



COMMUNITY DEVELOPMENT AUTHORITY MEETING  
CITY OF WISCONSIN DELLS  
JUNE 28, 2018

1. 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.

Members present: Chairperson Ben Borchert, Ald. Mike Freel, Ald. Jesse DeFosse, Shaun Tofson, Joan Ragan and Ted Theiler. Excused: Lisa Delmore

Others: City Clerk/Coordinator Nancy Holzem and Keith Koehler.

Chairperson Borchert thanked John Campbell for serving on the CDA since 2011. He welcomed newly appointed Ted Theiler.

2. Motion by Ald. Freel seconded by Tofson to approve the May 22, 2018 meeting minutes. Motion carried unanimously.
3. Koehler Façade Improvement Grant Application.  
Discussion took place on Façade Improvement Grant application submitted by Keith Koehler for 732 Oak Street. In reviewing the list of proposed work, Chairperson Borchert pointed out that several of items would not qualify for grants funds; however those items could be put towards the applicant's portion of the matching grant. He also added replacing the two sets of double glass doors in the front with windows would be more of a personal choice not necessarily a façade improvement. Ald. Freel agreed adding that some of the items are more building maintenance issues than façade improvements. He questioned where the actual bids for work were. Keith stated that at this time he only has verbal bids. Committee members agreed that there was not enough information to make a decision at this time. Motion by Ald. Freel seconded by Tofson to table the application until more detailed bids for the work are provided. Motion carried unanimously.
4. Tentative dates for the next meeting are Thursday, July 12<sup>th</sup> or Thursday, July 19<sup>th</sup>.
5. Motion by Ragan seconded by Ald. Freel to adjourn. Motion carried unanimously and the meeting adjourned at 5:20pm.



Nancy R. Holzem  
City Clerk/Coordinator

October 25, 2018

ITEM 3

The Keg  
732 Oak St  
Wisconsin Dells, WI 53965  
608-254-7475

RE: CDA

We had a grant approved on May 22, 2018 for façade work at 716 Oak St. We had put in the for grant as we were working on a lease with an outside company for the synthetic ice rink. We could not come to terms with them, so we purchased the rink ourselves. We understood that we needed the approval before starting the façade work. We are now moving forward with the project and are looking to be completed spring of 2019. We are asking for a 6-month extension on the already approved grant. Please let me know if you have any questions.

Thank you,



Keith Koehler

**FAÇADE IMPROVEMENT GRANT APPLICATION**

**Business Name:** THE KEY

**Business Location:** 732 OAK ST

**Applicant/ Business Owner's Name:** KEITH KOEHLER

**Address:** 237 CAPITAL ST      WI DELLS

**Phone Number:** 608-434-0888      **Email Address:** KKOEHLER1@CHARTER.NET

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

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

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

**Total Anticipated Cost of Qualified Improvements:** \$ 102,700

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

**Grant Application Checklist:**

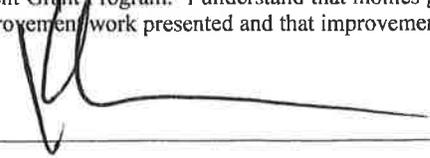
- Photograph(s) of existing façade.
- Description of proposed façade improvements.
- Conceptual rendering(s) of proposed façade improvement.
- Itemized cost estimates for qualified improvements.
- DRC approval.
- Verification of Building Lease Agreement (if applicable)
- Signed Copy of Landlord Authorization 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:** 5-10-18

Staff Comment  
Façade Improvement  
DRC 05/16/18

Keg – 716 Oak.

The City has received an application from Keith Koehler to improve the façade of the old All Time Sports building he recently purchased at 714 Oak. The proposal includes removing the existing wood paneling covering the lower portion of the Oak St. façade, exposing the upper floor window on the Oak St. façade that is currently covered by a sign, installing one new large black clad window to replace the row of 3 windows on the Oak St. façade, installing new glass doors on the north face of the building, installing new awnings above the windows and doors on both sides of the building, repainting the entire building, and removing the existing roof top sign on the building.

