADES, GATES, OR OTHER MEANS OF MAINTAINING PUBLIC SAFETY AT ALL AREAS OF CONSTRUCTION OR DEMOLITION.
- C. COORDINATE STORAGE LOCATIONS FOR SALVAGED EQUIPMENT WITH OWNER.
- D. ALL STRUCTURES SHOWN DASHED ON THIS PLAN SHALL BE COMPLETELY REMOVED FROM THE SITE AND DISPOSED OF BY THIS CONTRACT UNLESS OTHERWISE NOTED. THIS SHALL INCLUDE ALL ELECTRICAL, MECHANICAL, OR PLUMBING WITHIN THE REMOVED STRUCTURE. TERMINATE MEP AS REQUIRED. VERIFY GENERAL CONDITIONS IN FIELD PRIOR TO BIDDING.
- E. PREPARATION FOR NEW FINISHES SHALL INCLUDE REMOVAL OF FINISHES, REMOVAL OF TAPES, GLUES (MASTIC), NAILS, ETC. PATCHING OF HOLES AND CRACKS, AND UP TO 1" OF LEVELER COMPOUND IF REQUIRED TO PROVIDE AN ACCEPTABLE SURFACE FOR NEW FINISH INSTALLATION.
- F. REMOVAL OF ALL EXISTING MISC. EQUIPMENT ON REMOVED WALLS. SALVAGE TO OWNER, SOME TO BE RELOCATED BY CONTRACTOR SEE NEW PLANS.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING, ETC. REQUIRED FOR REMOVAL WORK. WORK TO BE CERTIFIED BY STRUCTURAL ENGINEER IF REQUIRED.
- H. SEE MECHANICAL, ELECTRICAL, AND PLUMBING DEMOLITION SHEETS TO COORDINATE REMOVAL WORK.
- I. WORK WHICH RENDERS THE EXISTING BUILDING NON-WEATHER TIGHT SHALL BE FITTED TO PROVIDE WEATHER TIGHT STRUCTURE PRIOR TO NEW WORK BEING INSTALLED WITHIN.
- J. ALL EXISTING ROOM NUMBERS AND NAMES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND COORDINATION PURPOSES.
- K. DOORS WITH NUMBERS ARE FOR SALVAGE AND RELOCATION. COORDINATE WITH REMODEL PLAN AND DOOR SCHEDULE.
- L. COORDINATE REMOVAL AND PATCHING SHOWN WITH MECHANICAL, PLUMBING AND ELECTRICAL REMOVAL AND PATCHING DRAWINGS.
- M. OWNER WILL REMOVE LOOSE FURNISHINGS FROM THE SITE PRIOR TO START OF CONSTRUCTION.
- N. CONTRACTOR SHALL SALVAGE FIXED EQUIPMENT ITEMS AND SET THEM IN A DESIGNATED LOCATION FOR THE OWNER TO REMOVE TO STORAGE. ITEMS TO BE REINSTALLED WILL BE DELIVERED TO THE JOB SITE BY THE OWNER. SALVAGE ITEMS INCLUDE DOORS, WINDOWS, FRAMES, WALL MOUNTED PROJECTION SCREENS, COAT RACKS, GUTTER, DOWNSPOUT AND OTHER MISCELLANEOUS ITEMS AS DIRECTED BY THE OWNER. ALSO SEE REMOVAL AND REMODELING NOTES.
- O. CONTRACTOR SHALL INSTALL TEMPORARY FRAME SPREADERS ON DOOR FRAMES TO BE SALVAGED, STORED AND REINSTALLED.

**DEMOLITION PLAN KEYNOTES**

- INDICATES EXISTING WALL, DOOR, FIXTURE, ETC.
- - - INDICATES ITEM TO BE REMOVED
- ① REMOVE EXISTING WALL
- ② REMOVE PORTION OF EXISTING WALL AS INDICATED ON PLAN
- ③ REMOVE ENTIRE EXISTING DOOR AND FRAME
- ④ REMOVE EXISTING WINDOW
- ⑤ REMOVE WALL PORTION FOR NEW WINDOW OPENING. SEE WINDOW SCHEDULE
- ⑥ REMOVE ALL EXISTING CABINETRY AND ASSOCIATED PLUMBING FIXTURES
- ⑦ FLOOR DEMOLITION AREA FOR ROUTING NEW PLUMBING UNDERSLAB.
- ⑧ EXISTING 1-PHASE POWER TO BE REPLACED WITH 3-PHASE
- ⑨ EXISTING DOOR TO BE SALVAGED AND STORED
- ⑩ EXISTING FINISH FLOOR TO BE REMOVED
- ⑪ EXISTING CONCRETE SLAB TO BE LEVELLED TO MATCH EXISTING FLOORING FOR A MATCHED FINISH FLOOR.
- ⑫ REMOVE EXISTING WALL, VERIFY THAT THESE WALLS ARE NOT BEARING WALLS BEFORE REMOVAL
- ⑬ EXISTING FLOOR FINISH TO REMAIN. GC TO PROTECT DURING DEMO AND CONSTRUCTION.



**1 EXISTING FIRST FLOOR DEMOLITION PLAN**  
1/4" = 1'-0"



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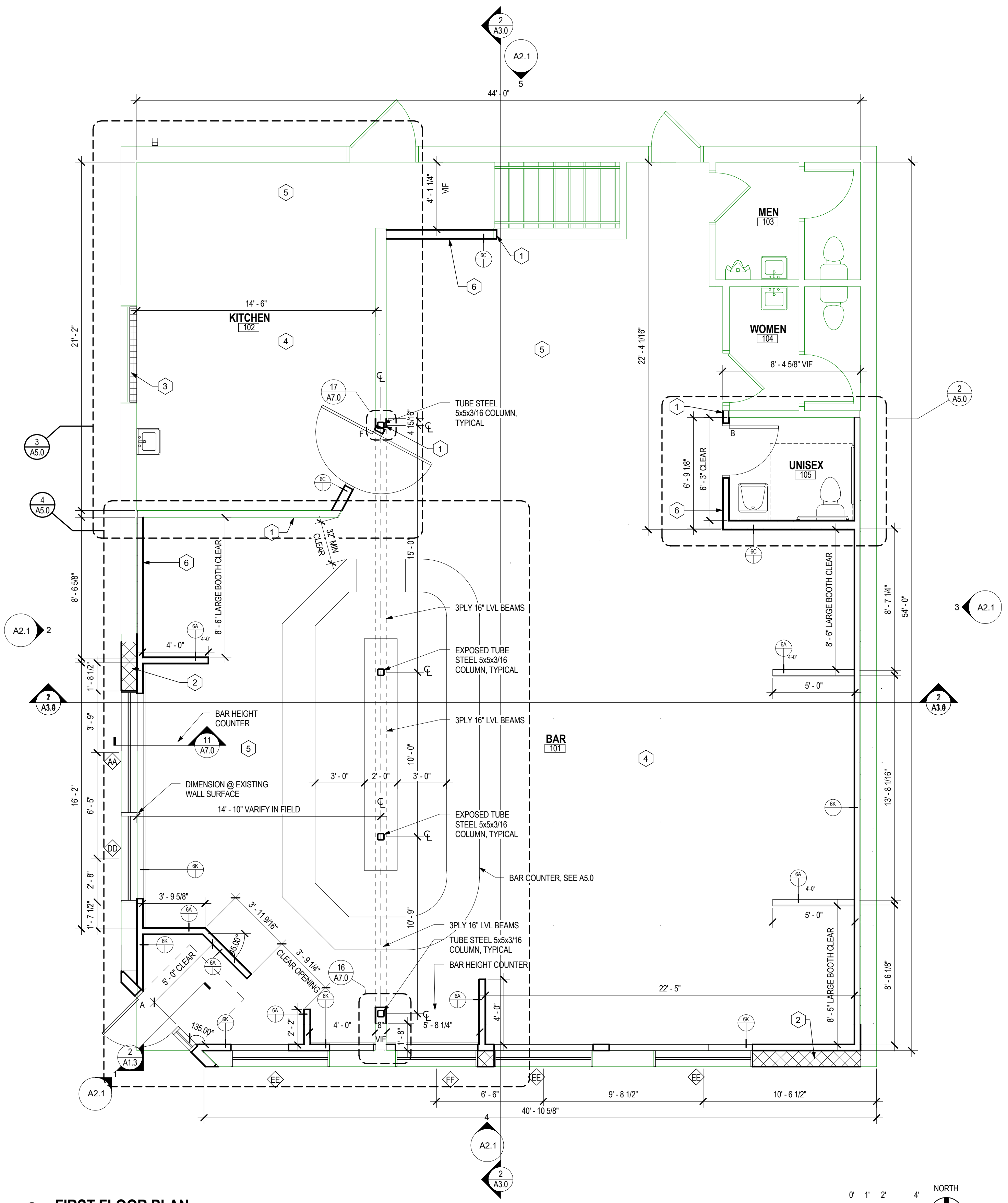
**FIRST FLOOR  
DEMOLITION PLAN**

