

REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Monday, April 11, 2022 at 5:50 P.M.

NOTICE: The meeting noticed above will also be live streamed on a Zoom platform: To view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at www.cityofedgerton.com. Due to occasional technical difficulties, citizen participation via Zoom may not be possible.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, April 8, 2022.
3. Approve meeting minutes from March 16, 2022.
4. Old Business:
 - A. Consider creating downtown mural policies.
5. New Business:
 - A. Consider Supersized Facade Grants for 11 W Canal St:
 - B. Consider Supersized ED Grants for 20 W Fulton St:
 - C. Consider Supersized Facade and ED Grants for 16 Swift St:
 - D. Consider Supersized Facade and ED Grants for 14 W Fulton St:
 - E. Consider Supersized Facade and ED Grants for 21 Henry St:
 - F. Consider Supersized Facade and ED Grants for 15 and 25 N Main St:
 - G. Consider Supersized Facade and ED Grants for 110 Henry St:
 - H. Consider Supersized Facade Grant for mural at 210/212 W Fulton St.
6. Public comments for persons desiring to be heard.
7. Set next meeting date and agenda items.
8. Adjourn.

cc: Commission Members
City Engineer

All Council Members
Newspapers

Department Heads

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341.

"Notice is hereby given that a majority of the Common Council is expected to be present at the above scheduled noticed meeting to gather information about a subject over which they have decision-making responsibility. The only action to be taken at this meeting will be action by the Redevelopment Authority."

**MARCH 16, 2022 REDEVELOPMENT AUTHORITY MEETING MINUTES
CITY OF EDGERTON**

Jim Kapellen called the meeting to order at 6:00 p.m.

Present: Chris Lund, Casey Langan, Jim Kapellen, and Ron Webb.

Absent: Jason Price, Kevin Slagg, Jim Schultz, and Terry Dickinson.

Others Present: City Administrator Ramona Flanigan, and a few of the grant applicants.

Flanigan confirmed the meeting agendas were properly posted on Friday, March 11, 2022 at the Post Office, Edgerton Library, city website, and City Hall.

MINUTES: A Ron Webb/Casey Langan motion to approve the minutes from the February 7, 2022 Redevelopment Authority meeting passed, all voted in favor.

NEW BUSINESS:

Consider Supersized ED Grant for 104 W Fulton St: City Administrator Ramona Flanigan stated the applicant is requesting funds to rebuild an access stairway to the upstairs at 104 W Fulton St. The one quote provided was \$6,025.17. The maximum grant amount \$3,012.59.

A Casey Langan/Chris Lund motion to approve a Supersized ED Grant for an access stairway at 104 W Fulton St for a grant amount of \$3,012.59 passed on a 4/0 roll call vote.

Consider Supersized Facade Grant for 203 S Main St: City Administrator Ramona Flanigan stated the applicant is requesting funds to tuck point 203 S Main St. The one quote provided was \$21,845. The maximum grant amount is \$10,000.

A Jim Kapellen/Ron Webb motion to approve a Supersized Façade Grant for tuck pointing at 203 S Main St for a grant amount of \$10,000 passed on a 4/0 roll call vote.

Consider Supersized Facade Grant for 401 W Fulton St: A Chris Lund/Ron Webb motion to approve a Supersized Façade Grant for tuck pointing at 401 W Fulton St for a grant amount of \$10,000 with the condition that the work is completed in one year passed on a 4/0 roll call vote.

Consider Supersized Facade Grant for 351 W Fulton St: A Casey Langan/Ron Webb motion to approve a Supersized Facade Grant for tuck pointing at 351 W Fulton St for a grant amount of \$10,000 with the condition that the work is completed in one year passed on a 4/0 roll call vote.

Consider Supersized Facade Grant for 202 S Main St: City Administrator Ramona Flanigan stated the applicant recently purchased the building and is seeking funds to re-side the building and pave the parking lot.

A Jim Kapellen/Chris Lund motion to approve a Supersized Façade Grant for siding and paving a parking lot at 202 S Main St for a grant amount of \$10,000 with the condition that the work is completed within one year passed on a 4/0 roll call vote.