These changes would move this business closer in line with the Design Standards, specifically: the Standards do not allow signs to be mounted in front of windows; the Standards prefer exposed brick to wood paneling, the painted brick, the Standards prefer horizontal expression lines to transition between the first floor and upper floors, the standards prefer windows and glass doors to solid walls, the standards prefer the colors on the secondary façade to match the primary façade, the roof top sign does is exactly the type of installation the new standards would like removed.

Some additional items for consideration include: (1) providing a discernible base, which could be in the form of continuing the lower horizontal expression line at grade level; (2) providing a positive visual termination at the top of the building, which could be in the form of a black cornice to tie into the black roofing that is required on the side of the building.

It is noted that the black roofing material comes down from the top of the side of the building to cover penetrations in the brick that were used as pockets to hold the roof rafters for the old building that was removed. If these pockets are not kept weather proofed the interior and exterior of the building could quickly degrade.

It is also noted that the roof top sign is tied into the existing rubber roof and the current plan is to re-roof the building in the fall. The roof top sign would be removed as part of the re-roofing project to prevent leaving holes in the roofing that could allow water to enter the building. If approved for a façade improvement grant, the applicant understands that the project would not be complete until the roof top sign is removed, and therefore will not be eligible for grant payments until the roof top sign is removed. Grant projects must be completed within 6 months, and the applicant stated he will meet that schedule.

The applicant has stated he intends to install a wall sign facing Oak St. near the corner of the building. It is an existing Keg sign that is no longer in use. The background of the sign had a blue hue to it. The blue horizontal expression lines on the building are meant to compliment that color.