**D1.1**

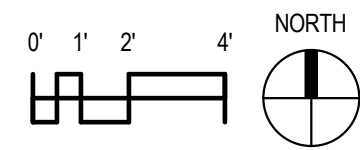


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1 FIRST FLOOR PLAN  
1/4" = 1'-0"



**FLOOR PLAN GENERAL NOTES**

- A. SEE SHEET A5.00 FOR LARGE SCALE PLANS.
- B. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURERS INSTALLATION RECOMMENDATIONS.
- C. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
- D. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT WHERE NEEDED. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
- E. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
- F. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
- G. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
- H. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
- I. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

**FLOOR PLAN KEYNOTES**

- INDICATES EXISTING WALL, DOOR, FIXTURE, ETC.
- INDICATES ADDED WALLS, DOORS, FIXTURE, ETC.
- 1 FINISH WALL TO BE FLUSH w/ADJACENT WALL.
- 2 FILL IN WALL TO MATCH EXISTING ADJACENT WALL THICKNESS AND FINISH.
- 3 EXISTING WINDOW TO REMAIN AND BUILDING OVER TO MATCH ADJACENT SURFACE FINISH.
- 4 EXISTING FLOOR FINISH TO REMAIN. GC TO PROTECT DURING DEMO AND CONSTRUCTION.
- 5 FINISH FLOOR TO MATCH ADJACENT FLOOR FINISH.
- 6 WALL FINISH TO MATCH ADJACENT WALL FINISH.

**Baldwin Street Grille  
Facade Improvement  
Grant Program  
Application**

1304 East Washington

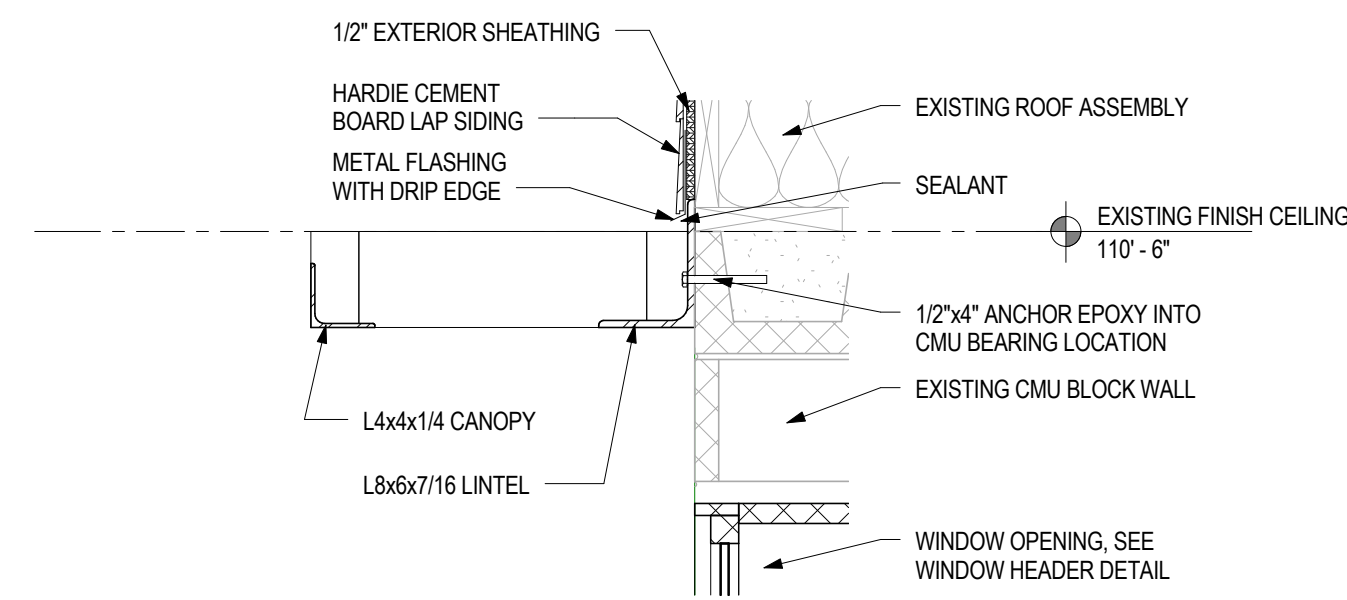
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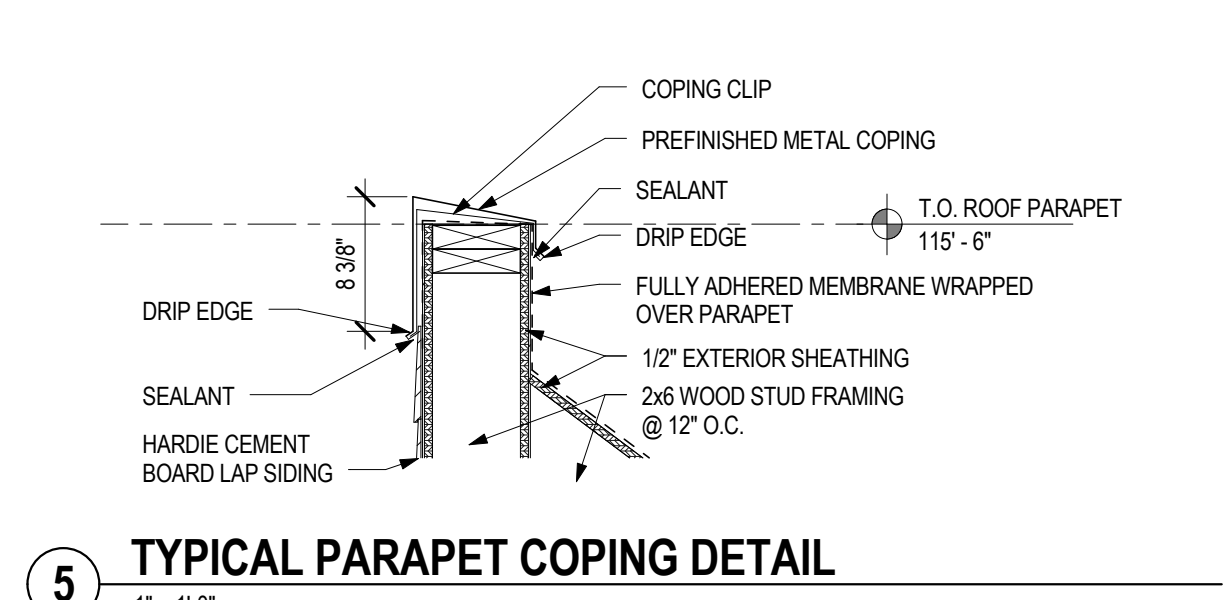
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PROJECT # 19027

