



136 North Monroe Street
Waterloo, WI 53594
Phone: (920) 478-3025
Fax: (920) 478-2021
www.waterloowi.us

**A JOINT MEETING OF THE
WATERLOO COMMUNITY DEVELOPMENT AUTHORITY AND
WATERLOO COMMUNITY DEVELOPMENT COMMITTEE - AGENDA**

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and to the news media, that a public meeting will be held to consider the following:

Date: June 20, 2017
Time: 6:00 p.m.
Location: Municipal Building, Council Chambers, 136 North Monroe Street

1. ROLL CALL AND CALL TO ORDER
2. MEETING MINUTES APPROVAL: May 16, 2017
3. CITIZEN INPUT
4. UPDATES & REPORTS
 - a. Chamber of Commerce Liaison
 - b. Fund 600 - Monthly Financials
 - c. Grant Tracking
5. ECONOMIC DEVELOPMENT PLAN IMPLEMENTATION TRACKING
 - a. Clerk/Treasurer's "Next 28 Days Checklist" (hand out at meeting)
6. UNFINISHED BUSINESS
 - a. "You Are Here" Kiosks, Recruiting A Kiosk Builder
 - b. Street Market Initiative, Recruiting A Market Manager
 - c. A Hotel Feasibility Study, Review Of RFP Submittals For Conducting A Study And Considering A Council Recommendation
7. NEW BUSINESS
 - a. A Follow-Up Review And Action On Sale Of 120 West Madison Street To Todd Strauss
8. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. 203 East Madison Street, Riparian Phase Bid Review And Council Recommendation
 - b. Next Meeting: July 18, 2017 at 6 p.m.
9. ADJOURNMENT

Mo Hansen

Mo Hansen
Clerk/Treasurer

Community Development Authority: Hermanson, Stinnett, Ziaja, Norton, Tuttle, Moe & Reynolds

Community Development Committee: Ziaja, Thomas & Petts

Posted, Mailed and E-mailed: 06/15/2017

Please note: it is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

**A JOINT MEETING OF THE
WATERLOO COMMUNITY DEVELOPMENT AUTHORITY & WATERLOO COMMUNITY DEVELOPMENT COMMITTEE
MEETING MINUTES: May 16, 2017**

1. ROLL CALL AND CALL TO ORDER. CDA Chair Hermanson called the joint meeting to order at 6:00 p.m. in the Municipal Building Council Chambers. CDA members present: Hermanson, Norton, Stinnett, Tuttle, Moe & Ziaja. Absent: Reynolds. CDC members present: Petts, and Ziaja. Absent: Thomas. Others present: Diane Graff, Mike Kawula and Clerk/Treasurer Hansen.
2. MEETING MINUTES APPROVAL: April 18, 2017. MOTION: Moved by Stinnett, seconded by Petts to approve the minutes as. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. ## Linda Norton said Jode Rettschlag questioned the new sidewalk installation at Anna & Lum saying it would adversely affect property values.
4. UPDATES & REPORTS
 - a. Chamber of Commerce Liaison. DISCUSSION: Liaison Tuttle confirmed that the Chamber would do new business welcome going forward. The municipality is to communicate out when new businesses are identified. She said the Chamber was organizing a May 25 at 9AM downtown planting event, 4-H was involved.
 - b. Fund 600 - Monthly Financials. Noted.
 - c. 2016 Grant Tracking. Noted.
5. ECONOMIC DEVELOPMENT PLAN IMPLEMENTATION TRACKING
 - a. Clerk/Treasurer's "Next 28 Days Checklist." DISCUSSION: Hansen reviewed the handout.
6. UNFINISHED BUSINESS
 - a. "You Are Here" Kiosks, Follow-up Information After Following High School Outreach. DISCUSSION: Petts and Stinnett said outreach to groups was needed; 4-H, Tri-County Twisters and others. Hansen to write letter which he promised last month. No action taken.
 - b. Street Market Initiative, Recruiting A Market Manager, Sub-committee Follow-up With Amanda Wermuth. NOTE: Amanda did not attend. DISCUSSION: Hansen said Wermuth worked for Phil Herron and said the Market Manager concept was a lot of work for the money. He said she would have been a good candidate but stepped out of consideration.
 - c. 203 East Madison Street, Review & Comment On Kunkel Engineering Revised Concept. DISCUSSION: Hansen said Kunkel Engineering was drafting a bid documents for the riparian area improvements. Communication with neighbor Jeff Bogstad was noted. Hansen said the City would have to find additional open public space to substitute for the land at 203 East Madison Street before the DNR would consider allowing the City to sell the land to Bogstad. No action taken.
 - d. A 2017 Hotel Feasibility Study, Considering A Recommendation To The City Council. DISCUSSION: Hansen said a RFP submittals would be available by next meeting. No action taken.
7. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. Next Meeting: June 20, 2017 at 6 p.m.
 - b. Linda Norton ask that Sharon Burbach's concerns about City-Strauss 120 West Madison Street sale agreement be reviewed at the next meeting.
8. ADJOURNMENT. MOTION: By consensus the body adjourned: Approximate time: 6:50 p.m.