Prepared by: Chris Tollaksen

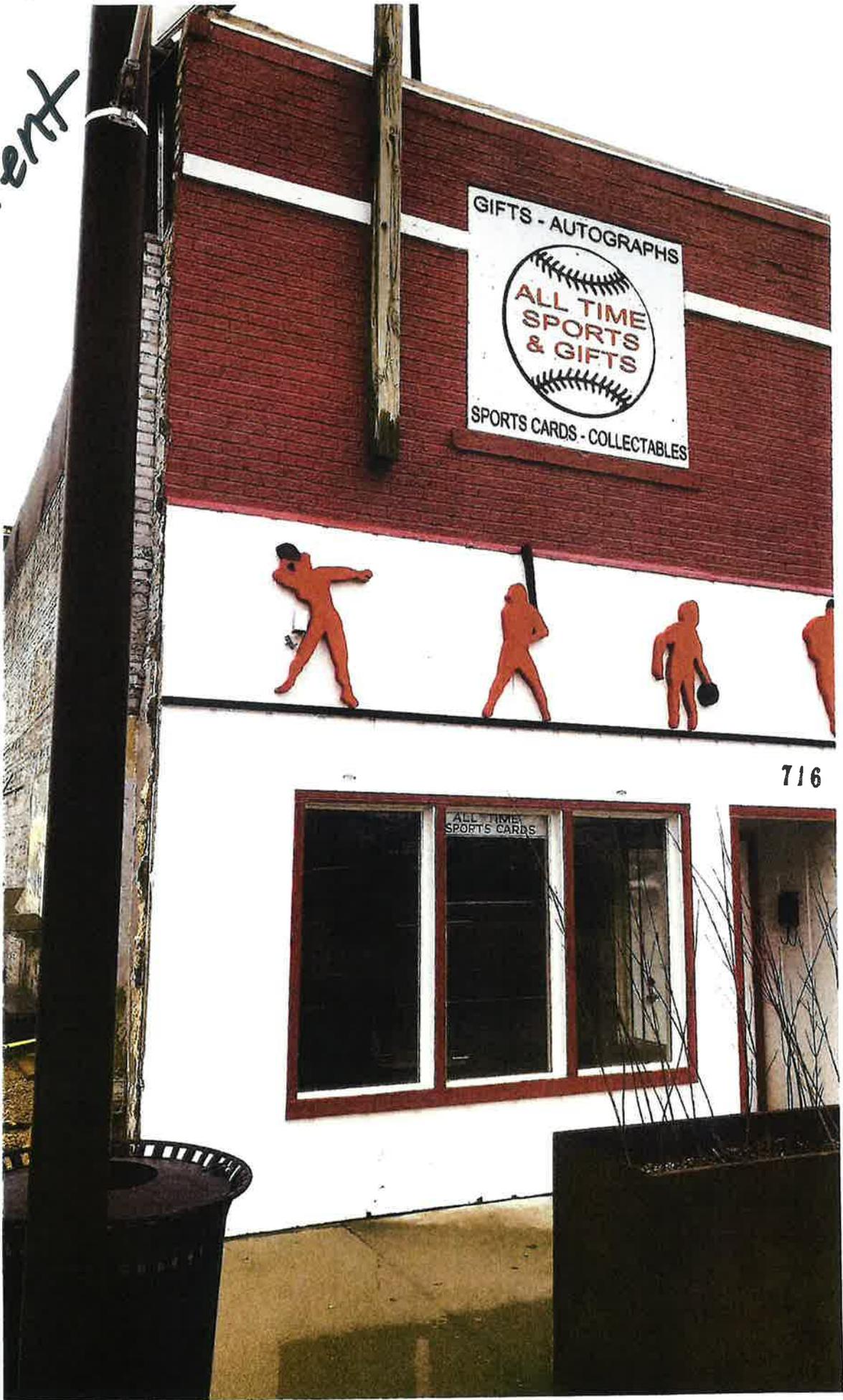
**FAÇADE IMPROVEMENT COSTS:**

	Cost	
Front door	\$ 2,500.00	
Front windows	\$ 4,800.00	
Lighting	\$ 4,500.00	
Garage doors	\$ 16,000.00	Includes cutting, structural & trim out
72" entrance doors (3)	\$ 13,500.00	
Paint front & sides	\$ 8,000.00	
Fence	\$ 12,200.00	
Fence staining to match Keg signs	\$ 3,000.00	
Shrubs (permanent)	\$ 2,600.00	
Brick repair (paint prep)	\$ 3,000.00	
Awnings	\$ 27,600.00	
Billboard take down	\$ 1,000.00	
Barn doors	\$ 4,000.00	

**Façade Work \$ 102,700.00**

720 Oak Purchase & teardown	\$ 255,000.00
2018 -720 Courtyard remodel	\$ 140,000.00
All Time Sports 716 Oak	\$ 125,000.00
Remodel of 716 Oak	\$ 300,000.00
<b>Total investment</b>	<b>\$ 820,000.00</b>