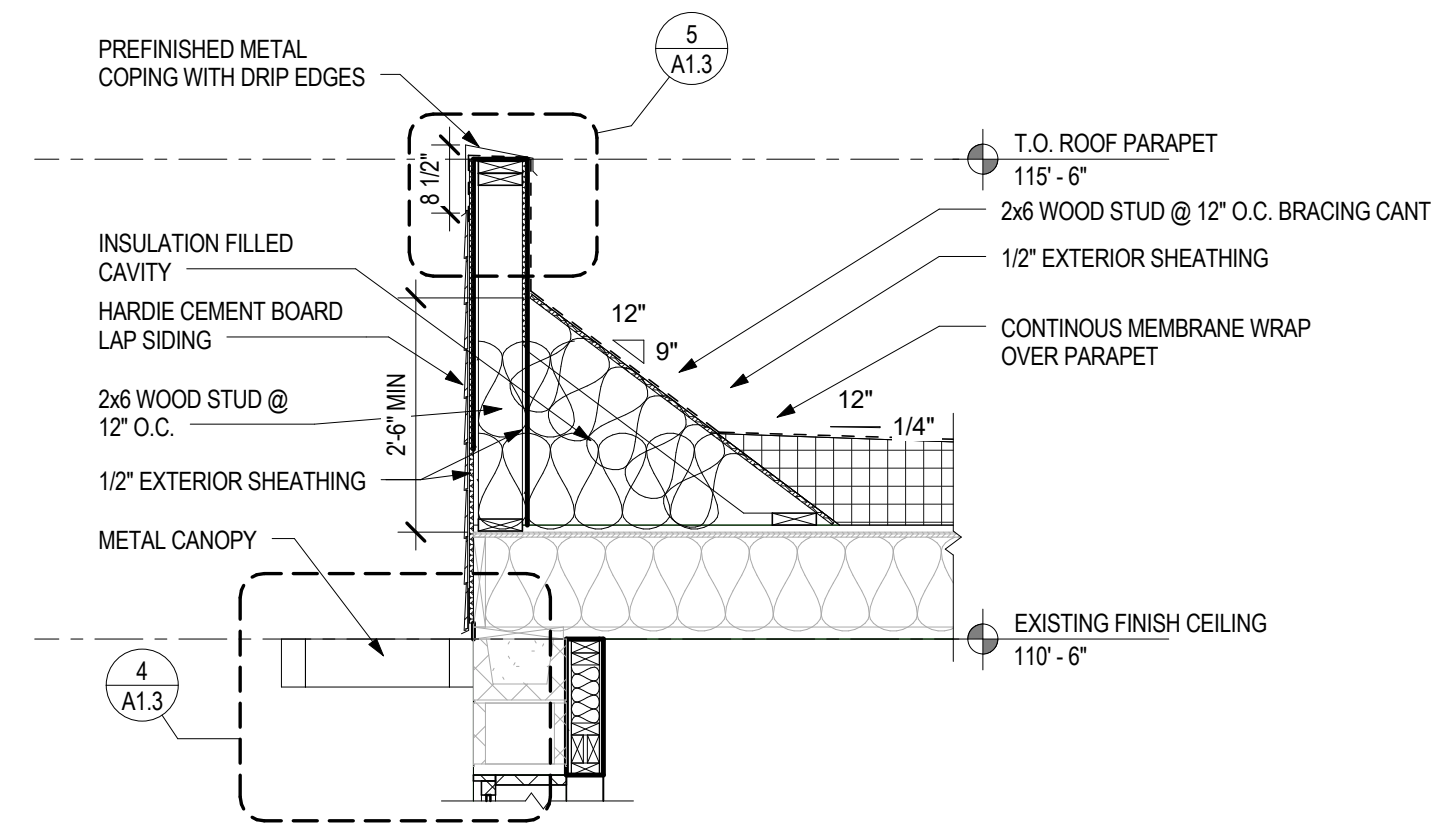
**FIRST FLOOR PLAN**



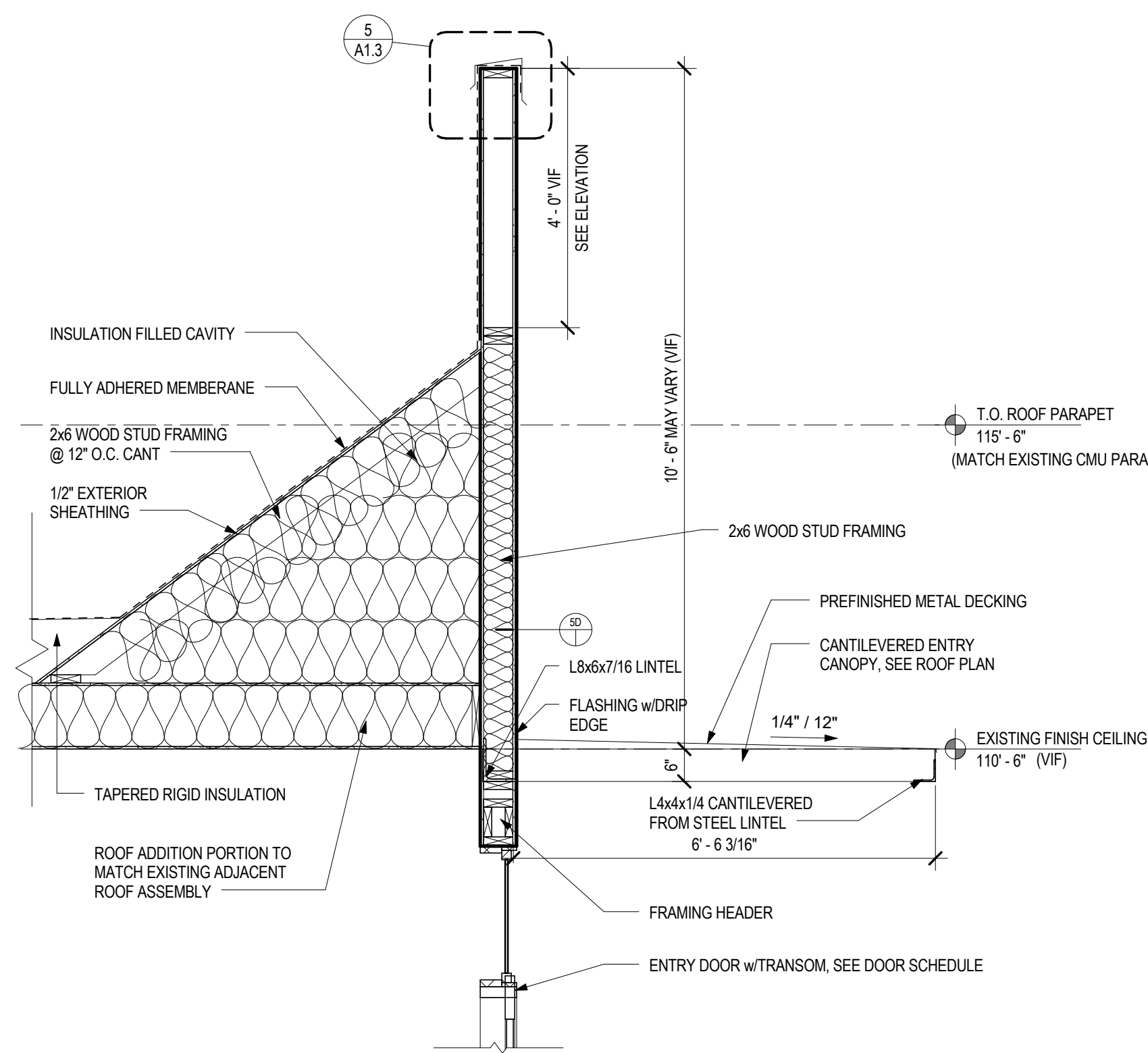
**4 CANOPY CONNECTION DETAIL @ CMU WALL**  
1" = 1'-0"



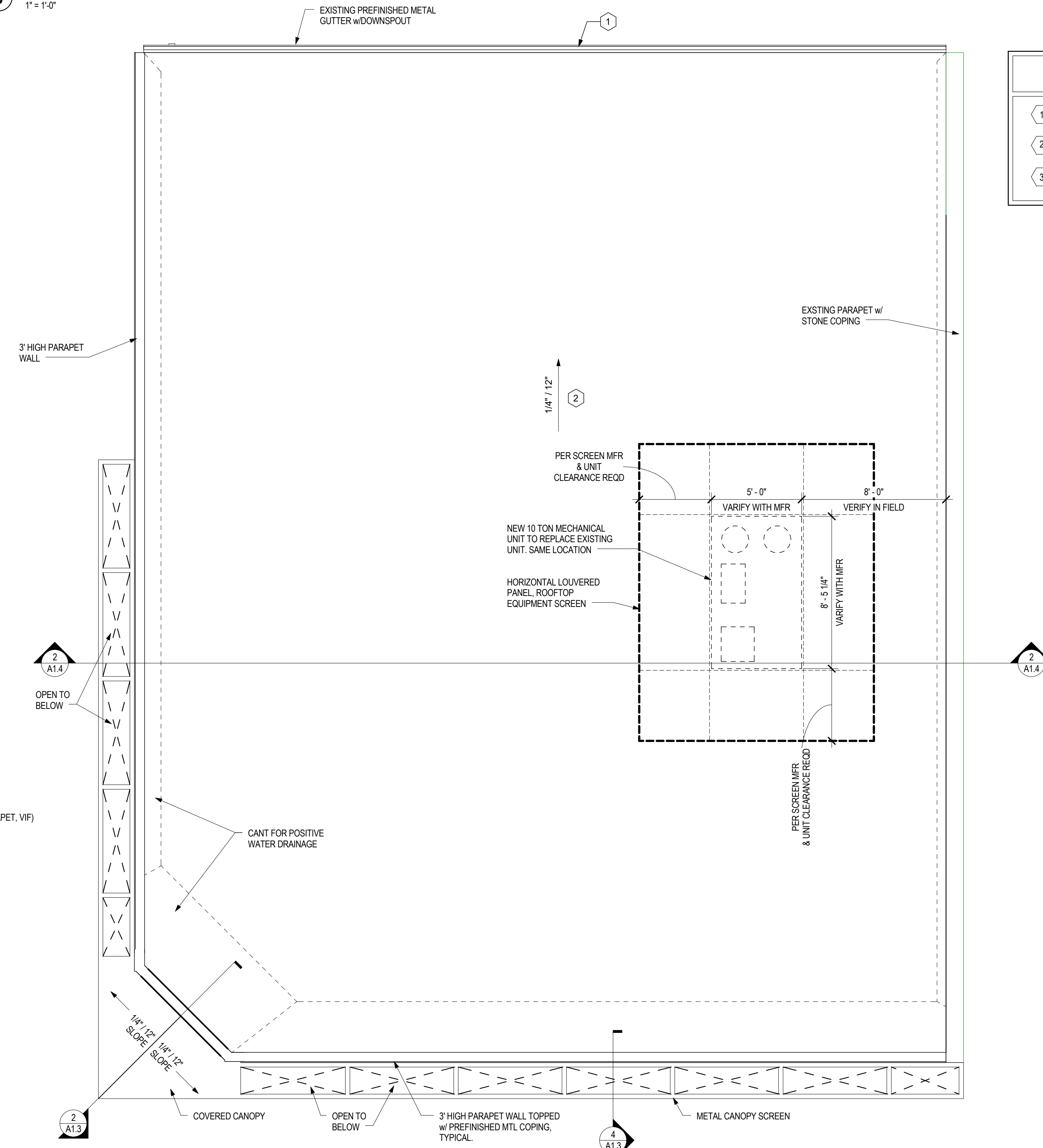
**5 TYPICAL PARAPET COPING DETAIL**  
1" = 1'-0"



**TYPICAL PARAPET DETAIL**  
1/2" = 1'-0"



**2 WALL SECTION @ 45 ANGLED ENTRY**  
1/2" = 1'-0"



**1 ROOF PLAN**  
1/4" = 1'-0"

**ROOF PLAN GENERAL NOTES**

A. CORRDINATE WITH MECHANICAL CONTRACTOR FOR EQUIPMENT LOCATION

B. ROOF PLUMBING VENT PIPE PENETRATIONS NOT SHOWN. COORDINATE QUANTITY AND LOCATIONS WITH PLUMBING CONTRACTOR.

C. PROVIDE SPLASH BLOCKS @ DOWNSPOUTS THAT SPILL ONTO GRADE.

**ROOF PLAN KEYNOTES**

1 EXISTING GUTTER TO BE SALVAGED FOR REUSE

2 EPDM ON TAPERED INSULATION AT 1/4" SLOPE MIN

3 PROVIDE CANT WHERE ROOF CONNECTS TO MEW AND EXISTING PARAPET FOR POSITIVE DRAINAGE TO GUTTER

**DIMENSION**  
Madison Design Group

architecture · interior design · planning

6515 Grand Teton Plaza, Suite 120  
Madison, Wisconsin 53719  
p608.829.4444 f608.829.4445

dimensionmadison.com

**Baldwin Street Grille  
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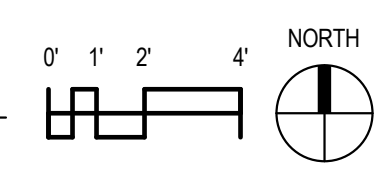
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ROOF PLAN



