



**COMMUNITY DEVELOPMENT AUTHORITY MEETING  
CITY OF WISCONSIN DELLS  
OCTOBER 23, 2017**

Chairperson Borchert 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 Borchert, Ald. Mike Freel, Ald. Jesse DeFosse, John Campbell, Shaun Tofson and Joan Ragan

Excused: Lisa Delmore

Others: Ald. Ed Wojnicz, Ald. Ben Anderson, Ald. Brian Holzem, City Clerk/Coordinator Nancy Holzem, City Planner Chris Tollaksen, Nick Morse, Jim & Tina Moritz and Ed Legge from the *Dells Events*.

2. Motion by John Campbell seconded by Ald. Freel to approve the April 24, 2017 meeting minutes. Motion carried unanimously.

3. Holzem Façade Grant Amendment.

Motion by Ald. Freel seconded by Campbell to approved the amended Façade Improvement Grant request submitted by Brian Holzem for 230 Broadway. The original grant was for \$12,500 however additional façade repairs made per the request of the Design Review Committee increased the total project cost by an additional \$3747.68. Holzem is requesting that the original 50/50 grant awarded be increased by \$1867. Motion carried unanimously.

4. Morse Façade Grant Extension.

Motion by Ald. Freel seconded by Tofson to approve an extension on the Façade Improvement Grant awarded to Nick & Jackie Morse for MACS at 208 Broadway until the end of this year. The committee was aware when the grant was awarded in April that the façade work would not start until after the summer season. Motion carried unanimously.

5. Moritz Economic Development Loan Application.

The committee reviewed a \$100,000 loan application submitted by Jim and Tina Moritz to be used towards the purchase of 321 Broadway (former Subway Restaurant). The applicant also has a pending \$100,000 loan application with the Bank of Wisconsin Dells to be used towards the purchase of the property. This would put the city as a second position lien holder. The applicant would be paying the remaining \$65,000 towards the \$265,000 purchase price. The applicant would also be paying for improvements to the building such as electrical and plumbing repairs, in addition to \$12,000 for roof repairs. He noted that he would have an additional \$20,000 in reserves for unforeseen costs. Ald. DeFosse expressed his concerns with the request and questioned why the bank wouldn't just loan them the full \$200,000. Ald. Freel also expressed his concerns regarding the amount of the loan stating he would feel more comfortable if the request were for \$50,000. The applicant stated that the building, which would be used as collateral, was

appraised at \$287,000 so the bank and the city would be protected. Ald. Holzem, who is not a member of the committee, questioned the lack of a business plan and the assumption of the lease revenue that the building will generate. The applicant stated that currently there are two residential renters upstairs and he has two interested commercial tenants looking at the first floor. Ragan made a motion to approve the \$100,000 loan contingent upon receiving confirmation that the bank loan was approved. Motion failed for lack of a second. Ald. DeFosse requested that the application be tabled for more information and expressed his concerns with the bank asking them to come to the city for the other half of what they needed. The applicant stated that the risk to the city and bank is very low and the he has a lot to lose if he defaults on the loan since the bank and the city would have first and second position on the building. He added that he has until November 3<sup>rd</sup> to close on the property. Some committee members expressed their concerns with not knowing what businesses were planned for the building as is a tough community to make a year-round business succeed. Ald. Holzem stated that he used to lease that building and was unable to keep the business in there open during the winter months. The applicant was confident that the potential businesses looking to lease will succeed. After the lengthy discussion it was motioned by Ragan seconded Ald. DeFosse to approve the \$100,000 loan application, contingent upon receiving a commitment letter from the Bank of Wisconsin Dells. Motion carried 5-1 with Ald. Freel voting no.