Current



GIFTS - AUTOGRAPHS



ALL TIME  
SPORTS  
& GIFTS

SPORTS CARDS - COLLECTABLES



716



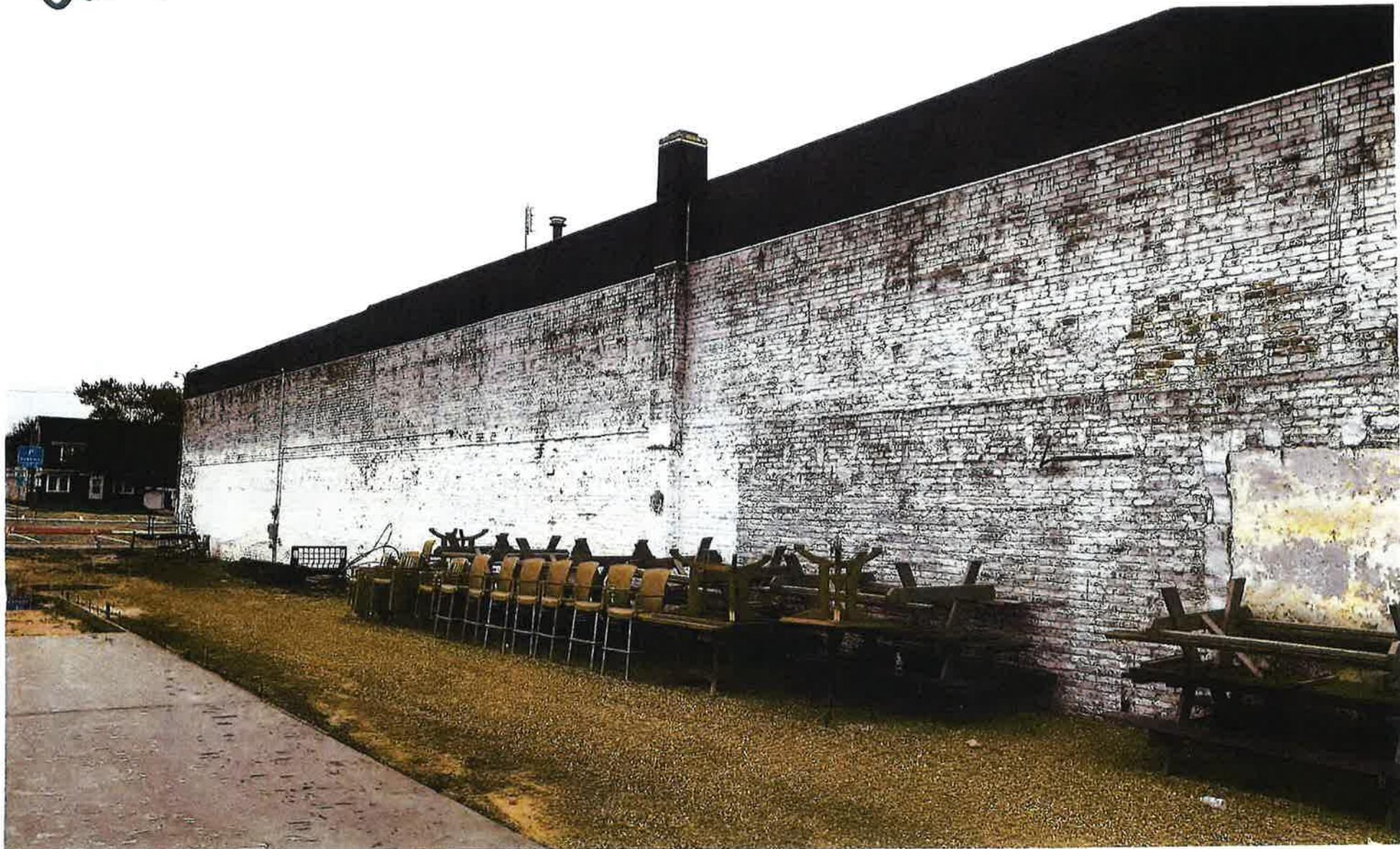
ALL TIME  
SPORTS CARDS



Current



Current



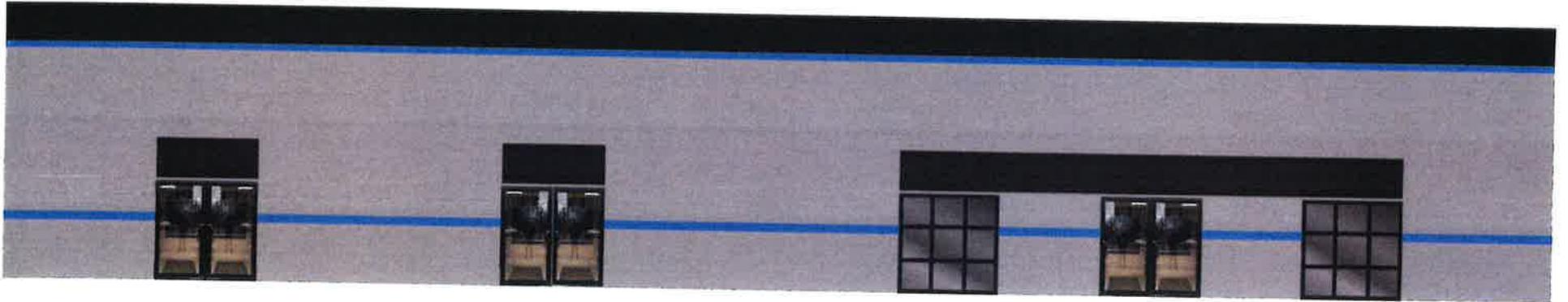
Remove

Proposed



520

Proposed side



# Proposed Awning



# Proposed lights



Proposed side door

408

# Modern overhead door

1112 N. Douglas St.  
Ripon, WI 54971

Phone (920) 748-5000 Fax: (920) 748-7943  
www.modernoverhead.com

## Estimate

Date	Estimate #
2/7/2018	2976

Name / Address
The Keg Bar & Grill 732 Oak Street Wisconsin Dells, WI 53965

Ship To

Customer Phone
(608) 434-0888

Rep
TDS

Description	Qty	U/M	Each	Total
10'0" x 9'0" C.H.I. Model 3295, 2" full-view aluminum stile and rail frame construction with 1/2" insulated tempered glass in all sections garage door. Black inside and outside. Torsion spring system. Normal headroom 2" bracket mount 15" radius track. All tracks and hardware powder coated Black. Installed.	2	3	4,263.00	12,789.00
Liftmaster Model 8500 residential jackshaft operator. Installed.	2	6	550.00	1,650.00
Use Tax			0.00%	0.00

Signature _____	<b>Total</b> \$14,439.00
Please send copy of signed estimate to order. All electrical wiring of operators and controls by others. Estimate good for 30 days.	



# Hard Rock

Sawing & Drilling Specialists Co.

Concrete

Asphalt

Masonry

## Quotation

To: The Keg

Date: 4/25/2018

Item # Wall Sawing

Location: Wisconsin Dells

Requested By: Keith Koehler

Phone #: 608-434-0888

Fax: \_\_\_\_\_

Quantity	Description of work	Unit Cost	Total
	<p>Wall Sawing</p> <p>1- 84" x 84" door opening thru 18" brick and block walls            2- 10' x 10' openings thru 18" brick and block wall openings            HRSD to cut perimeters only            Demo and removal of debris by others            Installation of any lintels by others.