**A1.3**

**Baldwin Street Grille  
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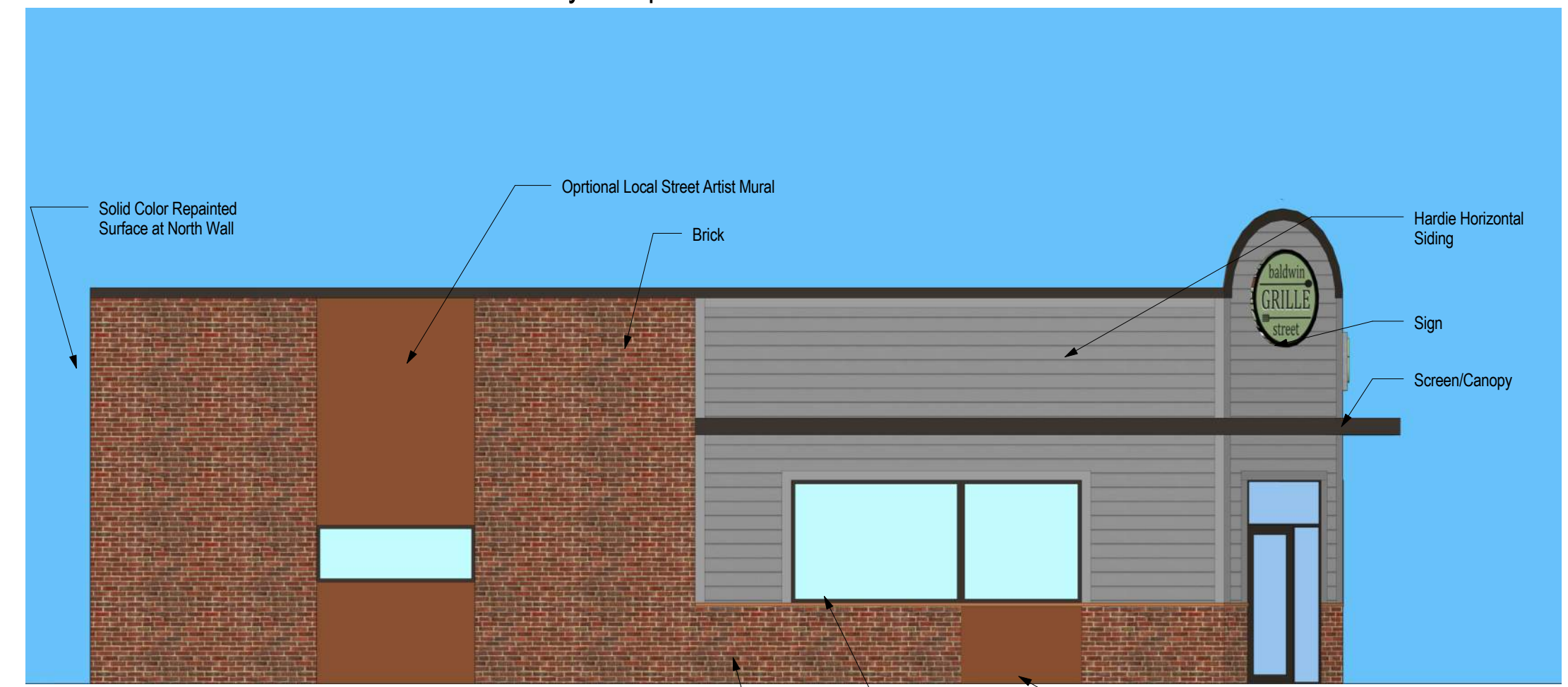
1304 East Washington