6. Update on Mercedes McCoy Economic Development Loan.

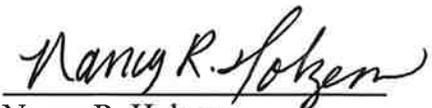
City Clerk Nancy Holzem stated that Mercedes Mc Coy, who received a \$40,000 loan from the CDA for her parent's Home Spun Heart business at 514 Broadway, was six months behind in loan payments. Her bank was notified and the parents were sent notice of today's meeting. They brought in a check this morning bring the account up to date. No additional action is needed at this time.

7. Update on Façade Improvement Matching Grant Program.

City Clerk Nancy Holzem stated that there will be \$9,940 remaining in the façade grant program after the grants for Macs and River Inn are paid. Committee members commented on how well the improvements look so they would like the program to continue. Motion by Ald. Freel seconded by Ragan to approve allocating an additional \$50,000 into the façade grant program contingent upon the city matching the \$50,000. Motion carried unanimously.

8. There were no items for referral.

9. Motion by Ald. Freel seconded by Campbell to adjourn. Motion carried unanimously and the meeting adjourned at 6:00pm.

  
Nancy R. Holzem  
City Clerk/Coordinator

**FAÇADE IMPROVEMENT GRANT APPLICATION**

**Business Name:** Brian K. Holzem

Business Location: 24 - 38 Broadway, Wisconsin Dells (Showboat Block)

Applicant/ Business Owner's Name: Brian K. Holzem

Address: 218 Broadway, Wisconsin Dells, WI 53965

Phone Number: 608-254-4101 Email Address: bkoholzem@gmail.com

**Building Owner** (if different than applicant): \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Project Information Required with Application:**

- Description of proposed façade improvements including existing façade deficiencies, project elements including materials composition and desired outcome for the project.
- Itemized project cost.
- Photographs of the façade to be improved.
- Renderings of the post-construction improvements
- Verification of Building Lease Agreement (if applicable)
- Signed Copy of Landlord Authorization Letter (if applicable)
- **\$100. Fee paid**

**Total Anticipated Cost of Qualified Improvements:** \$ 45,719.00

**Amount of Funding Requested (50% not to exceed \$20,000)** \$ 22,859.50

**Certification:**

I hereby certify that to the best of my knowledge and belief, the content of the application is true and correct.

Applicant Signature: 

Date: 4/20/2018

**Brian K. Holzem**

218 Broadway  
Wisconsin Dells, WI 53965  
Office 608-254-4101  
Cell 608-963-1873  
E-mail [bkholtzem@gmail.com](mailto:bkholtzem@gmail.com)

April 19, 2018

Wisconsin Dells Façade Improvement Grant Program  
Attn: Nancy Holzem, City Clerk/Coordinator  
300 LaCrosse Street  
Wisconsin Dells, WI 53965

**Project Information for Building Façade Improvement Program Application**

Location: 24 - 38 Broadway (Showboat Block)

The scope of the project is as follows:

Remove existing canopy, signage, and warped trim	\$ 5,689.00
Remove existing deteriorated cedar shingles and install new Landmark dimensional shingles	\$ 9,600.00
Remove and replace existing gutters	\$ 2,185.00
Paint building exterior	\$10,917.00
New decorative pole exterior light fixtures, under canopy light fixtures, gooseneck LED lighting and framework	\$10,328.00
Electrical wiring new fixtures and lights	\$ 7,000.00
Estimated façade improvement total costs	\$45,719.00
Estimated grant request 50% of total	\$22,859.50

Please note that these are estimated costs and final costs could go up or down depending on actual time and material used for the project.

Project would commence immediately upon final approval of Grant and completed within 60 days.

New exterior signage as approved by the Design Review Committee will be installed on the new canopy and on the multi-tenant corner sign. The cost of new rooftop signage and the new signage and back lighting of multi-tenant sign is not included in this proposal.