Consider Supersized Façade Grant for 115 Henry St: City Administrator Ramona Flanigan stated the applicant is seeking funds to add a second exit to 115 Henry St. This exit would be more ADA compliant.

A Casey Langan/Chris Lund motion to approve a Supersized Façade Grant for a second exit at 115 Henry St in the amount of \$6,150 with the condition that the work is completed within one year passed on a 4/0 roll call vote.

Consider Supersized Façade Grant for 11 Canal St: A Chris Lund/Casey Langan motion to approve a Supersized Façade Grant for a roof at 11 W Canal St for a grant amount of \$6,000 with the condition the work will be completed within one year passed on a 4/0 roll call vote.

Consider Supersized ED Grant for 10 W Fulton St: John Werkmeister, owner of 10 & 10 ½ W Fulton St, stated there is a furnace for each unit and both of them are the original furnaces. He is seeking funds to replace the furnace in both units.

A Jim Kapellen/Casey Langan motion to approve a Supersized ED Grant for the replacement of HVAC at 10 W Fulton St for a grant amount of \$4,894.50 with the condition the work will be completed within one year passed on a 4/0 roll call vote.

Consider Supersized ED Grant for 10½ W Fulton St: A Chris Lund/Ron Webb motion to approve a Supersized ED Grant for replacement of HVAC at 10½ W Fulton St for a grant amount of \$4,594.50 with the condition that the work is completed within one year passed on a 4/0 roll call vote.

Consider Supersized Façade Grant for 10 W Fulton St: A Casey Langan/Ron Webb motion to approve a Supersized Façade Grant for a roof at 10 W Fulton St for a grant amount of \$10,000 with the condition that the work is completed within one year passed on a 4/0 roll call vote.

Consider Supersized Façade Grant for 10 ½ W Fulton St: A Ron Webb/Chris Lund motion to approve a Supersized Façade Grant for a roof at 10½ W Fulton St for a grant amount of \$8,825 with the condition that the work is completed within one year passed on a 4/0 roll call vote.

Consider Supersized Façade Grant for 10 W Fulton St: A Jim Kapellen/Ron Webb motion to approve a Supersized Façade Grant for tuck pointing at 10 W Fulton St for a grant amount of \$6,875 with the condition that the work is completed within one year passed on a 4/0 roll call vote.

Consider Supersized Façade Grant for 10½ W Fulton St: A Chris Lund/Casey Langan motion to approve a Supersized Façade Grant for tuck pointing at 10½ W Fulton St for a grant amount of \$10,000 with the condition that the work is completed within one year passed on a 4/0 roll call vote.

OLD BUSINESS:

Economic Development Fund: City Administrator Ramona Flanigan stated during budget discussions, the RDA discussed the creation of an Economic Development Fund that would provide funding for our current smaller downtown rehab programs after May 1, 2022, which is the closing date of the TIF expenditure period. The TIF forecast currently includes \$100,000 in potential funds.

Jim Kapellen suggested amending the program to be a 60% homeowner and 40% city limit; reinstating the previous program maximum amounts of \$5,000 for exterior repairs and \$3,000 for interior repairs; keeping the type of eligible work the same as the current program; and limiting the requests to 1 application per property, per calendar year.

A Chris Lund/Jim Kapellen motion to request the Council to establish an Economic Development Fund of \$100,000 with a 60/40 split, a \$5,000 exterior and \$3,000 interior max, and a limit of 1 application per property per calendar year passed on a 4/0 roll call vote.

Creation of downtown mural policy: There has been some interest in the installation of murals on some of the downtown buildings. A proposal has already been submitted for 212 W Fulton St. If the RDA is interested in pursuing this, the staff will gather data from other communities regarding policies so the RDA can develop some guidelines. The committee agreed there will possibly be more interest in murals in the downtown in the future and would like to pursue gathering data from the surrounding communities.

Being no other business, a Chris Lund/Ron Webb motion to adjourn passed, all voted in favor.

