

**COMMUNITY DEVELOPMENT AUTHORITY MEETING
CITY OF WISCONSIN DELLS
NOVEMBER 8, 2018**

Chairperson Borchner called the meeting to order at 5:00P.M. Notice of the meeting was provided to the *Dells Events*, WNNO Radio, and posted in accordance with State Statutes.

1. Present: Chairperson Ben Borchner, Ald. Mike Freel, Shaun Tofson, Joan Ragan and Ted Theiler

Excused: Lisa Delmore and Ald. Jesse DeFosse

Others: City Clerk/Coordinator Nancy Holzem, City Planner/Zoning Administrator Chris Tollaksen and Keith Koehler.

2. Motion by Ald. Freel seconded by Ragan to approve the June 28, 2018 meeting minutes. Motion carried unanimously.

3. Koehler Façade Improvement Grant Extension Request

The committee reviewed a request submitted by Keith Koehler for a 6-month extension on the façade improvement grant he received on May 22nd for 716 Oak Street. Keith stated that the lease fell through on a proposed tenant for the building and he was waiting for storm sewer issues to be addressed in the alley. He added that the façade plans previously submitted and approved for the building have not changed and that the work should be done in April. Motion by Ald. Freel seconded by Tofson to approve a 6-month extension on the grant which changes to deadline to May 22, 2019. Motion carried unanimously.

4. Koehler Façade Improvement Grant Application

The committee previously tabled a Façade Improvement Grant application submitted by Keith Koehler for 732 Oak Street. Keith stating that he was withdrawing the grant application and that he will fund the work himself.

5. No date was set for the next meeting.

6. Motion by Ald. Freel seconded by Theiler to adjourn. Motion carried unanimously and the meeting adjourned at 5:05pm.



Nancy R. Holzem
City Clerk/Coordinator

Economic Development Façade Improvement Grant Program Wisconsin Dells, Wisconsin

FAÇADE IMPROVEMENT GRANT APPLICATION

Business Name: Maurer's Market IGA

Business Location: 216 Washington Ave. Wisconsin Dells

Applicant/ Business Owner's Name: Jeff Maurer

Address: S3330 Fox Hill Rd. Baraboo, WI 53913

Phone Number: 608-963-1171 **Email Address:** jmaurer@myurbanmarket.com

Building Owner (if different than applicant): Maurer's Properties, LLC

Address: Same

Phone Number: Same **Email Address:** _____

Total Anticipated Cost of Qualified Improvements: \$ attached

Grant Requested (50% of qualified expenses not to exceed \$20,000) \$ 20,000

Grant Application Checklist:

- Photograph(s) of existing façade.
- Description of proposed façade improvements.
- Conceptual rendering(s) of proposed façade improvement.
- Itemized cost estimates for qualified improvements.
- DRC approval.
- Verification of Building Lease Agreement (if applicable)
- Signed Copy of Landlord Authorization Letter (if applicable)
- \$100 Application Fee

Certification:

I hereby submit this application and all required attachments to the Wisconsin Dells CDA to be considered for their Façade Improvement Grant Program. I certify that to the best of my knowledge and belief, the content of the application is true and correct.

Disclaimer:

Neither the City of Wisconsin Dells, the CDA or their affiliates shall be responsible for the planning, design or construction of improvements to property that is owned/leased by the applicant. The applicant is advised to consult with licensed architects, engineers or building contractors before proceeding with final plans or construction. In consideration of the grant awarded by the CDA, the owner and applicant agree to indemnify, defend and hold harmless the City of Wisconsin Dells and the CDA against any claims resulting from anything occurring under the Façade Improvement Grant Program. I understand that monies granted from this program are on a reimbursement basis following completion of all façade improvement work presented and that improvements/changes not approved by the CDA will not be funded.

Applicant Signature: 

Date: 12/23/18



814 Rose Dr.
 Hartland, WI 53029
 262-361-4730
 262-361-4803 FAX

December 11, 2018

Maurer's Market
 216 Washington Ave.
 Wisconsin Dells, WI 53965
 Mr. Jeff Maurer

Re: Budget Proposal – Bella Goose Coffee Shop located at 216 Washington Ave., Wisconsin Dells, WI – Rev 3

Dear: Mr. Maurer:

OTT Development, Inc. is please to provide you with a budget proposal for the addition of Bella Goose Coffee Shop located at 216 Washington Ave, Wisconsin Dells, WI. The cost of this budget proposal is **Two hundred Seventy-Three thousand one hundred eighty-four (\$273,184.00)**. The breakdown of costs are as follows:

COST BREAKDOWN

	Amount	Subcontractor
General Conditions	\$ 23,810.00	
Mehmert Store Design	\$ 5,000.00	Mehmert
Architecture	\$ 17,975.00	Perspective Design
Insurance	\$ 2,400.00	
Permit Allowance	\$ By Owner	
Dumpsters	\$ 2,000.00	
Excavation	\$ 9,976.00	Dean Blum
Asphalt	\$ 4,765.00	D.L. Gasser
Concrete	\$ 36,834.00	Middleton Const.
Masonry	\$ 7,375.00	Greiber Masonry
Steel	\$ 19,890.00	Germantown Iron
Roofing	\$ 18,000.00	Tilsen
Eifs Repair	\$ 5,000.00	
Carpentry/Demo	\$ 11,900.00	Trecek Builders
Drywall	\$ 15,000.00	Steel Rock
Glass	\$ 26,300.00	Portage Glass
ACT	\$ 2,400.00	PCI Austad
Paint	\$ 7,570.00	Statz Painting

Nancy Holzem

Subject: FW: building improvements

Windows \$26,300

Stucco repairs \$5,000

Masonry (brink front) \$7,375

Carpentry \$7,625

Concrete flooring \$36,834.00

New sidewalk to new entrance \$3,247

Roofing \$18,000

Electrical \$15,460

Plumbing \$6,985

Steel \$19,890

Total=\$146,716.00

Please let me know if there is any additional information that is required.

Thank you for your help

Jeff Maurer
Owner/President

Maurer's Market
S3330 Fox Hill Rd.
Baraboo, WI 53913
(608)963-1171 (cell/VM)

www.maurersmarket.com

Before





BELLA GOOSE COFFEE **COMING SPRING 2019** TO MAURER'S MARKET

After



Maurer's
216 Washington
Façade Improvement Grant
DRC 121918

The City has received an application for a façade improvement grant at Maurer's at 216 Washington.

The proposal is part of a building addition on the west side of the existing store.

The addition includes almost entirely glass walls. Large clear glass store fronts are one of the goals of the Design Standards. The walls will have a stone base, which is also a goal of the Design Standards. The proposed color pallet appears to be in line with the Design Standard as well.

It is noted that the addition will house a coffee café that will be operated by another business. While the building renderings include signage, the final signage approval will be obtained by the business operator. Signage is not eligible for Façade Grant funding.

It is also noted that some outdoor seating is indicated on the plan renderings. It is assumed that the furnishing for this seating will be the same furnishings that were approved for the previous outdoor café in this area. It is noted that the renderings include umbrellas. It should be clarified that umbrellas in outdoor dining areas should use a canvas-type fabric, should complement the building style and color schema, should provide a minimum seven (7) ft vertical clearance, and should not include business logos (especially logos of outside vendors).

Chris Tollaksen
City of Wisconsin Dells