Respectfully submitted,

  
Brian K. Holzem



Electric One  
221 E. Albert St. PO Box 261  
Portage, WI 53901  
(608) 742-2222 Fax (608) 742-5658

**PROPOSAL 1078-18**

**April 6<sup>th</sup>, 2018**

BK Holzem Enterprises

Thank you for the opportunity to provide you with a proposal for electrical services. This proposal includes:

Wiring to Include

- Remove & Replace 12 fixtures under canopy
- Remove & Replace 13 Post Style Fixtures
- Remove existing electrical to lighted awnings
- Run new feeds to 8 new signs and install lights on signs
- All Fixtures provided by others
- Sign lights provided by others

Total Budget of: **\$7,000.00**

**Note: Any additional work to be done that is not covered by this proposal that can be done on a time and material basis.**

Please feel free to call if you have any questions.

WE HEREBY PROPOSE to furnish material and labor complete in accordance with the above specifications, for the sum of: <b>See above pricing</b>	
Payment to be made as follows: <b>NET 30 With Approved Credit</b> <b>A service charge of 18% per annum will be charged on all amounts overdue.</b>	
This proposal may be withdrawn by us if not accepted in 60 days.	
ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	
Signature _____	Date of Acceptance _____

Mark Hamm

By the Wisconsin construction lien law, claimant hereby notifies owner that persons or companies performing, furnishing, or procuring labor, services, materials, plans, or specifications for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the owner of those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans, or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.



**PROPOSAL**

Date: 3-5-18 ✓ ITEMS ARE INCLUDED IN PROJECT

Submit proposal to: BK Holzem Enterprises, Inc.

Work to be performed at: 38 Broadway

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Remove blue roof awning on Broadway and Eddy Street. Remove awning frame and dispose of. Remove existing Cedar Shake shingles and re-shingle over hang with asphalt type shingles. See options below. Replace 2 x 2 white trim, option to replace gutter.

Remove blue awning and structure and dispose of \$4,100.00 ✓  
Replace Wavy White 1" x 2" \$1,589.00 ✓

Options:

- 1. Replace Cedar Shake Shingles with Landmark \$9,600.00 ✓
- 2. Replace with Presidential Add \$2,200.00
- 3. Cedar Shake Add \$5,200.00

Drain Repair Allowance \$1,200.00  
Removal of gutters and dispose \$ 640.00 ✓  
See Attached C & d Seamless Proposal for Gutters \$1,545.00 ✓

\*PRICE VALID FOR 45 DAYS FROM PROPOSAL DATE\*  
Payment to be made as follows:  
50% down on acceptance of proposal, and remaining balance due upon completion.  
This Proposal does not reflect any State Tax

Any questions or concerns please contact  
Peter Elftmann at either 608-254-1475 or [petere@springbrookconstruction.com](mailto:petere@springbrookconstruction.com)

Spring Brook Signature \_\_\_\_\_ Date \_\_\_\_\_

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to complete this contract as specified. Payment will be made as outlined

Purchaser's Signature: \_\_\_\_\_ Date of Acceptance \_\_\_\_\_

C&D Seamless Gutters, Inc.

505 Washington Street  
Portage, WI 53901  
608-742-7530

# Estimate

DATE	ESTIMATE NO.
2/27/2018	03-1863

NAME / ADDRESS
Spring Brook Construction L.L.C. 240 Trout Road Wisconsin Dells, WI 53965

PROJECT

ITEM	DESCRIPTION	QTY	COST	TOTAL
	38 Broadway WI Dells, WI			
Gtr - 5"	5" K Style Gutters	194	6.50	1,261.00
Dwns - 3 x 4	3" X 4" Downspouts	40	6.50	260.00
Mtr - 5"	5" Miter	2	12.00	24.00
This is an estimate. Thank you!			<b>TOTAL</b>	<b>\$1,545.00</b>

# NEW TECH LLC

WWW.NEWTECHPAINTING@GMAIL.COM  
215 S. Century Ave. #307 Waunakee, WI 53597  
PHONE: (608) 333-2500

NAME: Brian Holzem  
ADDRESS: 38 Broadway  
CITY: WI Dells, WI  
ZIP:  
PHONE: 608-254-4101  
FAX:

WORK TO BE PERFORMED:

DATE: 4/5/18

(38 Broadway, Strip Mall Next to the Show Boat)

Powerwash all exterior areas of the building to remove all dirt, mildew & oxidation. Scrape all exterior areas to remove all loose paint. Apply Exterior latex primer to 100% of the building for better bonding of the top coat. This step will add extra years of longevity to the paint job. After all areas are primer we will apply caulk as needed to protect wood from water damage. Apply 1 coat of exterior latex super paint to all exterior areas of the building. This price includes adding accent colors in front of the entire building. Also includes prepping and painting large steel sign as well as the roof top dormer's.