Ramona Flanigan/wl
City Administrator

Adopted

Memo

To: RDA
From: Staff
Date: 4/7/2022
Re: April 11, 2022 Meeting

A summary of the applications received for the Supersized grant programs is attached. Please note that this is the last round of applications for the program before the TIF expenditure period expires at the end of the month. Due to funding constraints, it is unlikely the City Council will approve all the requests so the RDA should be prepared to select those proposals that best meet the program objectives. Criteria to consider might include: inside vs outside work; work that is useful for a future tenant/owner; work that supports an active business; work that makes the property more profitable; number of prior grants; and the amount of private investment into the project.

The applications have not been included in your packet due to the number. If you wish to review any of the applications, you can either come to city hall or let us know which ones you want to see and we can email them to you.

As chair, Jim Kapellen, has included his recommendations as to which requests are the highest priority.

Downtown Mural proposal for 210 W Fulton Street: There is renewed interest in the installation of murals on downtown buildings. A specific proposal has been submitted to the façade grant program to fund a mural at 210/212 W Fulton St.

Downtown Murals: Please recall the RDA asked staff to investigate mural programs in other communities to help to develop a policy for murals in Edgerton. A chart of the findings of the preliminary research is attached. Of those communities we contacted, funding is usually provided by donations, fund raising, grants, and the property owner. In many communities, the city is not involved in the approval process – most programs are run by a private organization and building owners are instrumental in having the murals created. We have not found any policies about restricting the messages of the murals. Some organizations require an agreement for the maintenance of the mural.

The RDA should discuss the following policy questions for a local program.

- How will the murals be funded?
- Who should approve their placement?
- Should there be policies about what images are allowed or prohibited? If so, who should approve the images?
- What are the requirements to maintain the mural?
- What is the application process?

Mural Programs

Community	How funded?	Who approves?	Maintenance?	Application process?
Janesville	Donations/ fundraising	Private committee and building owner - City does not. 5 walls were selected and artists submitted proposals. Committee and owners selected the artwork. Had a consultant involved.	Committee has contract with property owner to maintain for at least 3 years	
Algoma	Donations/fundraising. Building owners pay for a portion.	City is not involved. Most murals were painted in one weekend during an event. Building owners can opt into the program.	Money is set aside for mural maintenance	
Manitowoc	Room tax funds; private sponsors	Arts committee; city planning department reviews murals; they use an "easement" for the mural	Responsibility of building owner	City had to amend sign ordinance
Viroqua	Fund raising, business owners, \$500 county grant. (Cost of murals range from \$5000-\$16,000)	Building owner requests permission and the City Council approves; not written policy regarding the theme of images	none	
Dubuque	Grants and donations	Property owner requests		

Address	Estimated Total Project Cost	Maximum Grant	Description	Requires Historic Approval
11 W Canal				
	\$8,430.00	\$4,215.00	replace 7 windows	*
	\$6,650.00	\$3,325.00	Block in garage door, tuck pointing and removal for 4 new/windows/doors	*
	\$6,835.00	\$3,417.50	door system	*
	\$4,790.00	\$2,395.00	paint exterior	*
Total	\$26,705.00	\$13,352.50		
20 W Fulton				
	\$9,752.52	\$4,876.26	HVAC	
	\$9,450.00	\$4,725.00	separate electric into 3 services	
	\$19,202.52	\$9,601.26		
16 Swift				
	\$87,050.00	\$10,000.00	tuck pointing	
	\$7,850.00	\$3,925.00	Interior OH door and interior wall construction	
	\$14,625.00	\$7,312.50	windows	*
	\$2,600.00	\$1,300.00	rear door	*
	\$15,900.00	\$6,000.00	office?	
	\$1,800.00	\$900.00	wash interior	
	\$11,400.00	\$5,700.00	office?	
	\$9,875.00	\$4,937.50	women's restroom	
	\$6,075.00	\$3,037.50	men's restroom	
	\$8,700.00	\$4,350.00	rear shop (interior)	
	\$165,875.00	\$47,462.50		
14 W Fulton				
Apartment				
	\$14,400.00	\$6,000.00	drywall apartment, firewall between floors	
	\$6,800.00	\$3,400.00	second exit apartment	*
	\$8,080.00	\$4,040.00	demo for apartment	
	\$1,800.00	\$900.00	remove stairway	
	\$7,800.00	\$3,900.00	install countertops and sink	
	\$12,000.00	\$6,000.00	kitchen cabinets	
	\$10,500.00	\$5,250.00	frame new bedrooms apartment	
	\$9,800.00	\$4,900.00	frame new bathroom apartment	
	\$10,325.00	\$5,162.50	HVAC apartment	
	\$13,454.69	\$6,000.00	second floor electric	
	\$6,400.00	\$3,200.00	plumbing for apartment	
	\$101,359.69	\$48,752.50		
Second Floor Not Apartment				
	\$9,820.00	\$4,910.00	paint upstairs	
	\$8,280.00	\$4,140.00	restore and paint second floor ceiling	
	\$11,523.75	\$5,761.88	refinish second floors	
	\$2,800.00	\$1,400.00	close archway	
	\$32,423.75	\$16,211.88		
First Floor				

