



Department of Planning & Community & Economic Development

Economic Development Division

Matthew B. Mikolajewski, Director

Madison Municipal Building, Suite 312
215 Martin Luther King, Jr. Boulevard
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Phone: (608) 266-4222
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Office of Business Resources

Dan Kennelly
(608) 267-1968

Michael Miller
(608)267-8721

Thomas Otto
(608)243-01

Ruth Rohlich
(608) 267-4933

To: Common Council & Board of Estimates
From: Ruth Rohlich, Office of Business Resources
Date: July 17, 2017

Subject: Report of the Retail Improvement Grant Staff in Regard to the application for August VIII, LLC; Little Luxuries of Madison. LLC; and 107 King Street, LLC

Summary:

On October 6th, 2015 the Common Council adopted Resolution Number RES-15-00784 approving the Objective and Criteria for the State Street District Improvement Grant Program. The resolution specifies that all Retail Improvement Grants be referred to the Common Council for approval.

Attached for your review are the following Retail Improvement proposals:

- August VIII, LLC**
414 State Street
Retail Contact: Rob Bowhan
Landlord Contact: Jim Shapiro
See "Attachment 1" for details.

This is a new retail store that is moving into the former Madison Sole space. We are happy to have retail continued in this space.

The scope of the work includes framing for a new bathroom, fitting room and hallway; upgrades to plumbing, electrical, flooring, HVAC, and construction of new doors cost of \$78,181.20 total, of which \$39,090.00 would be granted through the Retail Improvement Grant Program.

Please note some of the items in the estimate are not allowed for reimbursement, but can be used as part of the match grant. These items include painting and fixtures. Please see attachments for additional details and a breakdown of expenses.

Recommendation:

Recommend approval of the \$39,090.00 eligible for reimbursement through the retail improvement grant for August VIII, LLC.

August VIII LLC Project Cost	\$78,181.20
Project Match	\$39,091.20
Current Approval Request Amt Retail Grant Funds	\$39,090.00
Past Retail Funds Approved	0
Total City Retail Grant Funds if approved	\$39,090.00

July 25, 2017

2. **Little Luxuries of Madison, LCC**
230 State Street
Retail Contact: Amy Moore
Landlord Contact: Fanny Garver
See "Attachment 2" for details.

Little Luxuries has been a Madison favorite since it opened 27 years ago. They are requesting funding to do an overall "face lift" to their retail space.

The scope of the work includes replacing and upgrading flooring, plaster ceiling, wall treatments, lighting and fixtures.

The total cost of their investment is estimated to be \$124,421.00 of which \$50,000.00 would be granted through the Retail Improvement Grant Program.

Please note some of the items in the estimate are not allowed for reimbursement, but can be used as part of the match grant. These items include painting and some display fixtures. Please see attachments for additional details and a breakdown of expenses.

Recommendation:

Recommend approval of the \$50,000.00 eligible for reimbursement through the Retail Improvement Grant.

Little Luxuries of Madison LLC Project Cost	\$124,421.00
Project Match	\$74,421.00
Current Approval Request Amt Retail Grant Funds	\$50,000.00
Past Retail Funds Approved	0
Total City Retail Grant Funds if approved	\$50,000

3. **107 King Street, LCC**
Pinckney/King Street Arcade Building
Retail Contact: J. Richard Fritz
Landlord Contact: J. Richard Fritz
See "Attachment 3" for details.

107 King Street, LLC includes retail spaces that face Kings Street (Kitchen Gallery, Context) as well as retail spaces facing Pinckney Street (Totem Gifts and Ritual Barber Shop – a service business).

They are requesting funding to do an overall "face lift" to their exterior. They have received approval of the Madison Landmarks Commission for the proposed work.

107 King Street, LLC is an important retail building. They provide small square foot retail space and are looking at ways to provide even more "micro" retail formats. For example, the new retail space Totem Gifts that was built into 111 King Street. Please note that this is a new retail space that did not exist before.

July 25, 2017

This is an exciting addition to the downtown area because it embodies the recommendations of the State Street Retail Study which suggested looking at “micro” retail formats.

The scope of the work includes upgrades to windows, enhancement of historical design elements, masonry work, interior upgrades and electrical upgrades at a cost of \$217,750.00 of which \$50,000 would be eligible for funding through the Retail Improvement Grant Program.