Attest:



Mo Hansen
Clerk/Treasurer

CITY OF WATERLOO

BALANCE SHEET

MAY 31, 2017

FUND 600 - COMMUNITY DEVELOP AUTHORITY

ASSETS

600-11100	TREASURER'S CASH	1,877.28	
600-13000	DUE FROM OTHER GOVERNMENTS	.00	
600-13101	ACCOUNTS RECEIVABLE PRIOR YEAR	.00	
600-18101	CONSTRUCTION IN PROGRESS CDA	.00	
		<hr/>	
	TOTAL ASSETS		<u>1,877.28</u>

LIABILITIES AND EQUITY

LIABILITIES

600-21100	VOUCHERS PAYABLE	.00	
600-26100	DEFERRED REVENUE	.00	
		<hr/>	
	TOTAL LIABILITIES		.00

FUND EQUITY

600-34300	FUND BALANCE	(284.52)	
	REVENUE OVER EXPENDITURES - YTD	2,161.80	
		<hr/>	
	TOTAL FUND EQUITY		<u>1,877.28</u>
	TOTAL LIABILITIES AND EQUITY		<u>1,877.28</u>

CITY OF WATERLOO
 DETAIL REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING MAY 31, 2017

FUND 600 - COMMUNITY DEVELOP AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>INTERGOVERNMENTAL REVENUE</u>					
600-43-4320-000 STATE PROPERTY ACQUISITION	.00	4,000.00	.00	4,000.00	.00
TOTAL INTERGOVERNMENTAL REVENUE	.00	4,000.00	.00	4,000.00	.00
<u>PUBLIC CHARGES FOR SERVICE</u>					
600-46-4674-000 MBC BUILDING RENTAL	.00	250.00	1,500.00	(1,250.00)	16.67
TOTAL PUBLIC CHARGES FOR SERVICE	.00	250.00	1,500.00	(1,250.00)	16.67
<u>MISCELLANEOUS REVENUES</u>					
600-48-4850-000 DONATIONS LOCAL	.00	.00	1,000.00	(1,000.00)	.00
TOTAL MISCELLANEOUS REVENUES	.00	.00	1,000.00	(1,000.00)	.00
<u>OTHER FINANCING SOURCES</u>					
600-49-4910-000 REVOLVING LOAN FUND REIMBURSE	.00	.00	50,000.00	(50,000.00)	.00
600-49-4921-000 TRANSFER FROM GENERAL FUND	.00	.00	4,710.00	(4,710.00)	.00
600-49-4928-000 TRANSFER FROM TID #2	.00	.00	6,000.00	(6,000.00)	.00
TOTAL OTHER FINANCING SOURCES	.00	.00	60,710.00	(60,710.00)	.00
TOTAL FUND REVENUE	.00	4,250.00	63,210.00	(58,960.00)	6.72