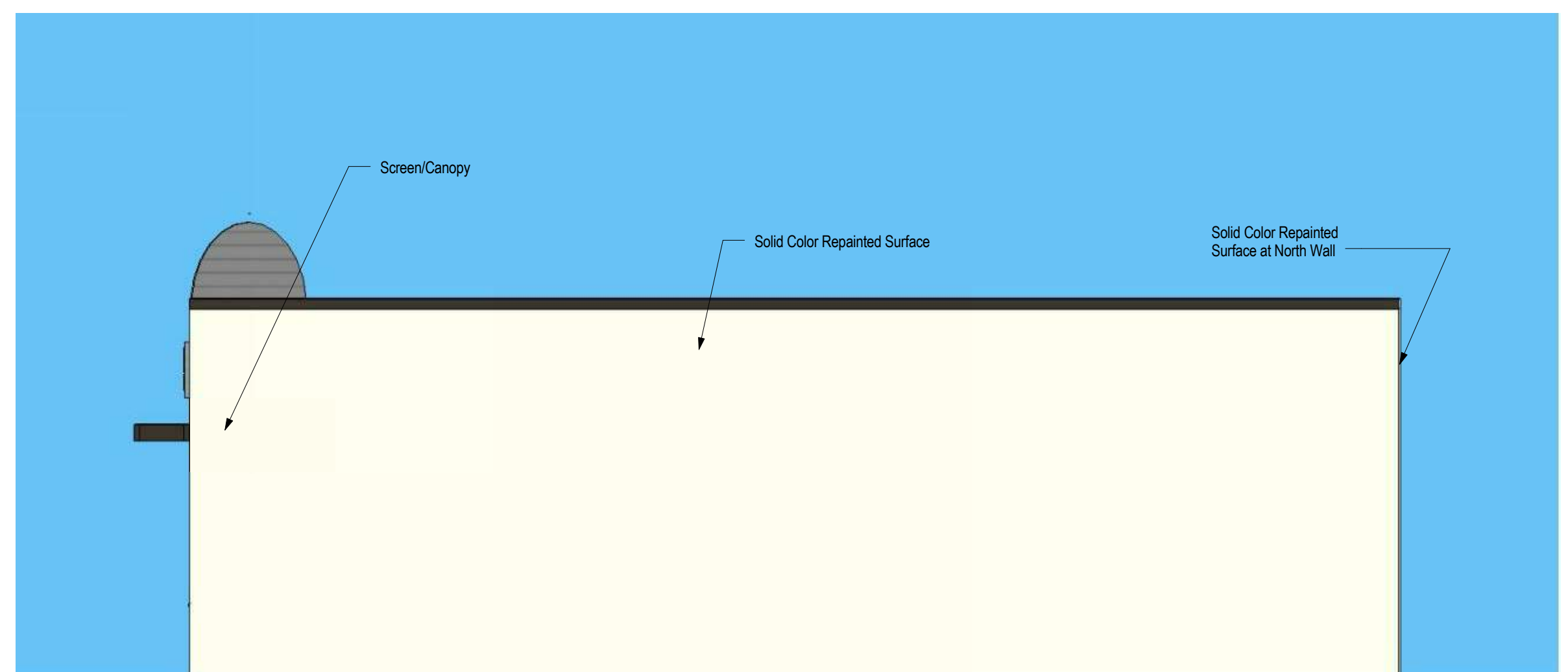
Entry Perspective



East Washington Elevation



Baldwin Street Elevation



East Elevation

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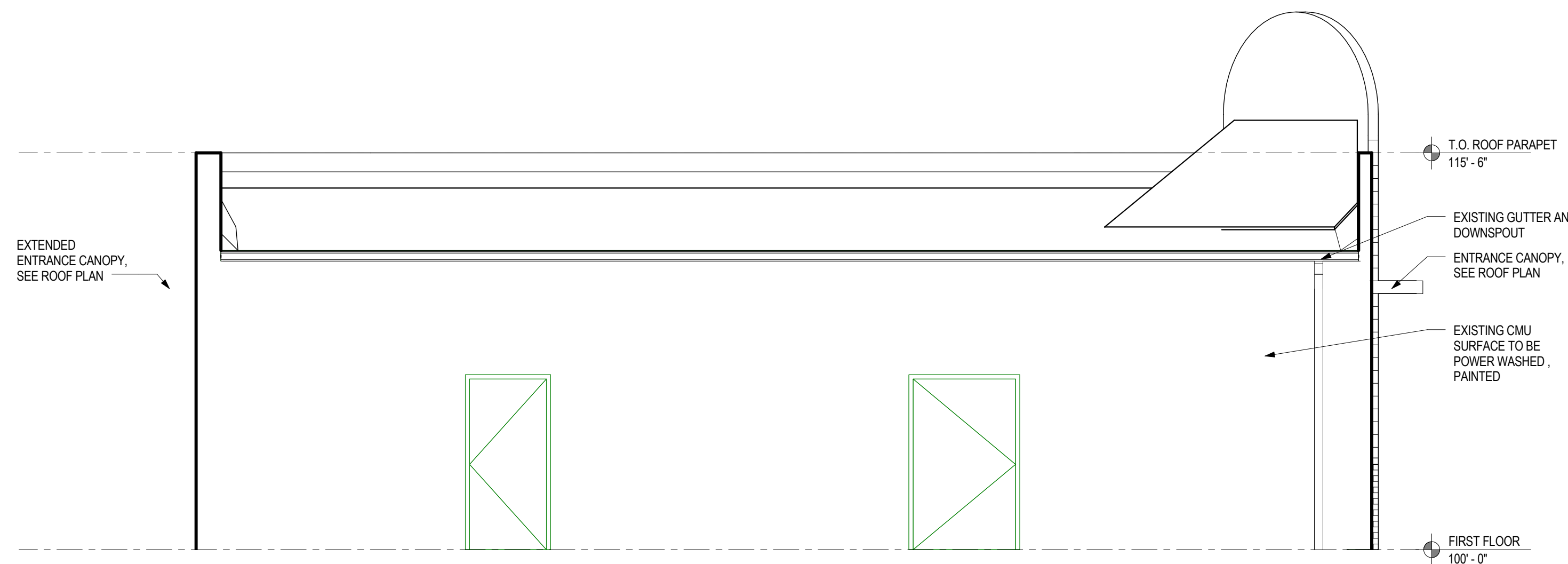

PROJECT # 19027

**EXTERIOR  
ELEVATION**

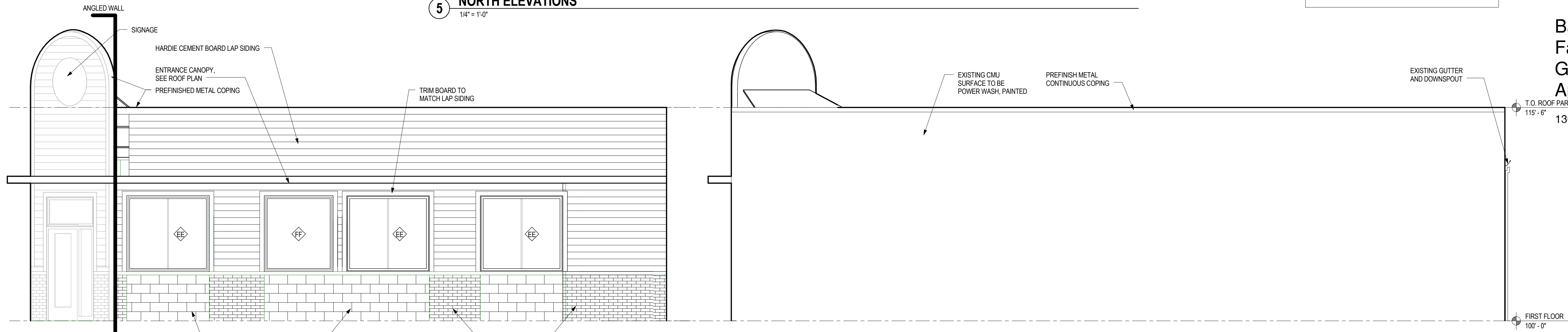
**A2.0**

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND	
LEGEND	
EXISTING BRICK	BRICK STAIN COLOR - OLD ENGLISH RED(BY DYE/BRICK)
EXISTING DECORATIVE CMU	PAINT TO BE SELECTED TO MATCH STAINED BRICK COLOR
HARDIE CEMENT BOARD	COLOR - GREY SLATE(BY JAMES HARDIE)
HARDIE CEMENT TRIM	COLOR - GREY SLATE(BY JAMES HARDIE)
PREFINISHED MTL COPING	COLOR - MUDDLED BASIL(SHERWIN-WILLIAMS COLOR)
ENTRANCE CANOPY	COLOR - MUDDLED BASIL(SHERWIN-WILLIAMS COLOR)
EXISTING CMU SURFACE	COLOR - CLASSIC LIGHT BUFF(SHERWIN-WILLIAMS COLOR)
GENERAL NOTES	
A. NOT ALL MASONRY PENETRATIONS SHOWN. COORDINATE WITH MEP CONTRACTORS.	
B. EXTERIOR MATERIAL COLORS ARE AS INDICATED OR SIMILAR. OWNER TO APPROVE FINAL COLOR.	
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.	