Labor \$8,550.00 Materials \$1,567.00 Lift shipping round trip \$800

TOTAL \$10,917.00

*PAYMENT:* 50% down \$5,458.75 & the balance due when the work is complete.

ANY ALTERATIONS OR DEVIATIONS FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER & ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON ACCIDENTS OR DELAYS BEYOND OUR CONTROL.

## ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS & CONDITIONS ARE SATISFACTORY & ARE HERBY ACCEPTED, YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED, PAYMENT WILL BE MADE AS OUTLINED ABOVE.

ACCEPTED BY:

DATE:

RESPECTFULLY SUBMITTED: New Tech Painting LLC \_\_\_\_\_

Lighting / Outdoor Lighting / Outdoor Wall Lighting / Sconce Outdoor Wall Lighting / SKU: ARGD2339

Industry Exposed

POLE LIGHTS FOR CANOPY

13 at \$68.00 EACH

\$ 884.00



20.5" H

7#

Bellver 1-Light Outdoor Sconce

See More by [Astoria Grand](#)

5

\$67.99

Home > Outdoor > Outdoor Ceiling > Maxim 1027

LIGHTS FOR UNDER CANOPY

**Maxim 1027BK Black Westlake 9" 1 Light Outdoor Ceiling Light**

Item # bcl2917418 Model # 1027BK Westlake Collection



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April Sale! Save 15%

Use Coupon Code LIGHTING at Checkout and Save!

Offer Ends 04-30-2018

12 at \$37<sup>00</sup> ea \$444.<sup>00</sup>

\$37.00

Originally \$92.50, You Save 60%

♥ 11

**Finish: Black**

Free Shipping on orders over \$49.00!

(5) — Write a Review

311 In Stock

Leaves the Warehouse in 1 to 2 business days (Change Zip)