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING MAY 31, 2017

FUND 600 - COMMUNITY DEVELOP AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>MAUNESHA BUSINESS CENTER</u>						
600-51-5162-220	MAUNESHA BUSINESS TELEPHONE	.00	.00	275.00	275.00	.00
600-51-5162-221	MAUNESHA BUSINESS ELECTRIC	140.98	526.66	2,575.00	2,048.34	20.45
600-51-5162-222	MAUNESHA BUSINESS HEAT	67.78	425.69	1,150.00	724.31	37.02
600-51-5162-223	MAUNESHA BUSINESS WATER/SEWER	46.42	183.66	500.00	316.34	36.73
600-51-5162-290	MAUNESHA BUSINESS CLEAN CONTRA	74.40	223.20	850.00	626.80	26.26
600-51-5162-341	MAUNESHA BUSINESS INTERNET	.00	.00	775.00	775.00	.00
600-51-5162-350	MAUNESHA BUSINESS CLEANING SUP	.00	.00	50.00	50.00	.00
600-51-5162-351	MAUNESHA BUSINESS REPAIRS/MAIN	90.00	318.99	850.00	531.01	37.53
	TOTAL MAUNESHA BUSINESS CENTER	419.58	1,678.20	7,025.00	5,346.80	23.89
<u>PLANNING AND CONSERVATION</u>						
600-56-5630-220	PROJECT CDA PROGRAMS	.00	410.00	6,185.00	5,775.00	6.63
	TOTAL PLANNING AND CONSERVATION	.00	410.00	6,185.00	5,775.00	6.63
<u>ECONOMIC DEVELOPMENT</u>						
600-56-5670-720	REVOLVING LOAN FUND	.00	.00	50,000.00	50,000.00	.00
	TOTAL ECONOMIC DEVELOPMENT	.00	.00	50,000.00	50,000.00	.00
	TOTAL FUND EXPENDITURES	419.58	2,088.20	63,210.00	61,121.80	3.30
	NET REVENUES OVER EXPENDITURES	(419.58)	2,161.80	.00	2,161.80	.00

CITY OF WATERLOO GRANT TRACKING

By Oversight Entity 6/16/2017 2:18 PM

LOO ID#	OVERSIGHT	GRANT NAME	GRANT ADMIN ID	FUNDING PROJECT(S)?	APP SUBMITTED	AWARD Y/N	AWARD AMOUNT	AWARD DATE	MATCH DETAILS	NEXT ADMIN ACTION	PROJ STATUS
2016-02	Community Development Authority	DNR Municipal Flood Control	MFC-28290-16	203 E Madison St (Shore Restoration)	May 2016	YES	\$21,780	10/4/2016	50% local; accepted with no match decision	bidding project	Council approves riparian phase with match from unassigned General Fund balance
2016-06	Community Development Authority	Junginger Foundation Ask	-	Seeking match for Muni Flood Control @ 203 East Madison Street						Follow-up on foundation board	Further follow-up
2015-02	JCEDC & Public Works & Property Comm	EPA Environmental Remediation via County		333 Portland Rd site assessment phase 2	N/A		unknown	none; a direct EPA action	no match	Grant site access	EPA ready for action. Seeking site access
2015-04	JCEDC & Public Works & Property Comm	WEDC Site Assessment Grant		333 Portland Rd site assessment phase 2	Soon		unknown		20% to 50% match; \$150k award max	Submit application	Need to coordinate demolition with EPA environmental clean-up
2016-01	Parks Comm	DOA CDBG-DR IKE Supplemental	CDBG-DR-IKE#16-07	720 W Madison St Phase 3 (remove river obstructions & river bank restoration)	Jan 2016	YES	\$107,375	1/21/2016	no match	close-out grant	Construction done with reimburseurement & close out to finish
2016-04	Public Works & Property Comm	TBD USDA	-	Seeking match for Muni Flood Control @ 203 East Madison Street	TBD						No suitable USDA dollars identified at this time.
2016-05	Public Works & Property Comm	DNR Private Lead Service Line Program		Private lead water system 2016-2019	June 2016	YES	\$330,000 -no daycares means foregoing 30k	10/19/2016	no match	Recruit more pre-qualified plumbers	Project posted and mailing distributed to property owners Priority homes- construction zone
2016-06	Public Works & Property Comm	DNR Recycling	RU-28290	General Fund contracted recycling expense & some compost site activities	10/01/2016	YES	\$11,737	TBD	no match	Submit future year grant app by May 1	Funded; recurring annual application and award
2017-01	Public Works & Property Comm	County culvert aid	-	DPW 2017 culvert replacement (ask: \$30,000)	TBD				no match	follow-up with County on 2016 funding request	Request aid
2017-04	Waterloo Utilities	WPPI Annual \$1000		TBD		YES	\$1,000	1/1/2017	no match	propose project award ideas to Barry	2017 awarded to Chamber of Commerce
2014-01		Idle Site Industrial Grnat	ISR FY14-22204	333 W Madison St demo; site remediation, Movin' Out incentive, pedestrian bike path, bridge removal	Nov 2013	YES	\$584,000	4/3/2014	Private dollars invested need to be reported and invested	Submitted contract amendment to cover concrete abuttment @ 575 W Madison and further incentive for Waterloo Tech Center build-out	Awaiting contract amendment OK
2017-03	Community Development Authority	DOA READI via NW Regional Plan Comm.		TBD (1)training, (2)housing & (3)economic development	in draft					Council action; set partnership with CDO	Stuck at point of partnerships with Waterloo businesses on concept