	\$4,800.00	\$2,400.00	frame ADA first floor bathroom	
	\$4,374.00	\$2,187.00	refinish stairs (only done if apartment not built)	
	\$2,240.00	\$1,120.00	back room floor replace	
	\$10,400.00	\$5,200.00	lamine flooring in back room	
	\$8,220.00	\$4,110.00	paint main floor	
	\$5,900.00	\$2,950.00	restore and paint first floor ceiling	
	\$5,900.00	\$2,950.00	plumbing for downstairs bathroom	
	\$6,226.19	\$3,113.10	first floor electric	
	\$11,922.50	\$5,961.25	refinish first floors	
	\$7,560.00	\$3,780.00	tuckpoint interior wall	
	\$4,600.00	\$2,300.00	plaster repair	
	\$72,142.69	\$36,071.35		
Outside				
	\$8,990.00	\$4,495.00	tuck pointing	
	\$627.73	\$313.87	sign	*
	\$5,076.66	\$2,538.33	awning	*
	\$500.00	\$250.00	skylight repair	
	\$5,800.00	\$2,900.00	replace wood on store front	*
	\$20,223.48	\$10,000.00	replace store front windows	*
	\$4,500.00	\$2,250.00	roof over basement access	
Total	\$45,717.87	\$22,747.20		
Total All Work	\$251,644.00	\$123,782.92		
21 Henry St				
	\$5,995.00	\$2,997.50	mural painted on wood where windows were filled in	*
	\$4,472.00	\$2,236.00	Awning fabric replacement	*
	\$9,289.00	\$4,644.50	First Floor AC	
Total	\$19,756.00	\$9,878.00		
15 and 25 N Main				
15 N Main	\$14,400.00	\$7,200.00	partial paving of parking lot	
25 N Main	\$19,840.00	\$9,920.00	partial paving of parking lot	
25 N Main	\$80,919.00	\$10,000.00	residing	
25 N Main	\$25,000.00	\$6,000.00	Remodel restroom, ADA, flooring, lighting	
Total	\$159,915.00	\$33,120.00		
110 Henry St				
	\$8,543.00	\$4,271.50	front window (currently bricked in) and front service door	*
	\$3,725.00	\$1,862.00	frame and plywood ceiling in workshop	
	\$5,187.00	\$2,593.50	frame room and install flooring	
	\$6,340.00	\$3,170.00	replace concrete for new door to replace overhead door on Henry St and for door to event space.	
	\$6,802.00	\$3,401.00	lighting and fans throughout first floor	
	\$13,112.00	\$6,000.00	interior glass doors	
Total	\$43,709.00	\$21,298.00		

Chairperson's Recommendation

*highlighted items are recommended for funding

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	\$6,340.00		replace concrete for new door to replace overhead door on Henry St and for door to event space--
	\$6,802.00	\$3,401.00	lighting and fans throughout first floor
	<u>\$13,112.00</u>	<u>\$6,000.00</u>	interior glass doors
Total	\$43,709.00	\$19,628.00	

Letter

Karla Storlid <skstorlid@icloud.com>

Thu 4/7/2022 7:05 AM

To: Ramona Flanigan <rflanigan@edgerton.wi.gov>

To All Involved,

This project is for the renovation/restoration of 14 W. Fulton St. There are many applications to look through, I greatly appreciate your time as you sort through them. The opportunity at this location came up pretty quickly before the TIF deadline, as a creator I wish I had more time to prepare. However, I have been planning and running my business from my home for the last 3 years, it is ready for its own space to continue growth and success. I have done my best to be thorough and as efficient as possible in my answers. I have provided you with this one letter so my intentions are clear, it also prevents me from answering the same question in "each" application. Thank you for your understanding.