</p> <p style="text-align: right;">Total:</p> <p>*Any additional mobilizations will be charged @ \$500.00ea.            *Any chainsaw cuts for no overcuts will be charged @ \$100.00ea.</p> <p><b>Terms of quote:</b> Regular hours, one mobilization. Layout by customer. HRSD to sawcut only. Any breaking by customer. Customer to remove debris. HRSD to vacuum slurry. Customer to provide spot on site to dispose of slurry. Final cleanup (including power washing) by customer. HRSD to get truck within 150' of work area. Any protection of work areas by customer. Overcuts allowed.</p> <p><i>DOES NOT INCLUDE ALL DOORS</i></p>		\$5,360.00

-Prices subject to change if conditions, mobilization or quantities vary from these quoted items.  
 -Prices subject to change if not accepted in writing within 30 days ( Purchase Order or Sub Contract )  
 - Prices based on providing our Standard Insurance Coverage & Limits any increases in insurance requirements will increase quote accordingly.  
 - A Finance Charge of 1.5% per month ( Annual Percentage Rate 18% ) will be charged on invoices unpaid 30 Days from billing date in any action necessary to enforce this agreement. The Buyer will pay reasonable attorneys fees and cost as determined by the courts.  
 - **IMPORTANT** Please note the following: Not responsible for any pipes, conduits, ducts, support structures or any utilities in the wall, slab, pavement or just below it or behind it, that may be cut, cored into or damaged in fashion by our concrete drilling, sawing or related operations. Utilities location call-ins are the customer responsibility prior to start of work (Ex.-Calling J.U.L.I.E. or Digger).

### Native American Owned & Operated

Elkhorn  
(262) 723-3333

Madison  
(608) 250-5005

Keshena  
(715) 799-3823

### NAWDBE, WBE, SBE, MBE Certified

Eau Claire  
(715) 831-7855

Dubuque  
(563) 556-1713

(Signature)

(Print Name)

(Date)