HOWEVER, they applied and are in process of receiving a Façade Grant for \$20,000. Because they cannot receive both a Façade Grant and a Retail Grant, they are only eligible for a \$30,000 grant from the Retail Grant. (Funds for both projects cannot exceed \$50,000 for one project).

Please note some of the tenants of the building are not retail businesses, but we believe the project to be in support of the current retail tenants and to support possible future “micro” retail space build out.

Please see attachments for additional details and a breakdown of expenses.

Recommendation:

Recommend approval of the \$30,000 eligible for reimbursement through the Retail Improvement Grant.

107 King Street, LLC Project Cost	\$217,750.00
Project Match	\$167,750.00
Current Approval Request Amt Retail Grant Funds	\$30,000.00
Façade Grant Funds in Approval	\$20,000.00
Total City Retail Grant Funds & Façade Grant if approved	\$50,000.00

Conclusion:

Total funds requested	
August VII, LLC	\$39,090.00
Little Luxuries of Madison, LLC	\$50,000.00
107 King Street, LLC	\$30,000.00
Total City Retail Grant Funds	\$ 119,090.00

Update:

This is an update on what projects have been approved, for how much, and how much has been expended:

Business	Date of Final Approval	Approved	Expended
Triangle Market	7/12/2016	\$2,396.95	\$1,262.00
Community Pharmacy	2/28/2017	\$356.00	\$356.00
Madison Modern Market	2/28/2017	\$2,082.24	\$1,082.25

July 25, 2017

Soap Opera	2/28/2017	\$177.56	\$177.56
Triangle Market	2/28/2017	\$127.55	0
Red Square Flowers	3/21/2017	\$31,000.00	\$26,107.25
Francesca's	6/20/2017	\$50,000	0
University Book Store	6/20/2017	\$46,102	0
Total Project Funds Expended as of 07/25/2017		\$132,242.30	\$28,985.06

Thank you,



Ruth Rohlich
Business Development Specialist
rrohlich@cityofmadison.com

July 25, 2017

Attachment 1: August VIII, LLC

**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

PROGRAM APPLICATION

Applicant: Rob Bowhan Phone: 201-696-0714
 Business Name: August VIII, LLC
 Building Name: N/A
 Business Address: 414 State St. Zip Code 53703
 E-mail Address: rsbowhan@gmail.com
 Property Owner: Jim Shapiro
 Address: 414 State St.
 Name of Grantee: August VIII, LLC & Rob Bowhan
 Lease Terms: 5 years
 Definition of Project Scope: Full update of retail space for new retail business

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>Carlson</u>	<u>\$78,181</u>	<u>\$39,090</u>	
<u>Construction</u>			
		<i>please see attached</i>	
Total:			

**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
rohlich@cityofmadison.com



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 This is a new store. - Ruth Rohlich

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: [Handwritten Signature] Date: 7/13/17
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



Department of Planning & Community & Economic Development

Economic Development Division

Matthew B. Mikolajewski, Director

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Office of Business Resources

Dan Kennelly, Manager
(608) 267-1968

To: Common Council


From: Ruth Rohlich

Date: 7/25/2017

Subject: August VIII property owner confirmation

I received a verbal confirmation from Jim Shapiro, the property owner of 414 State Street that Rob Bowhan, owner of August VIII, LLC, has permission to do the upgrades as described in the attached proposal.