Kolletive Specialty Rentals is a furniture rental company and prop house. We provide short-term rentals such as decor for events, home staging, weddings, photoshoots, and more. Vintage / Antique furniture and decor from various genres and decades will be on display for individuals to select from for their chosen event. If you have Facebook or Instagram please visit my pages Kolletive Specialty Rentals to see just a portion of my collection.

Mostly our clientele will fall within the event industry such as wedding/event planners, brides, photographers and with entertainment venues. School events, retirement communities, local businesses, reunion, retirement and birthday parties fall in our wide range of party-throwers as well. We thrive on creating high quality authentic experiences while meeting event budget expectations.

I've focused on collecting for my business for the more than 3 years, longer than the actual rentals because of Covid-19. As you all know its effects on the world as we knew it was unpredictable at the very least. I'm hoping, as all of you are, that we are pulling out of the worst of it. My collection has filled our large garage and storage units and I

am ready for commercial space and I found the perfect location, in Edgerton at 14 W Fulton Street.

I will have my inventory on the 1st floor, using the glass display windows as ever-changing showcases of what's inside. I will be open by appointment and/or 3-4 hour intervals set days a week. I love the location as it sits across the street from the parking lot and train depot. My shop will entertain high visibility and appreciate ample parking for when seasonal open houses are held.

The event industry demands are all-encompassing and occur the entire year. We collaborate between the unique vibe of our customer and our authentic design / specialty rental experience. We strive to constantly evolve with the times while bringing the scenic past along for the ride.

The competitive environment is important but so is the environment. We believe in sustainability, although our rentals help support the circular economy, we've worked hard to sustainably source and hand select our inventory. We are proud to lend our eclectic Kollections of which none were ordered wholesale or purchased new, we also state that our items will not be discarded after one use. We source out locally when we need a custom piece designed, an update or repair. As we support our local artisans such as sewers, upholsterers and carpenters for their services; we keep our rentals fresh and maintained, for years to come.

Given our experience, creativity and local relationships we have the brand that can compete. Not only do we have the product, we have the enthusiasm, professionalism and magnetic pull that can make that happen, that's Kollektive.

As for the 2nd floor space I have 3 possibilities for use. Answers to questions regarding these possibilities remain unanswered because of time constraints (the owner left for the Netherlands 3/22, I left for spring break with my family). However, forms were submitted before 3/22 so they could qualify for the TIF Incentive Grants. The owner and I also signed the Offer to Purchase 14 W. Fulton on 3/22.

My first idea was to convert the upstairs into a 2 bedroom apartment but there would need to be a separate exit. Currently the massive oak staircase is in the middle of the building and is the only way to the

2nd floor. I personally came up with an idea, sketched up a plan and along with photos I sent them to Angus & Young Architects. I reconfigured the staircase and made an exit through a 1st floor window in the rear of the building. There are many if's and unfortunately not enough time to get the answers right now, BUT the architect did say that there's a strong possibility that my idea will work.

If a separate exit can be constructed my second idea would be to turn the upstairs into a vacation rental property. It would be an amazing space to rent vs. a hotel room. With all of the events that bring those from out of town to Edgerton it would be a "one of a kind" property with a prime location! The renters could enjoy the lake or local event during the day, restaurants/bars at night (within walking distance) and breakfast less than a mile away or coffee across the street at the Depot. I would still be able to use the upstairs for my own use as well, mainly for photoshoots at times when it is not rented out .