Mo Hansen

From: Mo Hansen <cityhall@waterloowi.us>
Sent: Thursday, April 13, 2017 10:00 AM
To: thomastr2000@yahoo.com
Cc: City of Waterloo, Mayor; Bob Thompson Traveling (zip53594Mayor@hotmail.com)
Subject: City of Waterloo follow-up / 120 West Madison Street questions
Attachments: 20170413084425.pdf; 20170413090221.pdf; #2014-33 AUTHORIZING SALE OF 120 W MADISON ST.pdf; 20170413093516.pdf; Reply to Sharon Burbach's 8/17 question posed to meeting attendees; 20170413094606.pdf

Tim:
Below and attached is my research following up on the printed Sharon Burbach email you forwarded to me yesterday at Gary's noon luncheon. It is attached here for reference (...516.pdf). I met with Chris Butschke on this topic this morning. Sharon's email text is retyped below in red.

1. **"The property next to me owned by Todd Strauss had an old sewer lateral and waterline to his property which I disconnected. This was done to comply with the order of noncompliance served to me by the city of Waterloo."** Attached is the non-compliance notice relating to the foundation (...425.pdf). It does not require any sewer or waterline disconnection. When Sharon indicated she was taking the action she took, I've consulted Barry Sorenson who further confirmed that Waterloo Utilities has no responsibility for water service inside the structure. I've said to Sharon the service running between a private shared wall is a matter between private parties.
2. The transfer of title from the City to Strauss. Attached is the Council resolution with conditions.
3. Chris said he had a conversation with the Strauss outlining what improvements require a permit. A roof repair occurred. Other improvements occurred not requiring a permit. See (...606.pdf) for details.
4. **"What codes were brought up to date? When?"** A permit was issued on August 6, 2015 (...221.pdf).
5. **"Who inspected."** Independent Inspection staff. Chris is checking on the date of the electrical inspection.
6. Attached is the Facade & Interior Build-out grant documentation for 120 West Madison Street (...606.pdf).
7. Additionally I'm attaching a communication to the CDA about 120 West Madison Street and the sewer lateral with comments from City Attorney Tim Fenner.

Adam Schultz from Michaels Corporation called this morning too. He said he is seeking to rent the property at 120 West Madison Street. He called seeking further information. I can only conveyed that it is a matter between private parties and I had no indication that the private parties were moving towards resolution. He is somewhat baffled as to why the two private parties are unable to resolved the matter.

Let me know if I can be of further assistance.

Mo Hansen
Clerk/Treasurer
City of Waterloo
office: 920.478.3025
CityHall@Waterloowi.us

[MUNICIPAL WEBPAGE](#) | [INFO ALERTS SIGN-UP](#) |



Mo Hansen

From: Mo Hansen <cityhall@waterloowi.us>
Sent: Thursday, April 13, 2017 2:28 PM
To: thomastr2000@yahoo.com
Cc: City of Waterloo, Mayor; Bob Thompson Traveling (zip53594Mayor@hotmail.com)
Subject: FW: 120 West Madison Street, Waterloo

Tim,
Below is additional from SafeBuilt. Because Chris would not inspect for electrical permits, someone else would -- he inquired as to the permit status. Chris confirmed that the information below from the Safebuilt files shows that no final inspection was completed.

-Mo

From: Chris Butschke [mailto:CButschke@safebuilt.com]
Sent: Thursday, April 13, 2017 11:45 AM
To: Mo Hansen <CityHall@Waterloowi.us>
Subject: Fwd: 120 West Madison Street, Waterloo

FYI

Sent from my iPhone

Begin forwarded message:

From: Kathryn Hagel <khagel@safebuilt.com>
Date: April 13, 2017 at 10:59:13 AM CDT
To: Chris Butschke <CButschke@safebuilt.com>
Subject: Re: 120 West Madison Street, Waterloo

SORRY I WAS I TRAIING.

PLEASE SEE BELOW ON FINALS: ARE THEY SAYING THAT THEY HAD AN INSPECTION I'M NOT SHOWING THAT INFORMATION JUST THAT ONE WAS REQUIRED.