Thank you,



Ruth Rohlich

414 State Street

	Hours	Material	Labor	Total (OK By RR COM)
Plans and permits				\$ 400.00
1. Customer will provide construction plans suitable for obtaining building permit.		1 \$50.00	\$300.00	
2. CCLLC and mechanical subcontractors will obtain permits for the project.	1	\$50.00		
Demolition				\$ 1,000.00
3. Remove all interior surfaces, floor coverings and walls necessary to complete construction based on plans.	20	\$1,000.00		
Framing				
5. Provide framing for new bathroom, fitting room and hallway.	32	\$1,600.00	\$1,500.00	\$ 3,850.00
6. Provide blocking in walls for grab bars and wall mounted sink.	5	\$250.00		
7. Provide framing for drywall on side walls.	10	\$500.00		
Electrical				\$11,000.00 \$ 11,800.00
8. Remove fluorescent fixtures.				
9. Provide two additional tracks for lighting,				
10. New Bathroom:				
1. Provide surface EMT pipe for all new wiring.				
2. Provide and install bath exhaust fan.				
3. Provide and install GFCI outlet and vanity light in bathroom.				
4. Remove fluorescent 4' lights in retail space.				
5. Re-establish electrical after demolition.				
6. Leave existing track lighting; add center track and outside wall track				
7. Add POS power.				
8. Install new exit lighting.				
9. Install new covers for floor outlets.				
10. Provide outlets to meet code.				
11. A light fixture allowance of \$800.00 is included in this proposal.			\$800.00	
Plumbing				\$4,500.00 \$ 5,650.00
13. Run waste lines, vents and supply lines to new bathroom.				
14. Provide and install fixtures for new bathroom as indicated on plan.				
15. Provide and install point of use electric water heater.				
16. Bathroom fixture allowance \$700.00			\$700.00	
17. Bathroom grab bars, mirror, paper dispenser allowance \$250.00	4	\$200.00	\$250.00	
HVAC				\$ 400.00
18. Provide insulated 4" duct for bathroom fan.			\$400.00	
19. This proposal includes no other HVAC work.				
Drywall				\$4,500.00 \$ 4,500.00
20. Install drywall in bathroom, new hall and other disturbed areas.				
21. Mud and sand drywall.				
Doors and trim				\$2,100.00 \$ 2,100.00
22. Provide and install 6-8 3-0 bathroom door, 3-0 6-8 fitting room door and a 3-0 6-8 door to the back storage room.				
23. Install lever style door handles on each.				
24. Install painted 3 1/2" square trim on doors.				
Painting				\$2,500.00 \$ 2,500.00
25. Scrape loose paint from ceiling.				
26. Prime and paint bathroom, hall and main retail space.				
27. Paint trim.				
Flooring				\$6,900.00 \$ 7,200.00
28. Wood floor in main area.				

