

# CITY OF PLATTEVILLE REDEVELOPMENT AUTHORITY (RDA)

**Monday, October 23, 2023  
5:00 p.m.**

**This meeting will be held via ZOOM.**

Join Zoom Meeting  
<https://us02web.zoom.us/j/85252845753>

Meeting ID: 852 5284 5753

888 475 4499 US Toll-free  
877 853 5257 US Toll-free

## **MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MINUTES**
  - a. January 23, 2023 and February 9, 2023**
- 4. CURB APPEAL GRANT REQUEST:**
  - a. 100 E. Main Street**
  - b. 310 E. Main Street**
- 5. ANNOUNCEMENTS & COMMENTS**
- 6. ADJOURN**

If you have concerns or comments related to an item on this agenda, but are unable to attend the meeting, please send the comments to [carrollj@platteville.org](mailto:carrollj@platteville.org) or call 608-348-9741 x 2235.

**CITY OF PLATTEVILLE  
REDEVELOPMENT AUTHORITY (RDA)  
January 23, 2023**

A meeting of the City of Platteville Redevelopment Authority was held via ZOOM at 5:00 p.m.

PRESENT: Mike Mair, Jason Artz, Trent Udelhoven, Roger Dammen

ABSENT: None

OTHERS PRESENT: Joe Carroll, Logan Hansen

**MINUTES – April 25, 2022**

Motion by Dammen to approve the minutes. Second by Mair. Motion approved.

**LOAN REQUEST – 100 E. Main Street**

Carroll provided an overview of the loan request. The applicant recently purchased the building at 100 E. Main Street for use by the HD Academy dance studio. They are requesting a loan to assist with the costs of doing some interior remodeling. The requested loan is for \$62,750 with a 1% rate and a 10-year term. Carroll explained that the requested terms of the loan are in line with other loans that have been approved in the last few years.

Logan Hansen further explained the proposed remodeling project and showed the interior of the building via Zoom. The property was recently appraised for \$243,000 and they have a first mortgage on the property of \$212,000. He offered this property and their other property at 50 S. Oak Street as collateral for the loan.

There was a question regarding the historic preservation issues with the project. Hansen explained that some exterior changes will be considered in the future, but right now they are only working on the interior. Carroll explained that the property is in the historic district, but the City only needs to approve exterior modifications.

There were questions regarding the value of the other property at 50 S. Oak Street and how much debt was on the property. Mr. Hansen did not have that information at this time but could easily get that information.

The consensus of the RDA was to table the decision until the additional information regarding the 50 S. Oak Street property is presented. Pending having enough value, the RDA was open to approving the loan. It was agreed that once the information is presented to the members and reviewed, that an email vote would be adequate to approve the loan.

No action was taken.

**ANNOUNCEMENTS / PUBLIC COMMENTS**

None

**ADJOURNMENT**

Motion by Artz to adjourn. Second by Mair. Meeting adjourned.

Submitted by Joe Carroll  
Community Development Director

**CITY OF PLATTEVILLE  
REDEVELOPMENT AUTHORITY (RDA)  
February 9, 2023**

A meeting of the City of Platteville Redevelopment Authority was held via ZOOM at 5:00 p.m.

PRESENT: Mike Mair, Jason Artz, Trent Udelhoven, Roger Dammen

ABSENT: None

OTHERS PRESENT: Joe Carroll

**LOAN REQUEST – 100 E. Main Street**

Carroll provided an overview of the loan request. The applicant recently purchased the building at 100 E. Main Street for use by the HD Academy dance studio. They are requesting a loan to assist with the costs of doing some interior remodeling. The requested loan is for \$62,750 with a 1% rate and a 10-year term. The applicant offered this property and their other property at 50 S. Oak Street as collateral for the loan.

The Main Street property has a value of \$243,000 and a debt of \$212,600, so there is \$30,400 in equity. The Oak Street property has a value of \$226,000 and a debt of \$158,000, so there is \$68,000 in equity.

There is currently \$370,600 loaned against the two properties with a total appraised value of \$469,000, which is a 79% loan to value (LTV). The requested loan of \$62,750 would raise the LTV to 92.4%. The RDA loan program guidance is not to exceed 90% of value.