Imported Workflow Data for Permit # WTRC0070-15-080ELEC

[Back to Permits](#)

Workflow Task	User ID	Status	Date
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Imported Inspection Data for Permit # WTRC0070-15-080ELEC

Inspection Type	Result	Notes	Inspector	Sched. Date	Post Date	Status
Final				08/06/15	08/06/15	

Imported Fee Data for Permit # WTRC0070-15-080ELEC

Amount	Fee Description	Apply Date	Code	Action	Payment Method	Recording User	Reference
\$55.00	Inspection Fee	08/06/15	ELEC			RG	

Imported Workflow Data for Permit # WTRC0070-15-080HVAC

[Back to Permits](#)

Workflow Task	User ID	Status	Date
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Imported Inspection Data for Permit # WTRC0070-15-080HVAC

Inspection Type	Result	Notes	Inspector	Sched. Date	Post Date	Status
Final				08/06/15	08/06/15	

Imported Fee Data for Permit # WTRC0070-15-080HVAC

Amount	Fee Description	Apply Date	Code	Action	Payment Method	Recording User	Reference
\$55.00	Inspection Fee	08/06/15	HVAC			RG	

Permit Technician

Cell: (262) 879-4893

Inspection Line: (608) 688-0997

khagel@safebuilt.com

www.SAFEBuilt.com

From: Chris Butschke

Sent: Thursday, April 13, 2017 8:49:16 AM

To: Kathryn Hagel

Cc: Mo Hansen

Subject: 120 West Madison Street, Waterloo

Hi Kat,

City is looking for information on this address. Any permits for this address?

Is show a permit number #70-15-8EH for a A/C and sign were pulled. Was this inspected?

Please let me know.

Thank you,

Chris Butschke

Building Official

[608-576-6371](tel:608-576-6371)

www.SAFEBuilt.com



Making a difference where
you need us

CORE VALUES: Integrity – Improvement – Service – Teamwork - Respect

Follow-up on phone conversation from 4-10-17

Monday, April 10, 2017 10:00 PM

From: "Sharon Burbach" <shortybach@gmail.com>

To: thomastr2000@yahoo.com

Tim,

Just a note to follow-up on our phone conversation from this afternoon.

I asked for your help as alderman in my district for my downtown property at 120 W Madison.

The property next to me owned by Todd Strauss had an old sewer lateral and waterline to his property which I disconnected. This was done to comply with the order of noncompliance of a city ordinance served to me by the city of Waterloo.

The building address of 120 was sold by the city to Todd and was sold with contingency to bring it up to code in a year. I asked you to investigate the following:

- what codes were to be brought up-to-date?
- when that occurred?
- who inspected the updated requirements?
- when was the inspection done?

I am assuming that the codes for the city includes plumbing, building, and electrical.

I did a walk through on April 6th with a plumber and a plumbing inspector. There was not electricity, no water, and no sewer that was in service at that time.

This does not seem to be a commercial building that is able to be rented. Todd tells me he has it rented for \$800 a month to a construction contract company. I would like to know if this is legal according to city ordinances.

Please get back to me as soon as possible.

Sharon

--

Sharon Burbach
920-478-3242

Called 8-4-15

Call (262) 544-8280 or 1-800-422-5220 INDEPENDENT INSPECTIONS, LTD.	<h1 style="margin: 0;">WI UNIFORM PERMIT APPLICATION</h1>	<div style="text-align: right; font-size: 24pt; font-weight: bold;">70-15-8EH</div> PERMIT NO.
		TAXKEY#

