

**COMMUNITY DEVELOPMENT AUTHORITY MEETING
CITY OF WISCONSIN DELLS
MARCH 29, 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, Shaun Tofson, John Campbell, Lisa Delmore and Joan Ragan

Others: City Clerk/Coordinator Nancy Holzem, City Planner Chris Tollaksen, Tara and Scott Joles.
2. Motion by John Campbell seconded by Ald. DeFosse to approve the March 13, 2017 meeting minutes. Motion carried unanimously.
3. Application for Building Façade Improvement Grant submitted by Tara Joles for the Dells Bells Wedding Chapel at 43 La Crosse Street was reviewed. The applicant did provide notice from the Department of Revenue that she is now registered to collect Premier Resort Tax, a requirement of the program. Motion by Ald. Freel seconded by Shaun Tofson to approve the application for matching grant funds not to exceed \$8400, provided that the applicant submit more detailed cost estimates to the City Clerk. Funds to be release after paid receipts for the completed qualifying work have been turned in. Motion carried unanimously.
4. The committee again reviewed the façade grant manual to see if there were any changes that needed to be made. Discussion took place regarding the eligibility guideline that states in order to qualify for the grant the applicant *cannot have started their project until after receiving the necessary approvals from the DRC and the CDA*. Lisa Delmore stated that the grant was intended to be used as an incentive to get business owners to make improvement so why would we give them a grant if they have already started a project. Clearly they intended on do it without the grant. Both Aids. DeFosse and Freel agreed that the grant should be used for new businesses or for businesses that otherwise would not have made the improvements. There was discussion as to what constitutes the “start” of a project. City Planner Chris Tollaksen stated that currently there were two started projects that had inquired about the grant program. He too stated that he was looking for clarification regarding what constitutes the start of a project so he knows what to tell people. While the work on the these projects have primary been interior, the committee felt that any project where permits have been issue and work has started, would not qualify for the grant. The committee agreed that the manual will remain as defined. The applicant gets approval for the project from the Design Review Committee (DRC) then applies for the grant program with the Community Development Authority (CDA) before any work begins. Grants in the amounts of \$7,100, \$12,500 and \$8,400 have been awarded to date leaving a balance of \$72,000.
5. Next meeting will take place on Tuesday, April 11th at 5:45pm.
6. Motion by Ald. Freel seconded by Ald. DeFosse to adjourn. Motion carried unanimously and the meeting adjourned at 5:50pm.

Nancy R. Holzem
City Clerk/Coordinator

Economic Development Façade Improvement Grant Program Wisconsin Dells, Wisconsin

FAÇADE IMPROVEMENT GRANT APPLICATION

Business Name: River Inn Resort

Business Location: 1015 River Road, Wisconsin Dells, WI 53965

Applicant/ Business Owner's Name: RRAD Development, LLC

Address: 1015 River Road, Wisconsin Dells, WI 53965

Phone Number: 608-963-6861 **Email Address:** adam@americanworld.com

Building Owner (if different than applicant): N/A

Address: _____

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

Total Anticipated Cost of Qualified Improvements: \$ 119,500

Grant Requested (50% of qualified expenses not to exceed \$20,000) \$ 40,000

Grant Application Checklist:

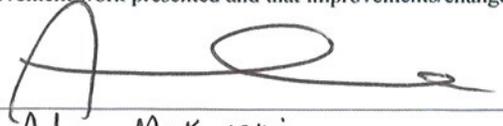
- Photograph(s) of existing façade.
- Description of proposed façade improvements.
- Conceptual rendering(s) of proposed façade improvement.
- Itemized cost estimates for qualified improvements.
- DRC approval.
- Verification of Building Lease Agreement (if applicable)
- Signed Copy of Landlord Authorization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

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: 
Adam Makowski

Date: 4/10/17

RIVER INN RESORT PROJECT SCOPE FOR BUILDING FAÇADE IMPROVEMENT PROGRAM APPLICATION

April 10, 2017

OVERVIEW

1. Project Background and Description

This project encompasses three buildings: River Inn- Building A (1015 River Road), Bridgeview Motel – Building B (1020 River Road) and the Bridgeview Apt– Building C (1020 River Road).