The RDA discussed the proposed loan request and the RDA program guidance that limits loans to a maximum of 90% of value. Dammen had reached out to both the applicant and his primary lender regarding the existing debt on the property. There are no plans to extend further debt from the prime lender under the first mortgage. This would only be done for projects that would increase the value of the property in an amount to at least equal the additional debt.

Motion by Dammen to approve a loan in the amount of \$51,500 with a rate of 1%, a 10-year term, a 10-year amortization, and secured by a second mortgage on both the 100 E. Main Street and 50 S. Oak Street properties.

Second by Mair. Motion approved.

**ANNOUNCEMENTS / PUBLIC COMMENTS**

None

**ADJOURNMENT**

Motion by Artz to adjourn. Second by Mair. Meeting adjourned at 5:15 p.m.

Submitted by Joe Carroll  
Community Development Director

*Application for Assistance*

***Curb Appeal Grants  
Property Improvement Program***

*City of Platteville Redevelopment Authority*



**Owner/Applicant Information**

Name of Property Owner: Logan Hansen (H3 Assets)

Mailing Address: 207 Davis St, Mineral Point, WI 53565

Contact Information: Phone 920-621-3240 Fax \_\_\_\_\_ Email logan@hdacademy.dance

Name of Applicant (if different than owner): \_\_\_\_\_

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

Contact Information: Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

**Property Information**

Address of Property: 100 E Main St \_\_\_\_\_ Platteville, WI

Present/Former Use of Property: Dance Studio/Apartments

Proposed Use of Property: N/A

**Description of Project.** Briefly describe proposed work and materials to be used.

See attached quote  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Project Budget.**

Total Project Cost: \$4,300 Requested Grant Amount (50% of Project Cost, \$1000 max): \$1000

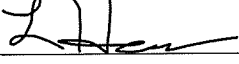
**Attachments.** The following information should be submitted with the application.

Before and after photographs of the property are preferred. Scaled sketches, drawings, plans and/or annotated photographs indicating the work completed would be acceptable. Invoices or other documentation indicating the project costs and what the funds were used for are required.

**Signature.** The undersigned person(s) certifies that the information in and attached to this application is true to the best of their knowledge and belief, and hereby request the Platteville Redevelopment Authority to provide assistance for the project described above.

APPLICANT: \_\_\_\_\_

DATE: \_\_\_\_\_

OWNER: 

DATE: 9/30/23

**Submit to:** Community Planning & Development Department, 75 N. Bonson Street, Platteville, WI 53818

Casey's Sawmill & Lumber LLC  
Casey T Kerkenbush - owner  
PO Box 399  
Dickeyville, WI 53808

Bid date: September 22, 2023

Property address: 100 E Main St, Platteville, WI 53818, John Lewis Building

Property owner: H3 Assets LLC, Logan and Hana Hansen

Work description: **Storefront of building on Main St side:** wrap the four upper windows with white alum coil stock custom bent to fit existing trim, scrape and paint the four middle window header boards/stone sills, scrape and paint the breadboard above the lower grid windows, scrape and paint the lower storefront grid windows and both double grid door sets, paint the lower concrete accents at very bottom of storefront. Patch the small hole in the brick with Type S mortar on the corner of building.

**Side of building facing Second St:** repair and paint the upper small upper vent, wrap the two upper windows with white alum coil stock custom bent to fit existing trim, refasten loose existing alum trim on top of right side middle window, paint the bottom concrete accent on this side of the building.

**Back of building:** wrap one upper window and one door with white alum coil stock custom bent to fit existing trim

Extra work to be done as needed: Rotten wood replacement is **NOT** included in this bid. If any rotten wood is discovered, the owner will be notified and will approve of any replacement with exact same sized wood. Any rotten wood replacement will be billed **EXTRA** based on the cost of the material and the actual time taken to make and replace at \$45.00 per hour. Any new window glazing needed will also be billed at time and material.