ISSUING MUNICIPALITY OF <u>Waterloo</u> COUNTY: <u>Jefferson</u>	<input type="checkbox"/> TOWN <input type="checkbox"/> VILLAGE <input checked="" type="checkbox"/> CITY	PROJECT LOCATION (Building Address) <u>120 W. Madison St</u>	PROJECT DESCRIPTION <u>A/C + Elec for sign</u> <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> ONE & TWO FAMILY
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Owner's Name <u>Todd Strauss</u>	Mailing Address - Include City & Zip <u>N8605 Highland Road, Watertown, WI 53094</u>	Telephone - Include Area Code <u>920 988 0458</u>
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Construction Contractor (DC Lic No.) <u>Hammer IT Construction 987636</u>	Mailing Address - Include City & Zip <u>2377 St Rd AB, McFarland 6087786011</u>	Telephone - Include Area Code <u>920 248 1366</u>
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Dwelling Contractor Qualifier (DCQ Lic No.)	Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor	Telephone - Include Area Code
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Plumbing Contractor (Lic No.)	Mailing Address - Include City & Zip	Telephone - Include Area Code
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Electrical Contractor (Lic No.) <u>Rich Clark 170353</u>	Mailing Address - Include City & Zip <u>N47W27547 Hwy JK Pewaukee WI 53072</u>	Telephone - Include Area Code <u>920 248 2479</u>
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HVAC Contractor (Lic No.) <u>Replacement Specialists 1096571</u>	Mailing Address - Include City & Zip <u>411 N. Warren St, Watertown WI 53094</u>	Telephone - Include Area Code <u>920 248 1366</u>
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PROJECT INFORMATION		Subdivision Name		Lot No.	Block No.																					
Zoning District	Lot Area	Sq. Ft.	N.S.E.W. Setbacks	Front Ft.	Rear Ft.																					
1a. PROJECT <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Raze <input checked="" type="checkbox"/> Alteration <input checked="" type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Other		3. TYPE <input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi <input checked="" type="checkbox"/> Commercial		6. STORIES <input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other																						
1b. GARAGE <input type="checkbox"/> Attached <input type="checkbox"/> Detached		4. CONST. TYPE <input checked="" type="checkbox"/> Site Constructed <input type="checkbox"/> Mfd. UDC <input type="checkbox"/> Mfd. HUD		7. FOUNDATION <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> ICF <input type="checkbox"/> Other																						
2. AREA Basement <u>495</u> Sq. Ft. Living Area <u>495</u> Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL <u>990</u>		5. ELECTRICAL Entrance Panel Size: _____ amp Service: ___ New ___ Rewire ___ Phase _____ Volts <input type="checkbox"/> Underground <input type="checkbox"/> Overhead Power Company: _____		8. USE <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other																						
		9. HVAC EQUIPMENT <input checked="" type="checkbox"/> Forced Air Furnace <input type="checkbox"/> Radiant Baseboard or Panel <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other		10. PLUMBING Sewer <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Septic No. _____																						
		11. WATER <input checked="" type="checkbox"/> Municipal Utility <input type="checkbox"/> Private On-Site Well		12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>L.P.</th> <th>Oil</th> <th>Elec. *</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> * <input type="checkbox"/> Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.		Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar	Space Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																				
Space Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																				
Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																				
				13. HEAT LOSS (Calculated) Total _____ BTU/HR																						
				14. ESTIMATED COST <div style="font-size: 24pt; font-weight: bold;">\$ 3,000</div>																						

The applicant agrees to comply with the Municipal Ordinances and with the conditions of this permit; understands that the issuance of the permit created no legal liability, express or implied, of the Department, Municipality, Agency or Inspector; and certifies that all the above information is accurate. Have Permit/Application number and address when requesting inspections. Call (262) 544-8280 or 1-800-422-5220. Give at least 24 hours notice on all inspections.

SIGNATURE OF APPLICANT [Signature] **PRINT NAME** Todd Strauss **DATE** 7/29/15

APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.

INSPECTIONS NEEDED Building Footing Foundation Rough Insulation Bsmt. Fl. Final

Electric Rough Service Final Plumbing Rough Underfloor Final HVAC Rough Final

FEES:	PERMIT(S) ISSUED	SEAL NO. _____	Municipality No. _____
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee <u>55.00</u> Plumbing Fee _____ HVAC Fee <u>55.00</u> Adm. Fee <u>N/A</u> Other <u>110.00</u> Total _____	Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	RECEIPT CK # <u>1121</u> Amount \$ <u>110</u> Date <u>8-6-15</u> From <u>S.P.U.</u> Rec By. <u>CB</u>	PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.
PERMIT ISSUED BY MUNICIPAL AGENT: Name <u>C. Butschke</u> Date <u>8-6-15</u> Certification No. <u>70579</u>			

VOUCHER/INVOICE ENTRY

CHECK #	44400
DATE PAID	08/20/2015
VENDOR #	11333

VENDOR INVOICE #	STRAUSS 01
VOUCHER/INVOICE TOTAL	\$9,000.00
INVOICE DATE	08/20/2015
PURCHASE ORDER #	

STRAUSS, TODD
 N8605 HIGHLAND ROAD
 WATERTOWN WI 53094

INVOICE DATE	INVOICE #	ACCOUNT NUMBER	DESCRIPTION	AMOUNT PAID
08/20/2015	STRAUSS C	412-57-5701-806	TID #2 PROGRAM FACADE GRANT DOOR-PAI	\$4,000.00
08/20/2015	STRAUSS C	412-57-5701-806	TID #2 PROGRAM INTERIOR GRANT REPAIRS	\$5,000.00
	STRAUSS C			
			TOTAL PAID	\$9,000.00