NOTE: EXISTING FINISH COLORS TO BE SELECTED BY OWNER

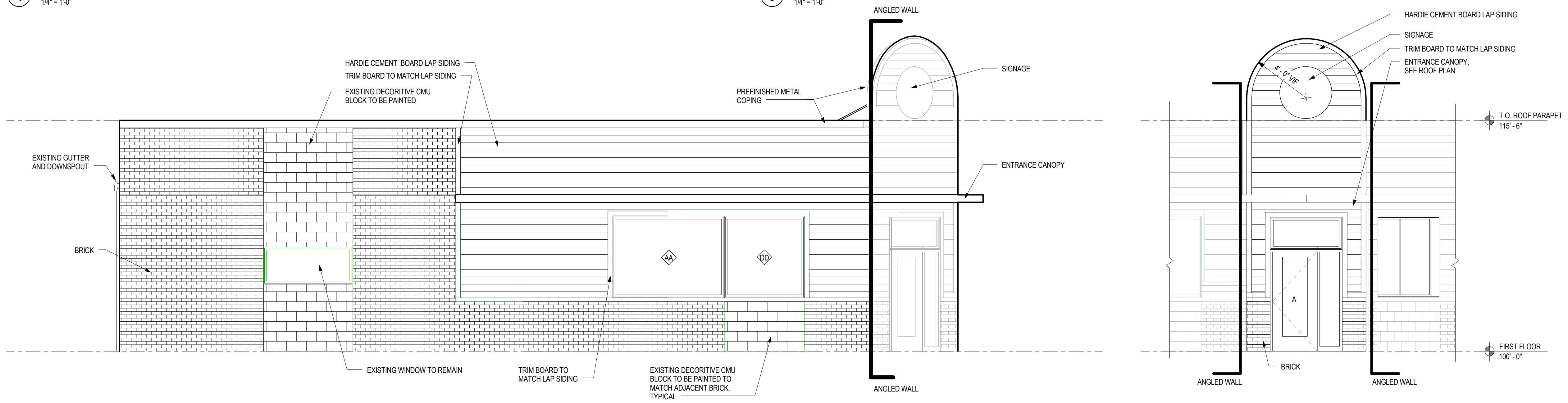


**5 NORTH ELEVATIONS**  
1/4" = 1'-0"



**4 SOUTH ELEVATIONS**  
1/4" = 1'-0"

**3 EAST ELEVATIONS**  
1/4" = 1'-0"



**2 WEST ELEVATIONS**  
1/4" = 1'-0"

**1 45 DEGREE WALL**  
1/4" = 1'-0"

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1304 East Washington

DATE OF ISSUE: 06/25/2019

REVISIONS:

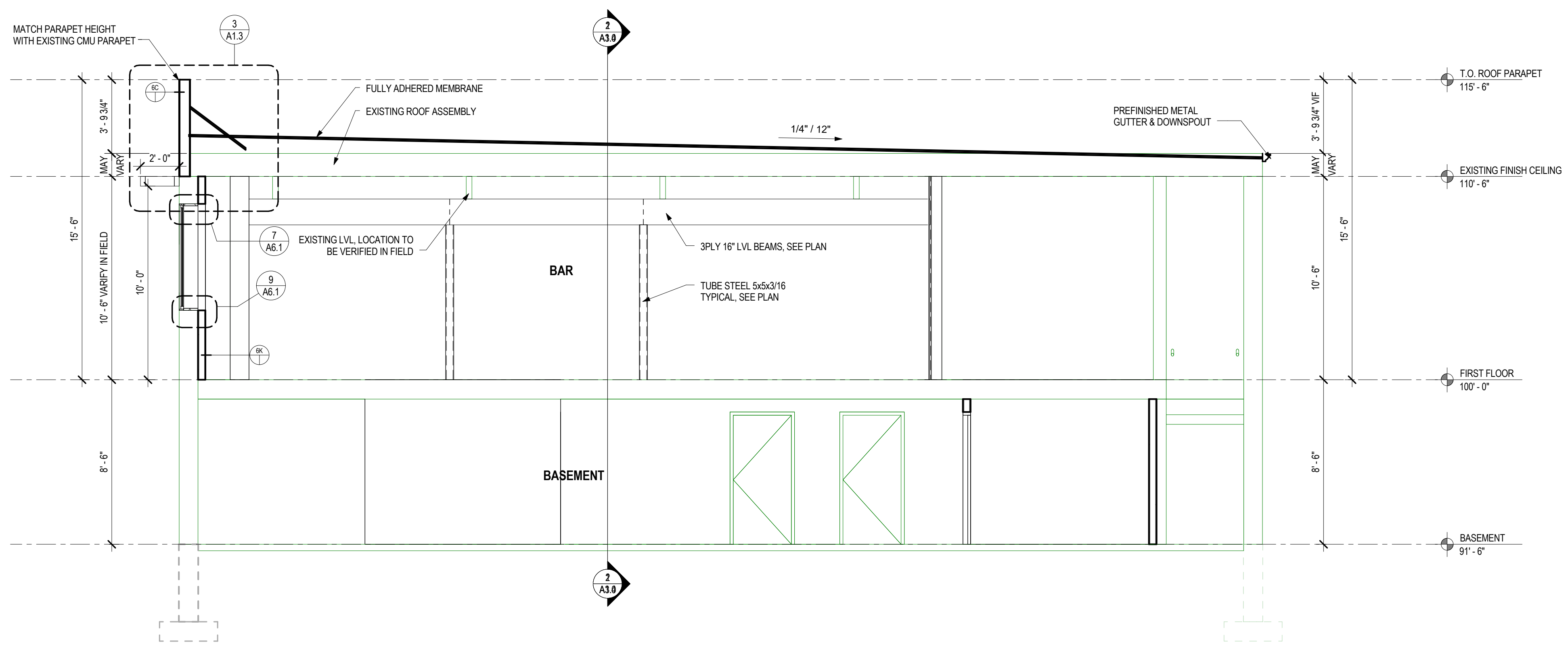

PROJECT # 19027

**EXTERIOR  
ELEVATIONS**

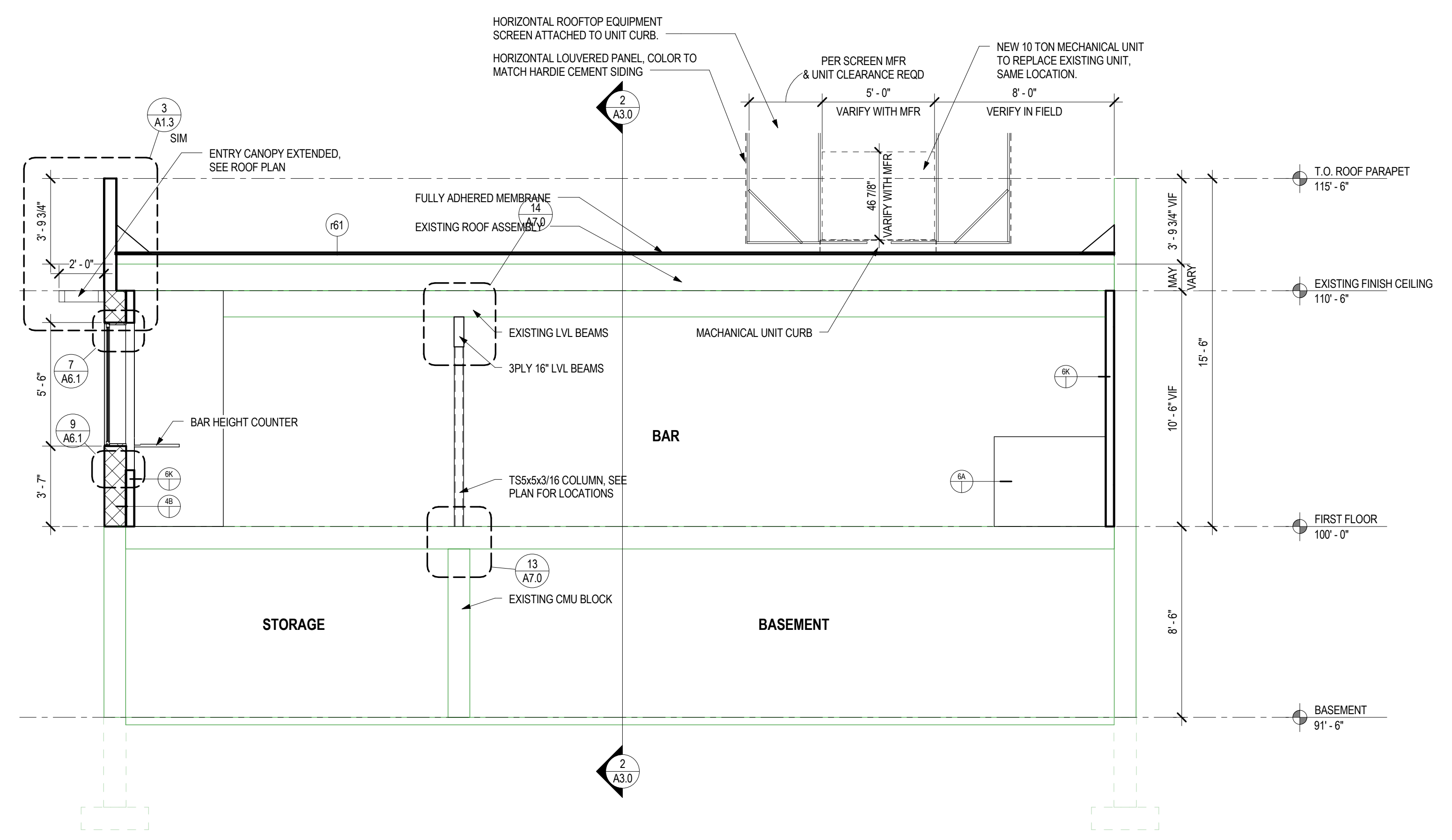
**A2.1**

**Baldwin Street Grille  
Facade Improvement  
Grant Program  
Application**

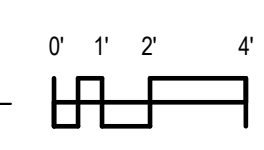
1304 East Washington



**2 BUILDING SECTION THROUGH BAR SEATING AREA**  
1/4" = 1'-0"



**1 BUILDING SECTION THROUGH BAR AREA**  
1/4" = 1'-0"



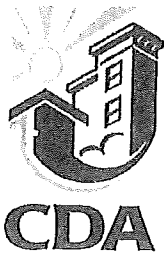
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REVISIONS:


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**BUILDING  
SECTIONS**

**A3.0**



**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  
 30 W. Mifflin St Suite 800  
 Craig Wilson, 266-6557  
[cwilson@cityofmadison.com](mailto:cwilson@cityofmadison.com)



**PROGRAM APPLICATION**

Applicant: Ryan Schultz Phone: (608) 609-6272

Business Name: DRS Holdings, LLC.

Building Name: Baldwin Street Grille

Business Address: 1304 E Washington Ave, Madison, WI Zip Code 53703

E-mail Address: DRSHoldingsLLC53703@gmail.com

Property Owner: DRS Holdings LLC

Address: 1304 E Washington Ave. Madison, WI 53703

Name of Grantee: Ryan Schultz

Lease Terms: N/A (We own both the building & the business)

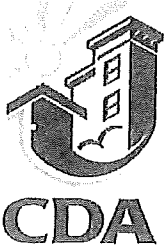
Definition of Project Scope: Complete upgrade of the exterior of the building on the corner of E Washington & Baldwin St, including New Entrance, Windows, Doors, Finishes, signage and Beautification of the building to Blend in with the New Image of the East Washington Developments.

**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>Sidings</u>	<u>20,023.20</u>	<u>10,000</u>	<u>10,023.20</u>
<u>Awnings</u>	<u>10,327.52</u>	<u>5,000</u>	<u>5,327.52</u>
<u>Parapet Roof Wall</u>	<u>3,608.63</u>	<u>1,500</u>	<u>2,108.63</u>
<u>Windows + Entrance</u>	<u>8,732.34</u>	<u>3,500</u>	<u>5,232.34</u>
<u>Painting + Masonry</u>	<u>3,615.30</u>	<u>0 (or more if possible)</u>	<u>3,615.30</u>
<b>Total:</b>	<b><u>46,306.99</u></b>	<b><u>20,000</u></b>	<b><u>26,306.99</u></b>



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FAÇADE IMPROVEMENT GRANT PROGRAM**

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30 W. Mifflin Street Suite 800  
Craig Wilson, 266-6557  
[cwilson@cityofmadison.com](mailto:cwilson@cityofmadison.com)



Contractor/Supplier: Supreme Structures  
Address: 2906 Marketplace Dr. Madison, WI 53719

**ATTACHMENT**

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

REMARKS Our goal is to redesign our Building to match  
and conform to the increasing Beautification and upgraded  
Look and Feel of the Area and the E Washington Developments.  
We are aiming for a Newer, Cleaner, and more modern  
image to be both more inviting and comfortable  
to our customers and the neighborhoods & City we  
love to be a part of!

**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] Date: 5-15-19

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

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

Economic Development Division  
Attn: Craig Wilson  
PO Box 2627  
Madison, WI 53701-2627

City of Madison, Wisconsin

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REPORT OF: FAÇADE IMPROVEMENT GRANT STAFF TEAM

TO: URBAN DESIGN COMMISSION

Façade Improvement Grant Application:  
1: 1304 E. Washington Ave

AUTHOR: Craig Wilson  
Office of Economic Revitalization  
Economic Development Division

DATED: June 28, 2019

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**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. 1304 E. Washington Ave. (Baldwin Street Grille)**  
**Grantee: DRS Holdings, LLC**

**The scope of the exterior work will include:**

- a. **Construct wrap-around canopy.**
- b. **Re-establish corner entry door as main entrance.**
- c. **Install new aluminum framed windows.**
- d. **Construct parapet wall to screen rooftop mechanicals and Install fiber cement siding on upper portions of exterior.**
- e. **Clean and paint existing CMU block sections.**
- f. **Use salvaged brick to infill existing side and front entry door openings.**



**See Attachments for Specifications**

Total project cost for 1304 E. Washington Ave. exterior work is estimated at \$46,300.  
Façade Improvement Grant not to exceed \$20,000

This property is located outside the Façade Improvement Grant Program target area.  
A request for a Target Area waiver will be taken up at the July 11, 2019 CDA meeting.

**RECOMMENDATION:**

The above Façade Improvement Grant proposal has been reviewed by the Façade Improvement Grant Program staff team and, pending the granting of a target area waiver by CDA, meets the requirements of the program. The Staff Team recommends approval of the above Facade Improvement Grant proposal.