If an apartment or vacation rental property cannot be added on the 2nd floor one positive would be that the beautiful oak staircase would remain, intact. I would then propose to rent the 2nd floor out for small private events, dance classes, photo shoots, yoga, paint parties and quiet space work areas. Food would need to be catered or brought in by the guests as would the beverages/alcohol. The room has ample wall space and would be gorgeous to have photos, paintings and/or display hand made art from local artisan's on the wall for the individuals to sell. I would also store more of my rentals upstairs as if in a showroom, like the 1st floor, not just in disarray.

The closing on the building is on June 1, hopefully by then the architect will supply the answers necessary regarding the exit. I'm excited to take on the responsibility of breathing life into this beautiful and historic yet neglected space.

Thank you for your consideration,
Karla Storlid

Eric and Amy Richardson

4/5/2022

Ramona,

Thank you for taking the time recently to make me aware of the deadline for the Supersized Downtown Grant applications. We are excited about the opportunity to rehabilitate the 15 & 25 N Main properties and improve this busy downtown area. As you know, my wife Amy and I just purchased the Main St properties under the name of Property 1525, LLC on March 31, 2022 and our plan is still under development. The information we've submitted in the grant applications is consistent with our objectives but still needs to be refined.

We hope the committee will consider these applications even though they may be incomplete and/or missing information that we could not put together given our time frame. We are happy to provide any additional information that would be requested, however, we will be out of the country from April 6-18th visiting family. We can be contacted via this email address if necessary.

My wife and I have been residents of Edgerton and the Edgerton area for over 5 decades! We have been involved civically and in several past and current businesses in and around Edgerton. Amy and I have a vested interest in the continued growth and development in Edgerton. Edgerton is our hometown and we are proud of it and we hope by rehabilitating these properties we can make a difference.

Thank you again for your consideration,

Eric & Amy Richardson

Chalk It Up to Nancy
11546 N Maple Drive
Edgerton Wisconsin 53534
(608)-712-0038

March 3, 2022

DOWNTOWN MURAL PROPOSAL

WELCOME BACK TO DOWNTOWN EDGERTON

My name is Nancy Platner, I am a local artist who specializes in window and mural painting. I currently have public outdoor murals located at 2 Brothers Bar and Grill in Edgerton, as well as Whiskey Ranch and Hacienda Real in Janesville. I have been commissioned for many private murals both indoor and outdoor. My local art also includes window painting at many businesses throughout Edgerton and the surrounding communities.

I am submitting this proposal for a 12x12 ft. mural to be located on the side of 212 W. Fulton Street in Edgerton Wisconsin. This side of the building is located on Albion Street. When viewing the west side of 212 W. Fulton, the mural will be located between the bricked up window and the glass window by the front of the building.

This mural will be welcoming anyone entering the city from the west on highway 59. It will also be seen by visitors when exiting Edgerton City Hall.

The colors will be complementary to the building and its surroundings, and will be determined after the renovation of 212 W. Fulton is complete. The palette will most likely include browns and tans, with the lettering in the darkest color. Font will have an "old time" feel. The mural will be created over the existing painted brick.

Design and colors will be submitted to the Edgerton Historic Preservation Commission for feedback and approval.

The project will begin after the completion of the renovations to the exterior of the building, weather permitting. Moderate, dry temperatures are required. It will require one overnight closure of the Albion /Fulton Street intersection for use of an overhead projector. Exact dates will be provided when renovation of the building is completed.

A mural will be a great addition to our city. A big blank wall that offers nothing to our city's charm, can be transformed into a giant work of art welcoming everyone to our city for years to come.

Many communities use their murals to promote tourism in their city. The Greater Green Bay Mural Guide is a good example. Black River Falls, Delevan and many other towns throughout Wisconsin use their murals to bring visitors to their city. Locals get to enjoy art by local artists every day as they travel through town.

I hope you find this project as exciting as I do. I think it will be a great addition to our community, and hope it encourages more murals to be commissioned throughout Edgerton. I have included my request for funding of this project, and I thank you for your consideration.

Nancy Platner

Total Cost: \$3600

Cost includes:

Labor	\$2420
4 Gallons Chroma Mural Paint	\$280
4 ½ Gallon Chroma Mural Paint	\$200
Scaffolding with extension/delivery	\$150
Supplies	\$150
Graphic design	\$400