DEPARTMENT APPROVAL

POLICE ADMINISTRATOR

DPW

LIBRARY

<i>RB</i>
OTHER

CLERK/TREASURER APPROVAL

<i>M. H</i>
CLERK/TREASURER

FIRE & EMS


PAID



HAMMER IT CONSTRUCTION LLC
 2373 COUNTY ROAD AB
 MC FARLAND, WI 53558

Invoice

Date	Invoice #
8/11/2015	1375

Bill To
Spoton properties Todd strauss

PAID

Project	Due Date

Quantity	Description	Material/Labor	Total
2,000.00	Remove paneling and insulation from basement and dispose of properly		✓ 2,000.00
1,000.00	Repair basement walls and cracks, Tuck point as needed		✓ 1,000.00
3,000.00	Install central air		✓ 3,000.00
2,000.00	Repair drywall in front room, paneling and install carpet, fix paneling in back		✓ 2,000.00
700.00	replace ceiling tiles		✓ 700.00
200.00	clean carpets		✓ 200.00
500.00	install new toilet		✓ 500.00
1,000.00	electrical updates		✓ 1,000.00
500.00	water heater repair		✓ 500.00
2,500.00	New front door and basement door		✓ 2,500.00
1,000.00	Tuck pointing		✓ 1,000.00
3,000.00	paint exterior		✓ 3,000.00
1,500.00	Repair cedar shake		✓ 1,500.00
2,500.00	Install new siding, soffit, and gutters on rear of building exterior repairs \$10,500		N/A - 2,500.00
-21,400.00	paid check # 1125		-21,400.00

\$4,000
\$5,000

Qualifying : 18,900
 — FACADE - 8,000
 — INTERIOR - 10,900

Contact:	www.hammeritconstruction.com
608-778-6011	Hammeritconstruction@gmail.com

Total	\$0.00
Payments/Credits	\$0.00
Balance Due	\$0.00

We use Angie's List to assess whether we're doing a good job keeping valued customers like you happy. Please visit AngiesList.com/Review/7632481 in order to grade our quality of work and customer service.

Lois

From: Waterloo City Hall <cityhall@waterloowi.us>
Sent: Tuesday, July 28, 2015 11:51 AM
To: 'Angie Stinnett'; 'City of Waterloo, Mayor';
'inthemodetoforhim@yahoo.com'; 'Laurie Freund (resultsmayvary68@charter.net)'; 'Michael Hermanson'; 'mstrass@uwhpwatertown.com';
'Waterloo Clerk/Treas Office'; 'Ziaja, Matt'; 'bspringr@charter.net';
'jeni@highenergydj.com'; 'Lindsay Reynolds'; 'Ron Griffin (griffinrepair@gmail.com)'; 'thomastr2000@yahoo.com'
Subject: 120 West Madison Street update / building improvements proceeding

CDA, Mayor and Council:

Todd Strauss, the property owner at 120 West Madison St (formerly owned by the City), has begun roof improvements. He has applied for a façade grant and an interior improvement grant available to property owners located in Tax Incremental District #2. The roof improvements are not a grant eligible improvement.

Mo Hansen

Clerk/Treasurer
City of Waterloo
136 North Monroe Street
Waterloo, WI 53594-1198

email - cityhall@waterloowi.us

website - <http://www.waterloowi.us>

voice - 920-478-3025



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COMMUNITY
Meetings

sign-up for municipal
meeting notices

11333

Waterloo façade and tenant improvement matching grant program: Application

Prior to submitting this application, please review the complete program guidelines regarding eligible projects and grant amounts. Contact the City of Waterloo at 920-478-3025 with questions or for additional clarification prior to submitting a project application. Incomplete applications will not be considered for funding. Completed applications should be submitted to City of Waterloo, Attn: ~~Ms. Hansen~~, 136 N Monroe St, Waterloo, WI 53595 ~~no later than 5:00 pm on Friday, September 9th, 2011.~~

Date: 7/21/15

Applicant Name: Todd Strauss

Applicant is: (circle one): Property Owner Business Tenant

Applicant mailing address: N 8605 Highland Road, Watertown, WI 53094

Daytime Phone: 920-988-0458

Email Address: Todd.Strauss@AllOverMedia.com

Address of property for proposed improvement: 120 W. Madison St.