1. INCLUDED in proposal: 950 square feet Flooring allowance included (\$6,900.00)

30. Bathroom floor

1. Install vinyl plank flooring in bathroom and back hallway. \$300 allowance included.

\$300.00

2. Install black vinyl base in bathroom and hallway,

Fixtures

31. Cash wrap (\$5,000.00 Allowance included.)

\$5,000.00

\$ 26,000.00

32. Curved display wall(\$9,900.00 Allowance included.)

\$9,900.00

33. Fitting room bench(\$200.00 Allowance included.)

\$200.00

34. Modular cube displays (6 total) (\$1,700.00 Allowance included.)

\$1,700.00

35. Apparel Hanging Rack "A" (\$2,400.00 Allowance included.)

\$2,400.00

36. Apparel Hanging Rack "B" (\$2,200.00 Allowance included.)

\$2,200.00

37. Floating shelf (\$400.00 Allowance included.)

\$400.00

38. Display cabinet (\$2,400.00 Allowance included.)

\$2,400.00

39. Mirrors for fitting room. (\$600.00 Allowance included.)

\$600.00

40. Install above fixtures.

\$1,200.00

43. Removal of waste is included in this proposal.

dumpster

\$400.00

parking

\$480.00

hardware

\$300.00

profit

Chad Carlson Labor

40 \$2,000.00

\$

3,180.00

Totals

\$5,650.00

\$62,930.00

Estimated

Grand total

\$68,580.00

\$

68,580.00

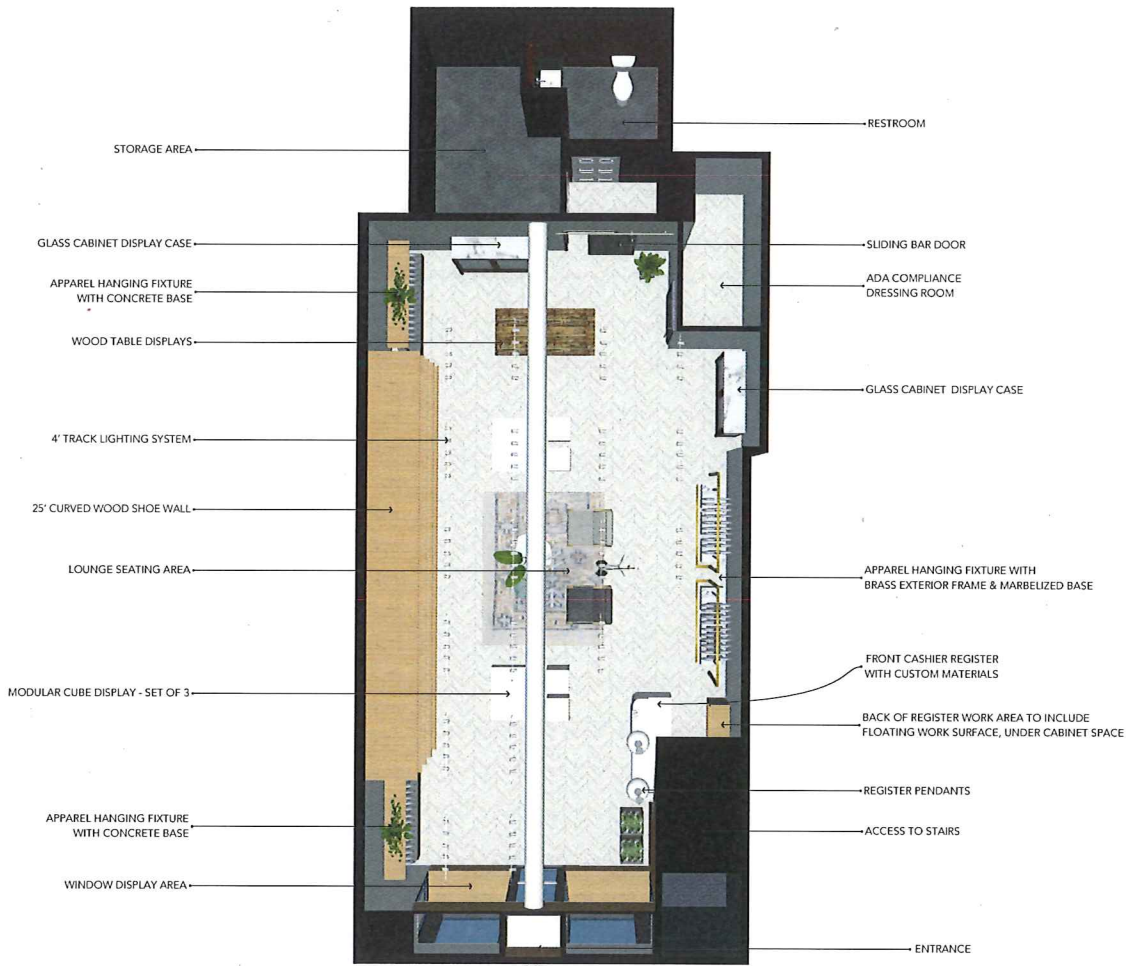
GC Fee 14% of total cost

\$9,601.20

\$78,181.20

\$

78,181.20



DRAWN BY GISELE HORTOVA	PROJECT NO.	ISSUE	CLIENT	PROJECT
	DESCRIPTION FLOOR PLAN & ELECTRICAL	6.11.17	ROB BOWMAN	AUGUST WISCONSIN, WISCONSIN
PROJECT NO.		RE-ISSUE	AUGUST VII 414 STATE STREET	
DESCRIPTION FLOOR PLAN & ELECTRICAL		RE-ISSUE	AUGUST VII 414 STATE STREET	

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July 25, 2017

Attachment 2: Little Luxuries of Madison, LLC

**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

PROGRAM APPLICATION

Applicant: Little Luxuries of Madison LLC Phone: 608-255-0622

Business Name: Little Luxuries

Building Name: 230 State Street, no specific name

Business Address: 230 State Street Zip Code 53703

E-mail Address: amya@littleluxuriesmadison.com

Property Owner: Fanny Garner

Address: 6225 Mineral Point Rd, #1325

Name of Grantee: Amy Moore

Lease Terms: Lease expires August of 2028

Definition of Project Scope: We would like to perform an overall face lift to the space to elevate it to the level of the new construction that now surrounds us. This would include replacing flooring, ^{ceiling,} wall treatment, cash wraps, lighting, and 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: Total Cost Grant \$ Private \$
(new flooring, new lighting, restrooms, etc.)