# Qual Line Fence

The Fence People



Qual Line Fence Corporation  
Wauwaukee, WI 53597

801 S. Division St.  
(608) 849-4654 Fax 849-8605

## PROPOSAL/CONTRACT

Date: 4/17/2018

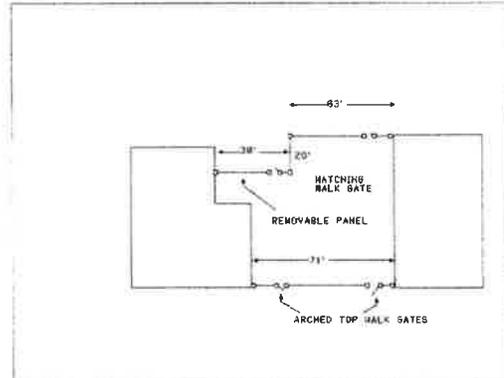
### Customer Information:

The Keg  
732 Oak Street  
Wisconsin Dells WI  
Keith 434-0888

### Job Information:

### 192' of 42" Tall Custom 5 Rail Fence

- 2 1/2" X 8' Sch. 20 Steel Post
- 4' 4 x 4 4-Sided Cedar Post Cover
- 2" X 4" X 18' CEDAR STRINGER
- 18' 5/4" X 6 CEDAR CAP BOARD
- 6' 1" x 4" #2 & BTR - Cedar Trim Board
- Black Post Latch
- Black Pull
- (pair) MFT Adjustable Black Stainless Steel "T" Hinge
- 5/16 X 3 1/2" Black Carriage Bolt & Nut
- 1 7/8" ALUM. SCREW NAIL
- Stainless Steel Wood Screw
- 2" Stainless Steel Self Drilling Screw
- Custom Arched Top Walk Gates
- Removable Fence Section Bracket



### ----- NOTES -----

- \* Price includes 2ea matching walk gates
- \* Price includes 2ea custom arched top walk gates
- \* Price includes 1ea 8' wide removable panel
- \* Posts will be installed prior to cement work

QUAL LINE FENCE CORPORATION GUARANTEES Materials & Workmanship for a period of TWO (2) YEARS. From date of installation.

NOTICE: LOT LINE DESIGNATIONS, REQUIRED BUILDING PERMITS AND PRIVATE UNDERGROUND UTILITIES LOCATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER(S).

QUAL LINE FENCE CORPORATION will assume the responsibility for having underground public utilities located and marked. However, QUAL LINE FENCE CORPORATION assumes no responsibility for private unmarked utility lines or objects.

LIEN NOTICE: As required by the Wisconsin Construction Law, Builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and building if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notice from those who furnish labor or materials for the construction, and should give a copy of each notice received to the mortgage lender, if any. Builder agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid. The owner also gives permission to Qual Line Fence to use photos of job site for advertisement purposes. This agreement represents the entire agreement between the parties hereto. Change orders must be in writing and signed or initialed by owner to be effective.

TERMS: NET 10 DAYS. A FINANCE CHARGE of 1 1/2% per month, which is an ANNUAL PERCENTAGE RATE of 18%, is charged on all past due accounts.

This Price is good for 10 Days

Approved & Accepted

Contract Amount: **\$12,117.93**  
(Including Applicable Tax)

Down Payment: \$6,058.00

Balance Due upon Completion: \$6,059.93

\_\_\_\_\_  
Customer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Salesperson - Mark Schmitt

\_\_\_\_\_  
Date



# Proposal

DATE: MAY 18, 2018

1111 Walnut Street PO Box 57  
Baraboo, WI 53913  
Phone 800-332-8303 Fax 608-356-0140  
Email: johnpinkston@barabooawning.com

*Other great products by Baraboo Awning:*  
Awnings • Canopies • Large Format Digital Printing  
Boat Covers • Industrial Curtains • Banners  
Cabanas • Retractable Awnings • Umbrellas  
Custom Sewing • Trailer Covers • Patch Curtains

PROPOSAL  
SUBMITTED

TO:

The Keg  
732 Oak Street  
Wisconsin Dells, WI 53965  
Phone: 608-254-7475  
Fax:

Keith Koehler  
kkoehler1@charter.net  
716 Oak Street  
Wisconsin Dells

We hereby submit specifications for: One (1) EMS Hanger Rod Canopy.  
Size: 16' wide x 6' projection x 8" tall.  
Gutter system to be 8" tall and internal pans are 6" wide x 3" tall.  
Front scupper drainage.  
Four (4) 3/4" threaded rod for hanger rods with yoke ends and wall brackets.