Materials included with this bid: One roll, Spectra brand, 24 inch wide by 50 foot long, white aluminum trim coil, Three gallons Dutch Boy, Maxbond, semi gloss white exterior paint

Other items included with this bid: Man lift rental for one week, city permit cost

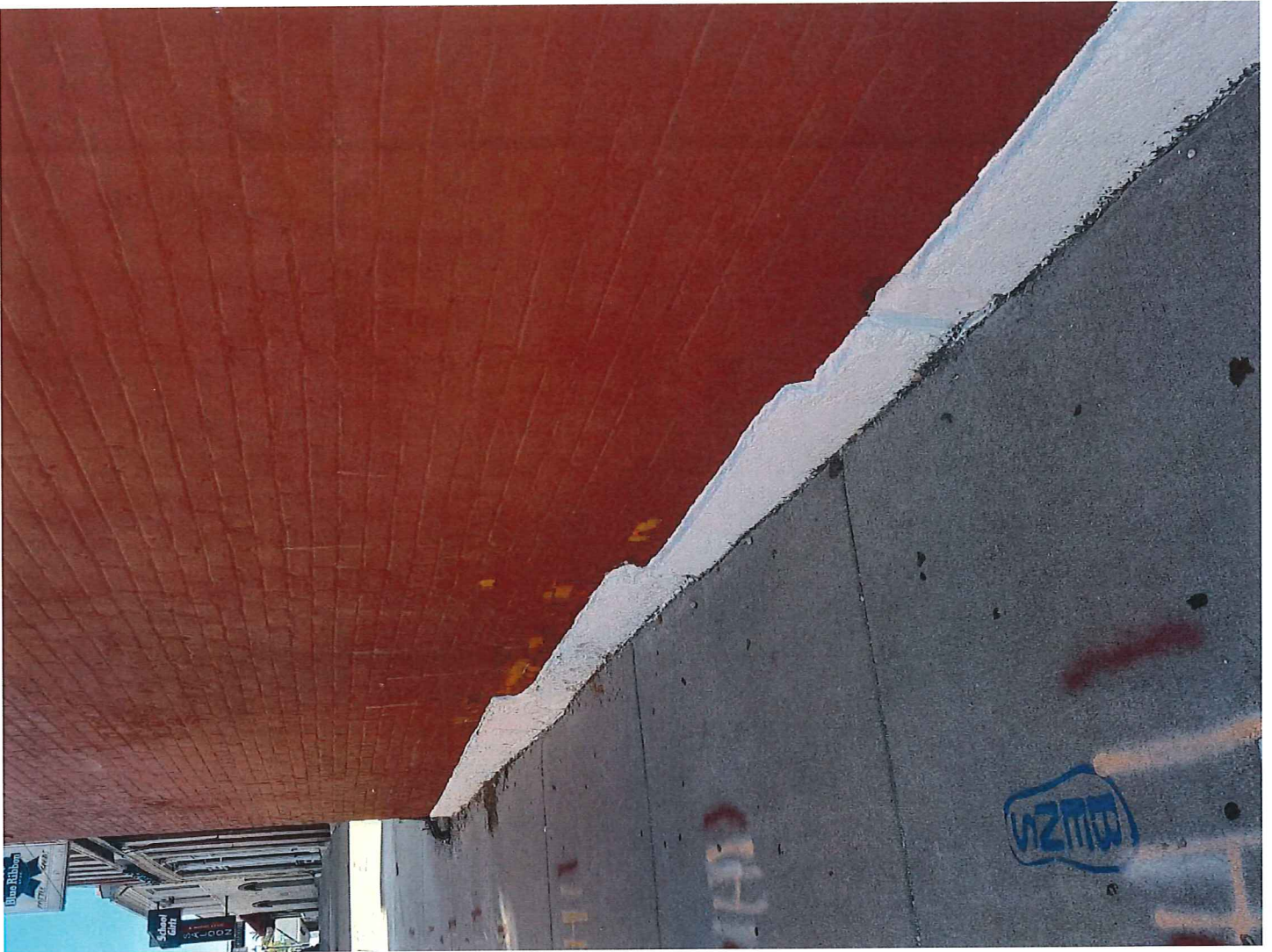
Work timeline: Work to begin no sooner than May 1, 2024 and to be finished no later than September 1, 2024.