<u>Please see the DeStree budget attached.</u>			
<u>Currently it is</u>	<u>\$124,421</u>	<u>\$50,000</u>	<u>\$74,421</u>
<u>valued at:</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total:	_____	_____	_____

**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

Contractor/Supplier: Destree Design Architects
Address: 222 W. Washington Ave., #310

ATTACHMENT

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

REMARKS Little Luxuries is celebrating its 26th anniversary on State Street and is coming up on 10 years in our current space. It's time for us to revitalize our space to meet the changing landscape in downtown Madison and retail in general. This would include freshening up our look, increasing our energy efficiency, and preparing us with a space that is more conducive to the ever-changing retail climate.

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: *Claymore* Date: 6/13/17

Signature: _____ Date: _____

Please send this completed application and accompanying materials:

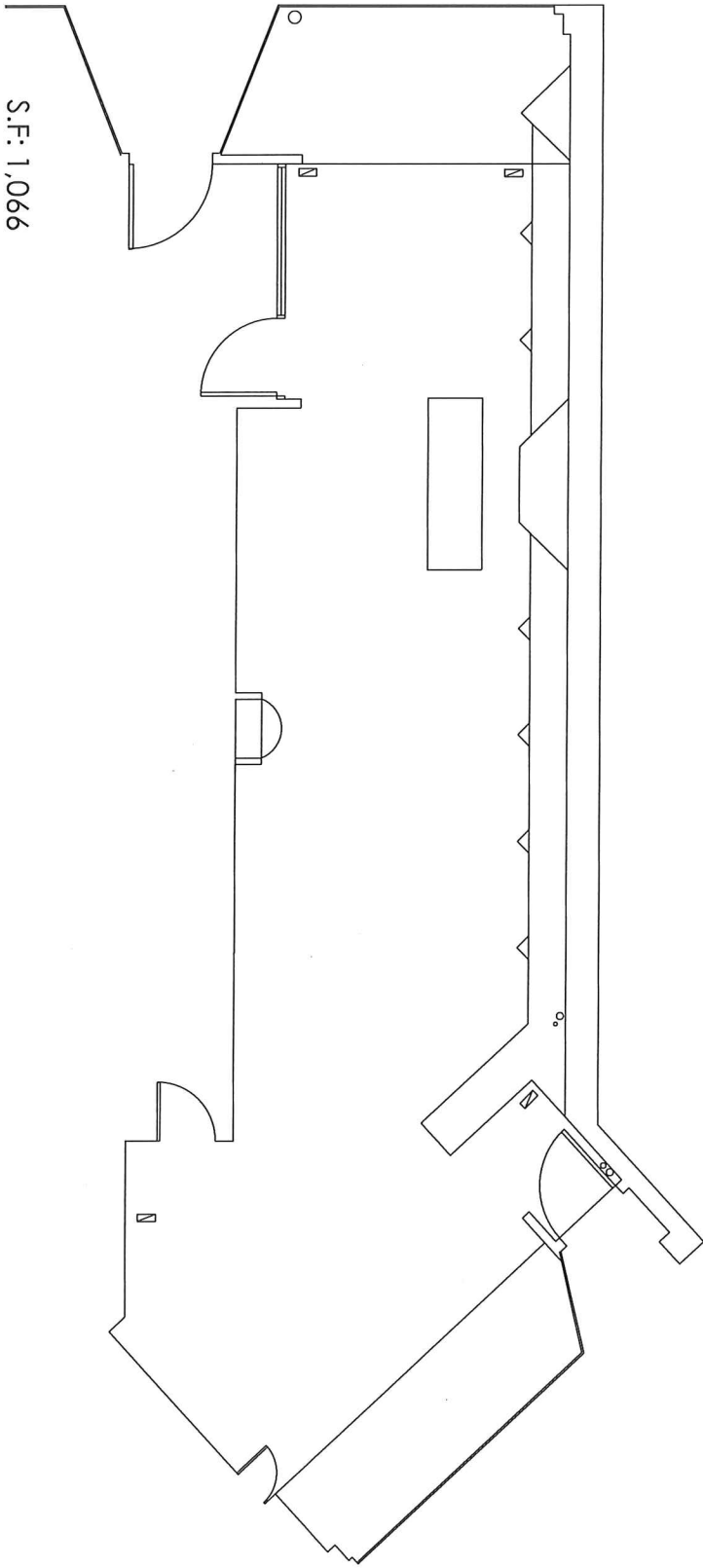
Economic Development Division
Attn: Ruth Rohlich
215 Martin Luther King Jr. Boulevard, Room 312
P.O. Box 2983
Madison, WI 53701-2983

Estimate of Probable Construction Cost
Little Luxuries Renovation

Destree Design Architect, Inc.