2. Project Scope

The scope of this project will include the following for each building

River Inn – Building A

Power wash, caulk, prep and paint all four sides of the building including the roof	\$65,000
New Canopy and awnings	\$6,000
Replace glass entrance doors	\$2,500
Replace broken and fogged out room windows	\$1,500
Update exterior building lightning	\$5,000
Landscaping	\$6,500
Reseal blacktop parking lot	\$2,000
Estimated façade improvement costs for Building A	\$88,500

Bridgeview Motel – Building B

Power wash, caulk, prep and paint all four sides of the building	\$15,000
New awnings	\$1,500
Update exterior building lightning	\$2,000
Landscaping	\$1,500
New Pool Fencing	\$4,000
Estimated façade improvement costs for Building B	\$24,000

Bridgeview Apt – Building C

Power wash, caulk, prep and paint all four sides of the building	\$5,000
New awnings	\$800
Update exterior building lightning	\$700
Landscaping	\$500
Estimated façade improvement costs for Building C	\$7,000

Total Estimated Façade Improvement costs for entire project \$119,500

*Please note that these are estimated costs and are subject to change

*Scaffolding rental for river side of the building (not included in Façade Improvement Cost) \$20,000

Estimated Grant Request \$40,000

3. Photographs of Façade improvements

Please refer to the attached before and after photos of each building.

4. Specific Exclusions from Scope

A complete remodel of the River Inn 56 rooms, indoor pool and lobby are nearly completed. Plus, additional renovations for a replacement deck and boat dock are also currently being planned. Bridgeview Motel rooms will also undergo a few renovations along with the outdoor pool. Changes to signage are also not included in this project.

5. Implementation Plan

The project will start immediately upon final approval of the Grant and will be completed within the six-month window.

APPROVAL AND AUTHORITY TO PROCEED

I approve the project as described above.

Name	Title	Date
 Adam Makowski	RRAD Development, LLC River Inn Resort General Manger, Co-Owner	4/10/2017

RIVER INN RESORT

BUILDING A



Before



After

RIVER INN RESORT

BUILDING B



Before



After

RIVER INN RESORT

BUILDING C



Before



After



After



After



After

Economic Development Façade Improvement Grant Program Wisconsin Dells, Wisconsin

FAÇADE IMPROVEMENT GRANT APPLICATION

Business Name: MACS - MACARONI AND CHEESE SHOP

Business Location: 208 BROADWAY

Applicant/ Business Owner's Name: NICK & JACKIE MORSE ~~XXXXXXXXXXXXXXXXXX~~

Address: 924 CAPITAL STREET

Phone Number: 608-432-2709 **Email Address:** jackie@macandcheeseshop.com

Building Owner (if different than applicant): CATHERINE GAVINSKI

Address: 1023 BOWMAN ROAD

Phone Number: 608-254-2057 **Email Address:** DAN GAVINSKI: dgav@wisconsinducktours.com

Total Anticipated Cost of Qualified Improvements: \$ _____

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

Grant Application Checklist:

- Photograph(s) of existing façade.
- Description of proposed façade improvements.
- Conceptual rendering(s) of proposed façade improvement. > WILL HAVE BY TUESDAY
- 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 *pp*

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:

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Applicant Signature: Jackie Morse **Date:** 4-12-17