Other bid notes: **NO** painting of red building color is included with this bid

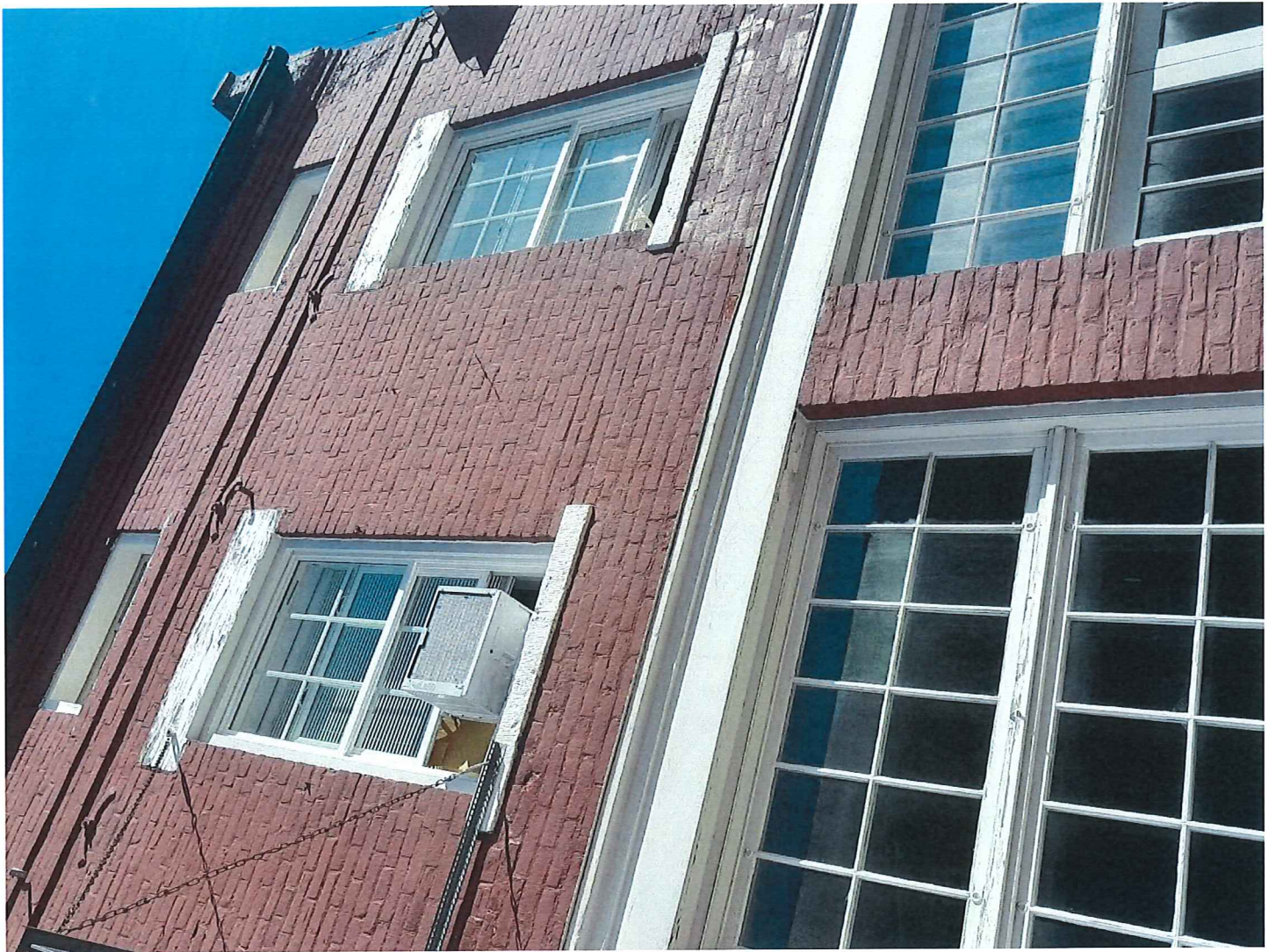
Bid total: \$4300.00 (four thousand three hundred dollars)