5/3/2017

Probable Cost of Construction		Manufacturer	Details	Quantity	Units(sq)	\$ per/unit	Unit \$	Total	Notes
1	Demolition			1		1066 \$	5.00 \$	5,330	
2	Mechanical Systems		duct work modification (allowance)	1		1066 \$	2.00 \$	2,132	
3	Electrical Systems		rewire retail	1		1066 \$	8.00 \$	8,528	
4	Lighting			1		1066 \$	10.00 \$	10,660	
5	Technology/Data		rewire 8 drops & terminate (includes cameras)	8		8 \$	250.00 \$	2,000	
6	Fire Protection		Non-sprinkler building	0		0 \$	-	-	
7	Fire Alarm		Not applicable	0		0 \$	-	-	
8	Plumbing		Not applicable	0		0 \$	-	-	
9	Door & Hardware		Existing to remain	0		0 \$	-	-	
10	Ceilings plaster repair & paint				sq ft	2700 \$	4.00 \$	10,800	
11	Ceiling trims				lin ft	45 \$	20.00 \$	900	
12	Ceiling element				sq ft	800 \$	2.00 \$	1,600	
13	Casegoods - casewrap & wrapping counter			2		2 \$	3,200.00 \$	6,400	
14	Casegoods - wall displays			4		4 \$	1,500.00 \$	6,000	
15	Casegoods - center fixtures			12		12 \$	300.00 \$	3,600	
16	Casegoods - nesting			24		24 \$	125.00 \$	3,000	
17	Fabric Wall Sq	TBD - Felt	23.43" x 23.43" (tackable & acoustic)		sq ft	900 \$	6.00 \$	5,400	
18	Flooring - Carpet	J&J Invision	Kinetics		sq ft	150 \$	20.00 \$	3,000	
19	Flooring Tile		\$12/sf material - Mosaic Tile		sq ft	100 \$	7.00 \$	700	
20	Flooring	Matsinc	Walk off mat		sq ft				
21									
22	Subtotal							87,050	
23	Construction Contingency						10.00%	8,705	
24									
25	Contractor General Conditions						12.00%	10,446	
26									
27	Contractor Profit & Overhead						10.00%	10,620	
28	TOTAL - Construction Estimate							\$ 116,821	
29			Architecture & Interior Design Services					\$ 7,600	
30			Other Project Costs					\$ -	
31									
32			Project Total					\$ 124,421	



S.F. 1,066

EXISTING PLAN
3/16" = 1'-0"

6337 MARKET STREET, MADISON, WI

PROJECT #: 000000.00
SHEET NUMBER
PRELIM

ISSUANCES:

LITTLE LUXURIES
SCHEMATIC
STATE STREET
MADISON, WI

DESIGN DEVELOPMENT
SCHEMATIC DEVELOPMENT
CONCEPT DESIGN
PRELIMINARY DESIGN
PERMITTING
CONSTRUCTION ADMINISTRATION
POST OCCUPANCY EVALUATION

DESTREE
ARCHITECTURE & DESIGN
222 WEST MADISON AVENUE, SUITE 1100
MADISON, WISCONSIN 53703
WWW.DESTREEARCHITECT.COM




6/10/17

To Whom It May Concern,

I, Fanny Garver, property owner of 230 State Street, understand that Little Luxuries is applying for the City of Madison Retail Improvement Grant. I have reviewed the initial design details presented to me by my tenant Amy Moore, owner of Little Luxuries, and I approve this renovation project.