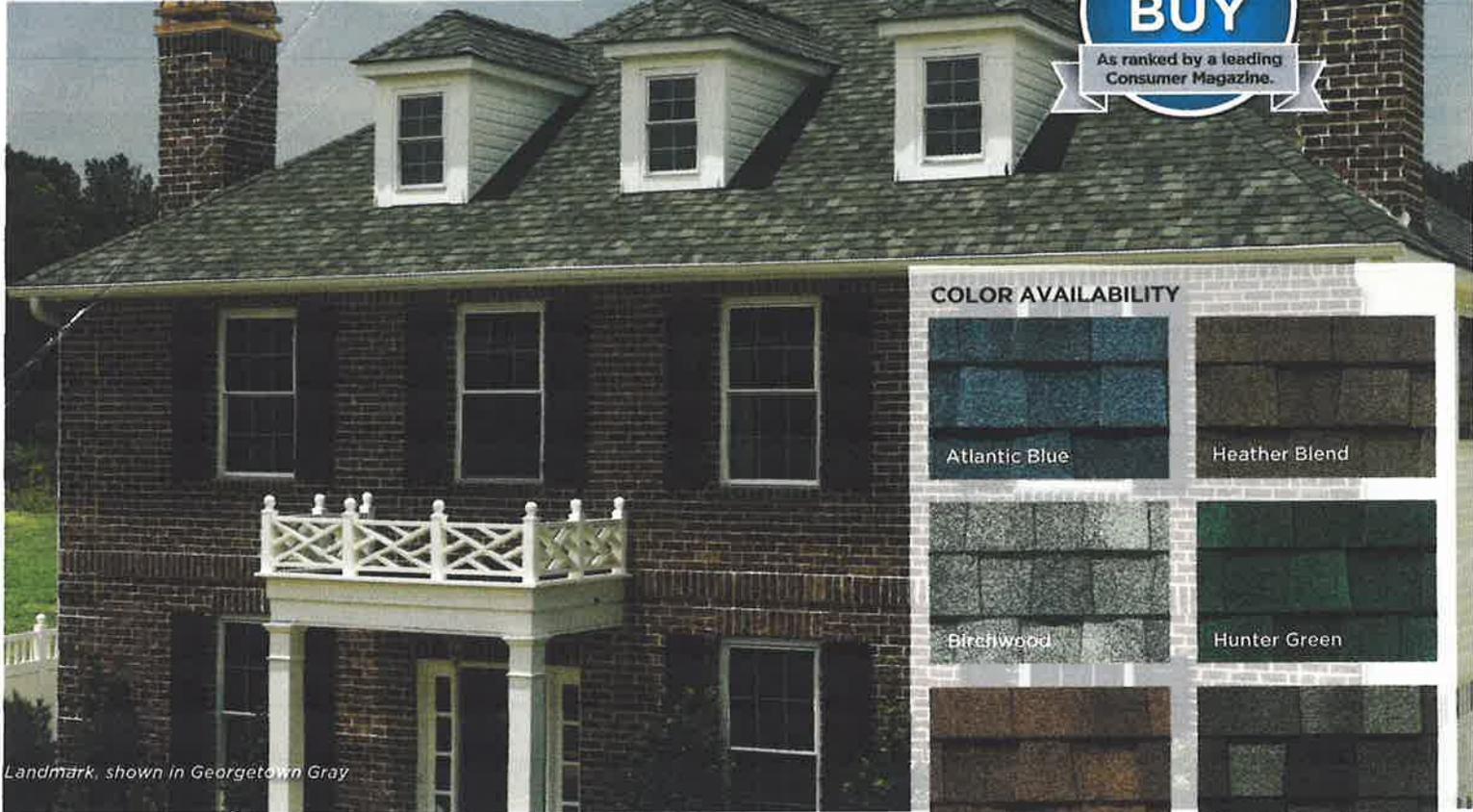
Quantity:

- 1 +

Add to Cart

Buy Now, Take 12 Months to Pay On orders of \$1,000 or more  
With the Build.com Credit Card

# DESIGNER SHINGLES



Landmark, shown in Georgetown Gray

## COLOR AVAILABILITY



# LANDMARK®

- Two-piece laminated fiber glass base construction
- Classic shades and dimensional appearance of natural wood or slate
- 235 lbs. per square
- Lifetime limited transferable warranty\*
- 10-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- CertainTeed Starter and hip and ridge accessory available (see details in back of brochure)

\* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

### Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

### Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

### Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

### Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference [www.certainteed.com](http://www.certainteed.com) to determine approved products by manufacturing location.

### Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

Before

OLD RIVER  
**GOLF**  
2ND 18 1/2 PRICE

OLD RIVER  
**GOLF**  
ONE BUNK  
SHUTTLE BUS

INDIAN  
**POTTERY**

38  
**BROADWAY**

SOUVENIRS  
& T SHIRTS

HAND-BLOWN  
GLASS

Grandma  
Original B...

HOMEMADE PU...