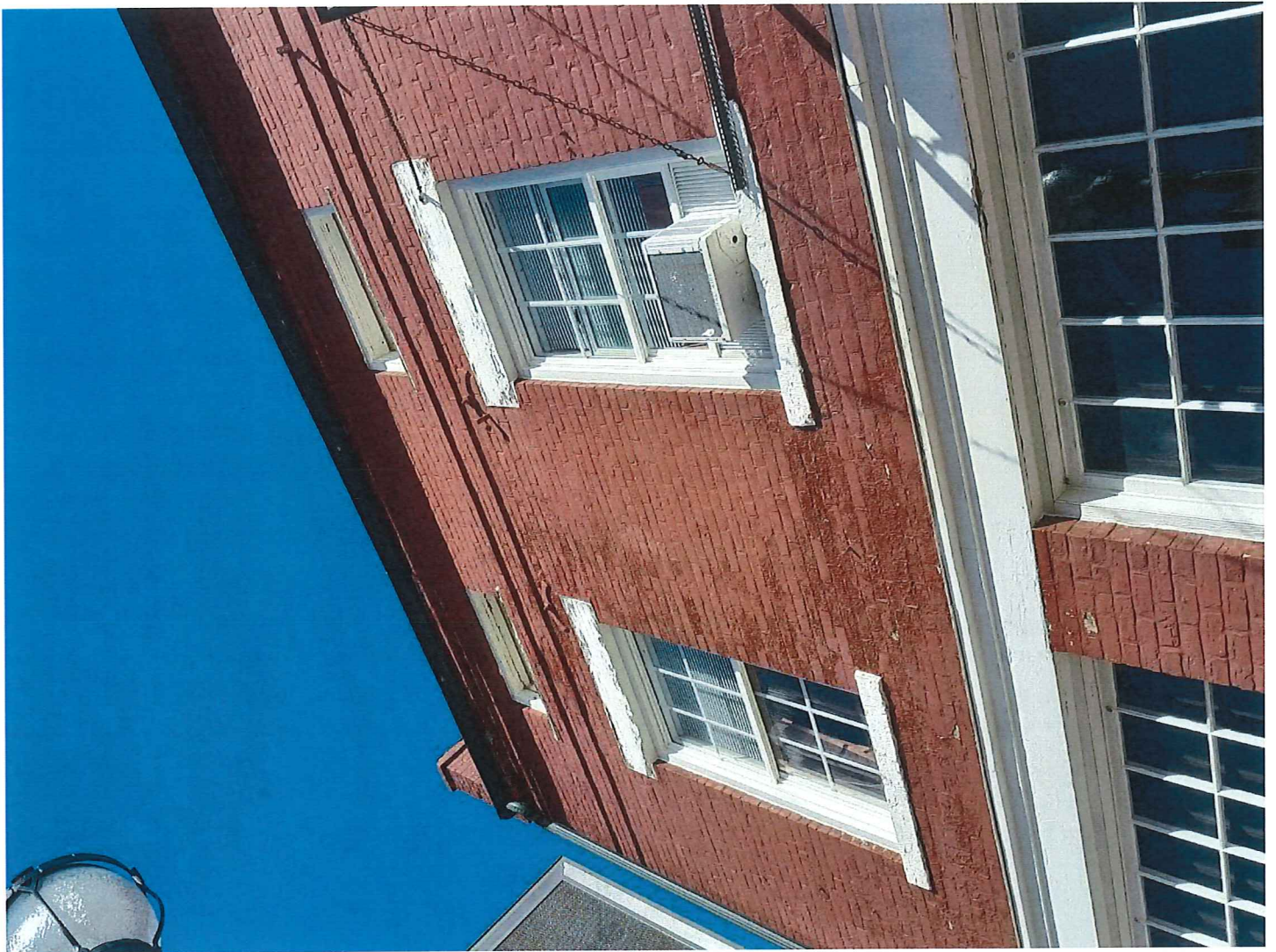














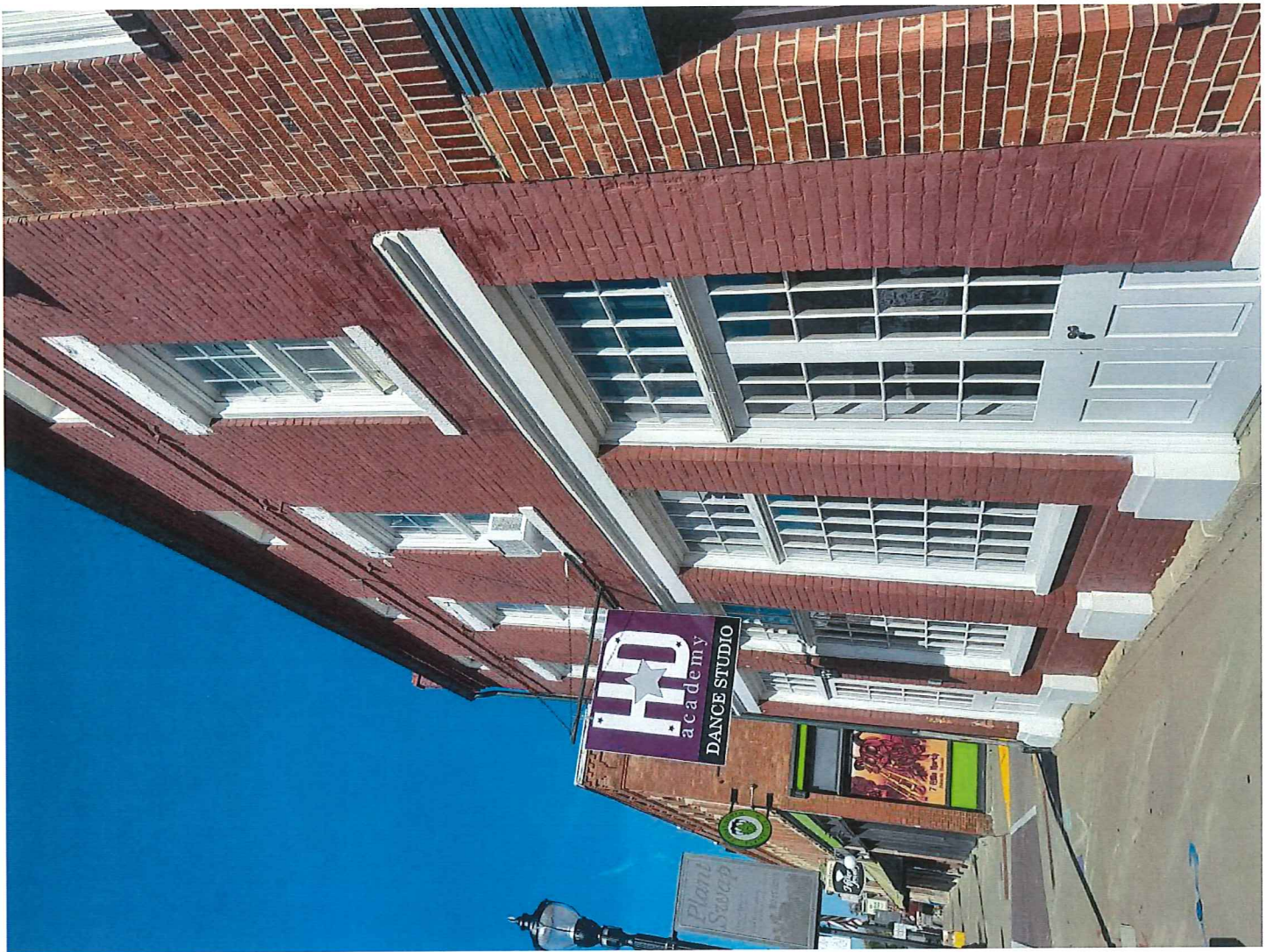












Application for Assistance

***Curb Appeal Grants  
Property Improvement Program***



*City of Platteville Redevelopment Authority*

**Owner/Applicant Information**

Name of Property Owner: Zigmont Properties

Mailing Address: 2718 Homestead Rd Madison, WI 53711

Contact Information: Phone 608-432-4752 Fax \_\_\_\_\_ Email zigmontproperties@gmail.com

Name of Applicant (if different than owner): Robert Obniski

Mailing Address: 2718 Homestead Rd Madison, WI 53711

Contact Information: Phone 608-432-4752 Fax \_\_\_\_\_ Email zigmontproperties@gmail.com

**Property Information**

Address of Property: 310 E Main St \_\_\_\_\_ Platteville, WI

Present/Former Use of Property: Mixed-Use/Apartments

Proposed Use of Property: Same

**Description of Project.** Briefly describe proposed work and materials to be used.

Please see attached for scope of work + costs. Will provide one invoice. Call for questions

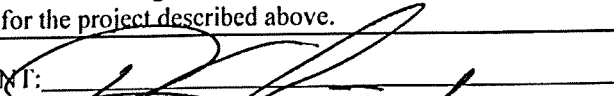
**Project Budget.**

Total Project Cost: \$80,000 Requested Grant Amount (50% of Project Cost, \$1000 max): \$1000

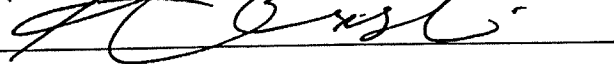
**Attachments.** The following information should be submitted with the application.