Powder coated in a color of your choice.

Canopy installed by Baraboo Awning.

Stamped engineered drawings add \$ 1,800.00 to the price below.

We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of \$5,992.00 dollars.

Terms: 1/2 down balance on delivery.

All material is warranted to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

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.

Note: This proposal may be withdrawn by us if not accepted within 30 days. Interest will be charged on late payments at the rate of 18% per annum.

Baraboo Awning Authorized Signature:

John Pinkston

Customer Authorized Signature:

\_\_\_\_\_

THANK YOU FOR YOUR BUSINESS!

CALL US OR VISIT OUR WEBSITE [www.BarabooAwning.com](http://www.BarabooAwning.com)



# Proposal

DATE: MAY 18, 2018

1111 Walnut Street PO Box 57  
Baraboo, WI 53913  
Phone 800-332-8303 Fax 608-356-0140  
Email: johnpinkston@barabooawning.com

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Awnings • Canopies • Large Format Digital Printing  
Boat Covers • Industrial Curtains • Banners  
Cabanas • Retractable Awnings • Umbrellas  
Custom Sewing • Trailer Covers • Porch Curtains

PROPOSAL  
SUBMITTED

TO: The Keg  
732 Oak Street  
Wisconsin Dells, WI 53965  
Phone: 608-254-7475  
Fax:

Keith Koehler  
kkoehler1@charter.net  
732 Oak Street  
Wisconsin Dells

We hereby submit specifications for: One (1) welded aluminum frame awning with standing seam metal roof materials applied over the framework.

Size: 50' wide x 7' projection x 54" tall at the wall with a 8" fixed valance across the front.

Framework to be 1" square and 1" x 2" aluminum and will be powder coated in a color of your choice.

Standing seam metal roof materials to be 16" wide snap lock panels with concealed fasteners.  
Color: your choice from stock color chart.

Awning installed by Baraboo Awning.

Stamped engineered plans add \$ 1,800.00 to the price below.

DOES NOT INCLUDE 2 SIDE DOORS

ADD \$7000 APPROX

We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of \$14,688.00 dollars.

Terms: 1/2 down balance on delivery.

All material is warranted to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

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Baraboo Awning Authorized Signature:

John Pinkston

Customer Authorized Signature:

\_\_\_\_\_

THANK YOU FOR YOUR BUSINESS!

CALL US OR VISIT OUR WEBSITE [www.BarabooAwning.com](http://www.BarabooAwning.com)

Current





It might be hard to see but that gray is a bluish gray one with the gray building in the blue we feel that that will pull out and we will try th

**Economic Development Façade Improvement Grant Program      Wisconsin Dells, Wisconsin**

**FAÇADE IMPROVEMENT GRANT APPLICATION**

Business Name: THE KEY

Business Location: 732 OAK ST

Applicant/ Business Owner's Name: KEITH KOEHLER

Address: 237 CAPITAL ST

Phone Number: 608-434-0888      Email Address: K.KOEHLER@CHARTER-HOT

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

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

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

Total Anticipated Cost of Qualified Improvements: \$ 40,752

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

**Grant Application Checklist:**

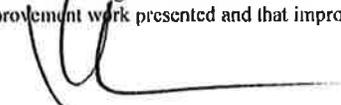
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Applicant Signature: 

Date: 6-25-18

**Keg Façade DRC/CDA**

- 1) Replace doors with windows and weathered cedar wood
- 2) Replace upper area with horizontal weathered cedar
- 3) Replace front black painted pine that is rotting with cedar black
- 4) Side door picture frame with black cedar
- 5) Replace peeling gutters and down spouts with new black
- 6) Fence
- 7) Shrubs
- 8) Replace peeling door frames in black clad
- 9) Lighting

Windows	3000
Door	3500
Gutters	4000
Frame windows	3500
Upper siding/paint	6500
Picture frame garage doors	4000
Fence (146')	9052
Fence in garage doors	1500
Stain fence	3500
Lighting (replace)	2200

**40752**