BUILDING OWNER CONSENT FORM

I, Catherine Gavinski am the owner of 208 Broadway
property owner name address

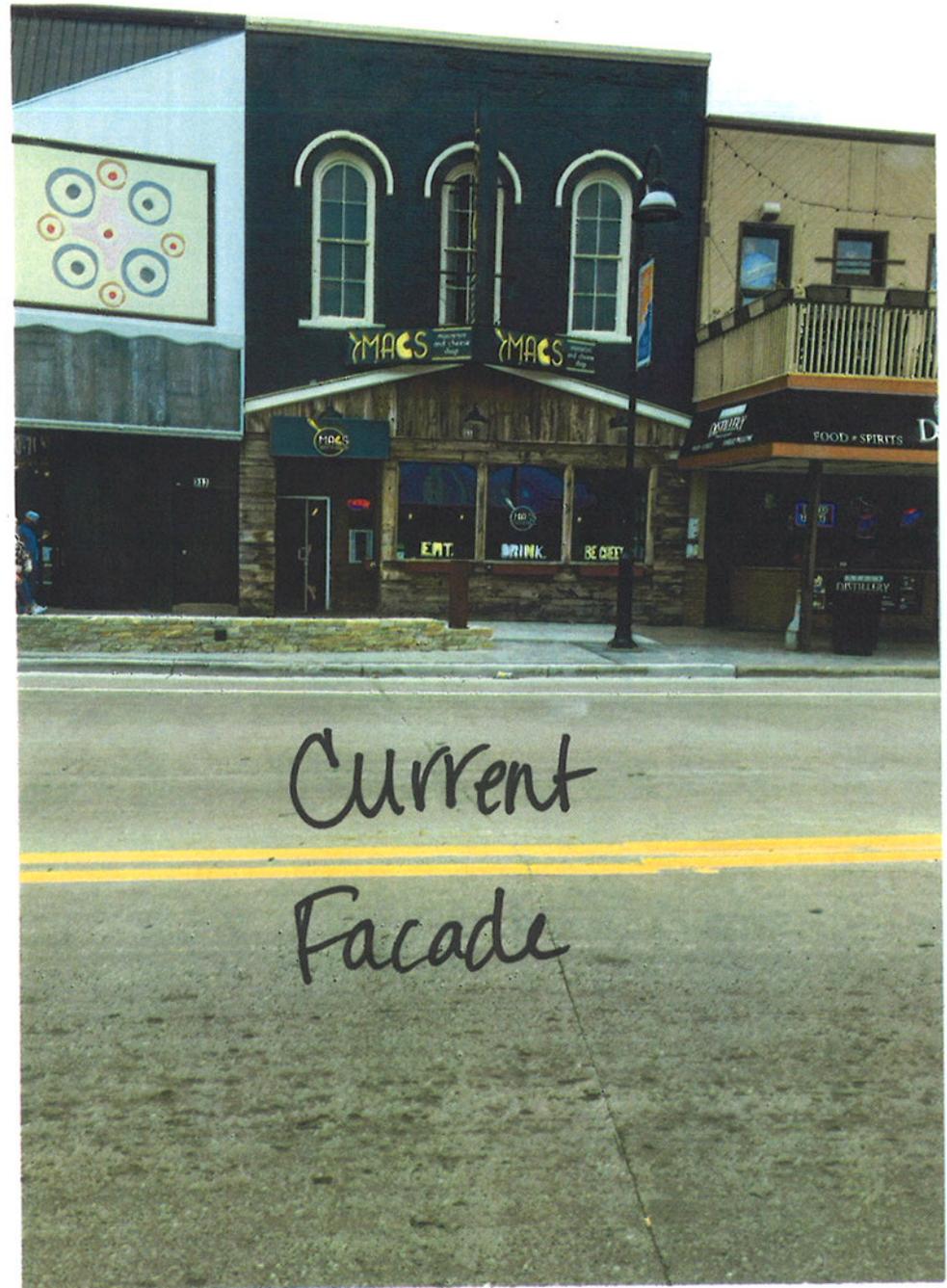
do hereby support the Façade Improvement Grant Application submitted by Jackie & Nick Morse
for the above stated property that I own. By signing below, I hereby confirm and agree to the following:

1. The applicant is currently under a lease for a term 5 years or greater.
2. I have reviewed the City of Wisconsin Dells Economic Development Façade Improvement Program Manual and support my tenant's application to pursue matching grant dollars for physical improvements to the building that I own.
3. In consideration of the grant awarded by the CDA, the owner of the property and applicant, if not the same, 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. It is understood 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.

Catherine Gavinski
Building Owner Signature

April 12, 2017
Date

Current Facade



Current Facade