After



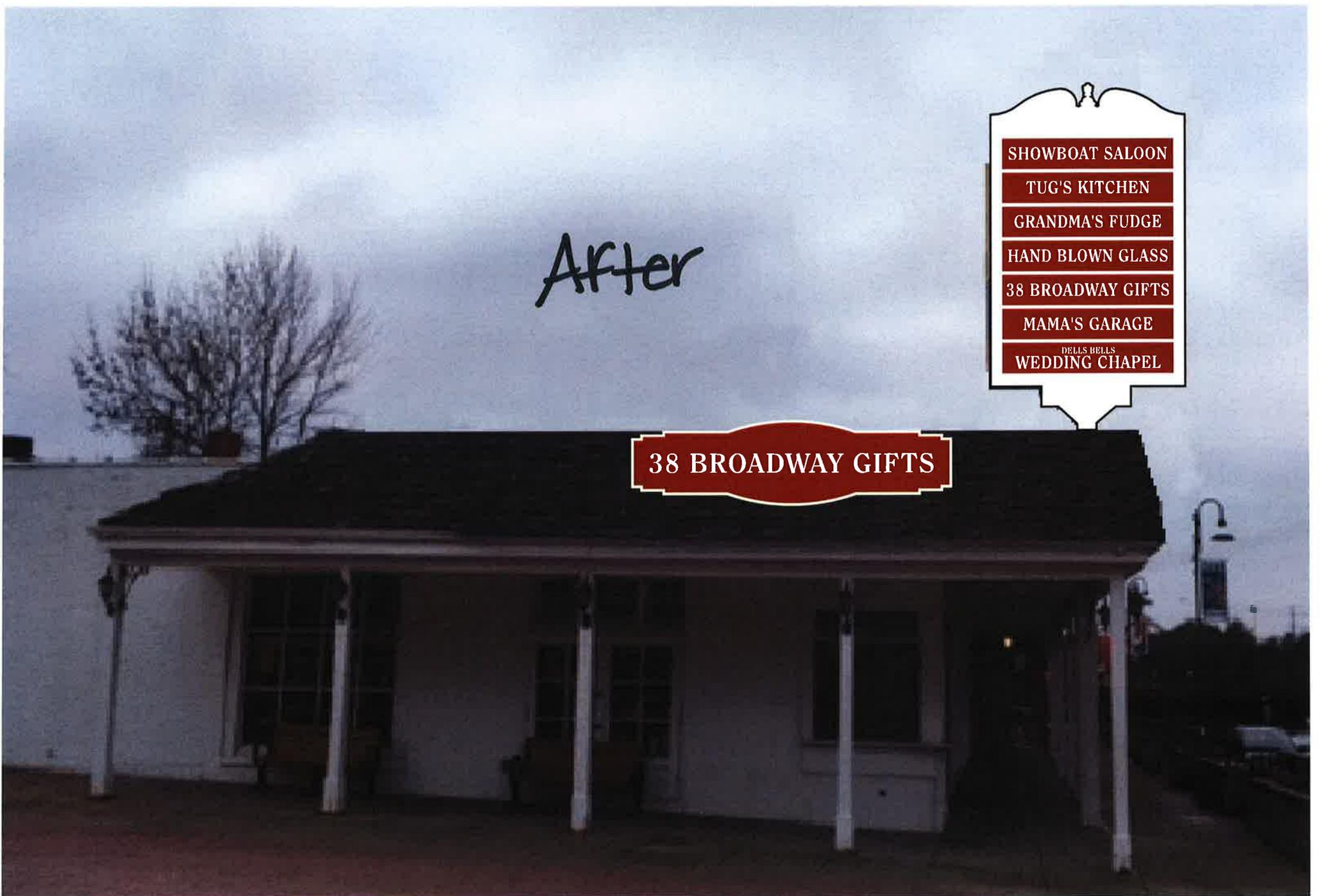
Before



After

- SHOWBOAT SALOON
- TUG'S KITCHEN
- GRANDMA'S FUDGE
- HAND BLOWN GLASS
- 38 BROADWAY GIFTS
- MAMA'S GARAGE
- BELLS BELLS  
WEDDING CHAPEL

38 BROADWAY GIFTS





SHOWBOAT SALOON

TUG'S KITCHEN

GRANDMA'S FUDGE

HAND BLOWN GLASS

38 BROADWAY GIFTS

MAMA'S GARAGE

DELLS BELLS  
WEDDING CHAPEL