Fanny Garver

Signature: 

July 25, 2017

Attachment 3: 107 King Street, LLC

**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

PROGRAM APPLICATION

Applicant: J. Richard Fritz Phone: 608/222-9791
 Business Name: 107 King Street, LLC
 Building Name: _____
 Business Address: P.O. Box 6067 Zip Code 53716
 E-mail Address: fritzrents@sbcglobal.net
 Property Owner: J. Richard Fritz
 Address: P.O. Box 6067, Madison 53716
 Name of Grantee: _____
 Lease Terms: _____
 Definition of Project Scope: Pinckney / King Street Arcade Building
Exterior Renovation

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: Total Cost Grant \$ Private \$
(new flooring, new lighting, restrooms, etc.)

List Individual Project Elements: (new flooring, new lighting, restrooms, etc.)	Total Cost	Grant \$	Private \$
<u>See attached information submitted from Tri-North</u>			
<u>(M) All work</u>	<u>\$ 217,750</u>	<u>\$ 30,000*</u>	<u>\$ 167,750</u>

* Please note this project is in process of receiving \$20,000 in a facade grant = they are not eligible for the full \$ 50,000 but are eligible for \$ 30,000.

**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

Contractor/Supplier: Tri-North
Address: P.O. Box 259568, Madison 53725-9568

ATTACHMENT

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

REMARKS The full cost of these upgrades is \$167,750. They would be eligible for a \$50,000 Retail Grant - however, they have applied for a Facade Grant & that is in process so they are only eligible to receive \$30,000 from the Retail Grant Program. - Ruth Rohlich 7/25/17

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: 7/10/17
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



P: 608.271.8717
F: 608.271.3354
W: TRI-NORTH.COM

June 9, 2017

Melissa Destree AIA, IIDA
Destree Design Architects, Incorporated
222 West Washington Avenue #310
Madison, WI 53703

RE: Pinckney / King Street Arcade Building Exterior Renovation Cost Estimate Summary

Dear Melissa,

The following is the initial cost estimate for the proposed exterior renovation work for the aforementioned building. Please review and comment as needed.

Phase of Work	Estimate
King Street lintel and soffit repair	\$ 10,400
Remove Splatter texture on Pinckney Street , Sounding / Repair of loose cementious materials and recoat of removed materials	\$ 49,000
Skim-coat Pinckney Street Elevation	\$ 18,000
Remove "decorative" metal window boxes on Pinckney Street	\$ 4,200
Replace 18 eyebrow windows on Pinckney Street	\$ 14,400
Paint exterior wood window mullion	\$ 13,750
Remove masonry stack from rooftop / roof patch	\$ 7,600
New retail space doors and hardware	\$ 12,000
Refinish King Street balcony, new door and hardware	\$ 7,800
Eight (8) new electrical fixtures	\$ 2,500
Remove bronze colored sign band and repair holes to refinish Signage allowance	\$ 4,200
Marble below windows on exterior	\$ 15,000
Interior finishes (entry flooring and column repair)	\$ 9,000
Design and Permitting allowance	\$ 2,500
General Conditions (supervision, direct project OHD costs)	\$ 10,000
	\$ 14,400



P: 608.271.8717
F: 608.271.3354
W: TRI-NORTH.COM

Overhead and Markup (12%)	<u>\$ 23,000</u>
Total estimated costs	\$217,750

We look forward to moving this project forward as the approvals allow. We will coordinate the initial stabilization work with you and the owner.
Respectfully,

A handwritten signature in cursive script, appearing to read 'Bernie Lange', with a long horizontal flourish extending to the right.

Bernie Lange, Client Services
Tri-North Builders



Department of Planning & Community & Economic Development

Planning Division
Heather Stouder, Director

126 S Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

July 3, 2017

Ben Fritz
Fritz Properties
111 S Pinckney St
Madison, WI 53703

Re: Certificate of Appropriateness for King Street Arcade (107-113 King/111-117 S Pinckney)

At its meeting on June 19, 2017 the Madison Landmarks Commission reviewed, in accordance with the Madison General Ordinances pertaining to provisions of the Historic Preservation Ordinance, your plans to alter the landmark structure located at 107-113 King Street/111-117 S Pinckney Street. The Landmarks Commission voted to approve the issuance of a Certificate of Appropriateness for the project.

This letter will serve as the "Certificate of Appropriateness" for the project. When you apply for a building permit, take this letter with you to the Building Inspection Counter, Department of Planning and Development, 126 S Hamilton Street.