Property owner (if different than applicant): _____

Anticipated total project cost: _____

Grant request amount: 10,000

Please describe your planned project (attach an additional sheet if necessary):

When do you anticipate starting the project? ASAP

When will the project be complete (weeks/months following start): 1 week

Thank you for submitting your project for consideration. Don't forget to attach the following to this application before submitting:

- Photos of existing building/space which will be improved. Photos should demonstrate need for improvements.
- Project renderings, including materials and colors to be used
- Project estimates provided by qualified, licensed contractor
- Lease document (for tenant improvement projects)
- Project approval from landlord (if applicant is a business)

HAMMER IT CONSTRUCTION LLC
 2373 COUNTY ROAD AB
 MC FARLAND, WI 53558

Estimate

Date	Estimate #
7/27/2015	73

Name / Address
Spoton properties Todd strauss

Project

Description	Labor	Materials	Total
Remove paneling and insulation from basement and dispose of properly			2,000.00
Repair basement walls and cracks, Tuck point as needed			1,000.00
Install central air			3,000.00
waterproof and paint basement			2,000.00
replace ceiling tiles			700.00
clean carpets			200.00
install new toilet			500.00
electrical updates			1,000.00
water heater repair			500.00
interior total \$10,900			0.00
New front door and basement door			2,500.00
Tuck pointing			1,000.00
paint exterior			3,000.00
Repair cedar shake			1,500.00
sign purchase and installation			2,500.00
exterior repairs \$10,500			

This is only an estimate. Due to unforeseen circumstances of a remodeling project, Hammer It Construction, LLC, will not guarantee the actual cost of the project(s). Owner will be notified if the project cost goes over the Estimated amount by \$500.00 or more.

	Total	\$21,400.00
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If you have any questions concerning this proposal, contact:
 Josh Jenkins (608) 778-6011 or hammeritconstruction@gmail.com
 Hammer It Construction, LLC is fully insured. Insurance Certificate is available upon request.

Acceptance of proposal/Date

Down Payment
 A down payment of 100% material and 50% labor charge is due at acceptance of this proposal. All projects under \$5000.00 are due on the day of completion.

Down Payment	
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CITY OF WATERLOO

JEFFERSON COUNTY
136 N. MONROE ST.
WATERLOO, WI 53594-1198

Farmers & Merchants State Bank
Waterloo, WI 53594

79-709
759

044400

DATE
08/20/2015

AMOUNT
\$9,000.00

PAY
*****Nine Thousand and 00/100 Dollars*****

TO THE ORDER OF
STRAUSS, TODD
N8605 HIGHLAND ROAD
WATERTOWN WI 53094

MAYOR *Mo Hansen*
CLERK-TREASURER
Lisa M. Baird
DEPUTY-CLERK-TREASURER

⑈044400⑈ ⑆075907099⑆ 102⑈584⑈

CITY OF WATERLOO

VENDOR NO: 11333

VENDOR NAME: STRAUSS, TODD

CHECK NO: 44400

INVOICE DATE	INVOICE NO	INVOICE DESCRIPTION	NET AMOUNT
08/20/2015	STRAUSS 01	TID #2 PROGRAM FACADE GRANT DOOR-PAINT-CEDAR SHAKE	\$9,000.00
			\$.00
			\$.00
			\$.00
			\$.00
			\$.00
			\$.00
			\$.00
			\$.00
			\$.00
TOTAL AMOUNT			\$9,000.00

CITY OF WATERLOO

VENDOR NO: 11333

CHECK NO: 44400

Payee: STRAUSS, TODD
N8605 HIGHLAND ROAD
WATERTOWN WI 53094

Check Issue Date: 08/20/2015
Check Amount: \$9,000.00

INV DATE	INVOICE NO	INVOICE DESCRIPTION	GL ACCT NO	NET AMOUNT
08/20/2015	STRAUSS 01	TID #2 PROGRAM FACADE GRANT DOOR-PAINT-CEDAR SH	412-57-5701-806	\$4,000.00
08/20/2015	STRAUSS 01	TID #2 PROGRAM INTERIOR GRANT REPAIRS	412-57-5701-806	\$5,000.00
				\$.00
				\$.00
				\$.00
				\$.00
				\$.00
				\$.00
				\$.00
				\$.00
TOTAL AMOUNT				\$9,000.00