Please note that any major design changes from the plans submitted and the additional information provided to the Landmarks Commission must receive approval by the Landmarks Commission, or staff designee, prior to the issuance of the building permit. This Certificate is valid for 24 months from the date of issuance.

Please also note that failure to comply with the conditions of your approval is subject to a forfeiture of up to \$500 for each day during which a violation of the Landmarks Commission ordinance continues (see Madison General Ordinances Chapter 41, Historic Preservation Ordinance).

Please contact me (608-266-6552 or ascanlon@cityofmadison.com) with any questions.

Sincerely,

Amy Loewenstein Scanlon, Registered Architect
Preservation Planner
City of Madison Planning Division

cc: City preservation property file
Melissa Destree

Arcade Building
107-113 King Street
111 South Pickney

Historic Condition Report & Recommendations – May 31, 2017



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File #:	47860	Version: 1	Name:	Facade Grant - Richard Fritz 111- 117 S Pinckney / 107-111 King
Type:	Resolution		Status:	Items Referred
File created:	6/30/2017		In control:	<u>FINANCE</u> <u>COMMITTEE</u>
On agenda:	7/11/2017		Final action:	
Enactment date:			Enactment #:	
Title:	Approving Façade Improvement Grant to Richard Fritz. for a project located at 111-117 S. Pinckney Street / 107-111 King Street.			
Sponsors:	<u>Michael E. Verveer</u>			

[History \(2\)](#) [Text](#)

Fiscal Note

The proposed resolution approves a Façade Improvement Grant totaling \$20,000 to Richard Fritz for property located at 111-117 S. Pinckney Street / 107-111 King Street. The 2017 Adopted Capital Budget includes \$125,000 for the Façade Improvement Grant Program funded by the Capital Revolving Fund. To date in 2017, the Façade Improvement Grant Program has awarded \$24,976 and disbursement of \$20,000 for the proposed grant will leave a balance of \$80,024.

Title

Approving Façade Improvement Grant to Richard Fritz. for a project located at 111-117 S. Pinckney Street / 107-111 King Street.

Body

On October 3, 2000, the Common Council adopted Resolution ID # 61179, approving the Façade Improvement Grant Program to support and encourage small local businesses to reinvest in the downtown and smaller, neighborhood shopping and business areas and designating the Community Development Authority as the agent of the City for the operation and administration of the Program. The grants are matching grants and will be provided in an amount up to 50% of the total project costs up to a maximum of \$10,000 for a single façade, \$20,000 for a building with two façades, and \$25,000 for a "flatiron" building. The objective of the Program is to restore, beautify, or enhance the entire façade or elevation of a commercial building. The Façade Improvement Grant Program Staff Team has reviewed the following Façade Improvement proposals and determined that it meets the requirements of the Program. The Urban Design Commission has reviewed the proposals and recommends design approval.

NOW, THEREFORE, BE IT RESOLVED that the Common Council does hereby approve the following Façade Improvement Grant proposals:

Grantee: Richard Fritz

111-117 S. Pinckney Street / 107-111 King Street

The scope of the exterior work will include:

- a. Knock down existing stucco. Re-skim coat and re-paint.
- b. Refurbish signage bands.
- c. Install new pillar lights.
- d. Restoration of marble storefront bases.
- e. Replace aluminum entry doors with historically accurate wood doors.
- f. Install new lintel over King Street entrance and refinish balcony.
- g. Remove awning and metal screening covering transoms from Pinckney street side.
- h. Install new operable transoms.
- i. Remove chimney.

Total project cost is estimated at \$217,750. Façade Improvement Grant not to exceed \$20,000.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be and hereby are authorized to execute grant agreements with the grantees and any other documents necessary to complete these improvements.

Details

File #: 47860 Version: 1
Type: Resolution
Title: Approving Facade Improvement Grant to Richard Fritz. for a project located at 111-117 S. Pinckney Street / 107-111 King Street.
Mover: Marsha A. Rummel Seconded: Samba Baldeh
Result: Pass
Agenda note:
Minutes note:
Action: Refer
Action text: A motion was made by Rummel, seconded by Baldeh, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Votes (0:0)

0 records	
Name	Vote
No records to display.	