Before and after photographs of the property are preferred. Scaled sketches, drawings, plans and/or annotated photographs indicating the work completed would be acceptable. Invoices or other documentation indicating the project costs and what the funds were used for are required.

**Signature.** The undersigned person(s) certifies that the information in and attached to this application is true to the best of their knowledge and belief, and hereby request the Platteville Redevelopment Authority to provide assistance for the project described above.

APPLICANT: 

DATE: 10-13-2023

OWNER: 

DATE: \_\_\_\_\_

**Submit to:** Joe Carroll, Community Development Director [carrollj@platteville.org](mailto:carrollj@platteville.org) 608-348-9741 x 2235  
Community Planning & Development Department, 75 N. Bonson Street, Platteville, WI 53818

LINE ITEM	NOTES	\$\$\$
Gutter Repair	Multiple gutters and down spouts repaired	\$ 785.00
Concrete Sidewalk		\$ 3,565.00
Professional Pressure Wash		\$ 2,083.50
Exterior/Interior Paint	Complete exterior paint + interior hallway and ceiling paint (labor & materials)	\$ 22,067.61
White Wash Brick Exterior		\$ 3,000.00
Landscaping	Trim existing bushes, replace any dead bushes, mulch needed areas. Treat lawn. Remove old overgrown bushes/shrubs.	\$ 1,959.00
Exterior Solar Lights	Install exterior solar powered LED lights throughout parking lot and storage shed area for added safety and security	\$ 1,515.00
Existing Exterior Lights	All exterior lights converted to LED	\$ 950.00
HVAC	Installed PTAC (A/C + Heat) units in each apartment under window. Similar to hotels. No A/C prior.	\$ 19,500.00
Asphalt Parking Lot	Reseal/Repair and crack fill parking lot	\$ 5,000.00
New Signage Throughout	Hang new signs: No Smoking, Under Surveillance, Private Property, Community bulletin boards, LED EXIT signs, emergency lights.	\$ 250.00
Hallway Baseboards	New baseboards, painted black	\$ 600.00
Interior Hall Appeal	Mostly consists of hallway art throughout building	\$ 1,098.46
Laundry Room	Flooring: \$859 Paint: \$197 Baseboards: \$109	\$ 1,165.00
Hallway Scent	Plug-in + spray diffusers	\$ 176.24
Unit Entry Doors	Sanded and refinished/painted	\$ 1,487.90
Hallway Carpet	Hallway and entry carpet installed	\$ 6,662.36
Commercial Office Space	Paint: \$303 Baseboards: \$197 Lights: \$116.5 Secure door hardware: \$122.5 Ceiling tiles: \$244.9 Flooring: \$1077	\$ 2,060.90
Commercial Bathroom	Paint: \$334 Drywall repair: \$750 Toilets \$235 Mirror: \$89.7 Faucet: \$53 Vanity: \$224	\$ 1,685.70
Roof Repair	Rubber Roof repair	\$ 4,780.00
<b>Total Costs</b>		<b>\$ 80,391.67</b>



STATEMENT

PHONE: 608-732-4337

JACKSON ASPHALT MAINTENANCE, LLC

DRIVEWAYS • PARKING LOTS  
RE-STRIPING & STRIPING/PATCHING

480 STEVENS AVENUE

PLATTEVILLE, WI 53818

Zigmont properties  
TO

DATE Sept 12 - 2022

TERMS \*

Paid check

DESCRIPTION	TOTAL DUE
Patch - CF-Seal - stripe of parking lot In platteville... Paid \$2,500 9-7-22 Paid \$2,500 9-12-22	\$5,000
Thanks For the Business	

Paid

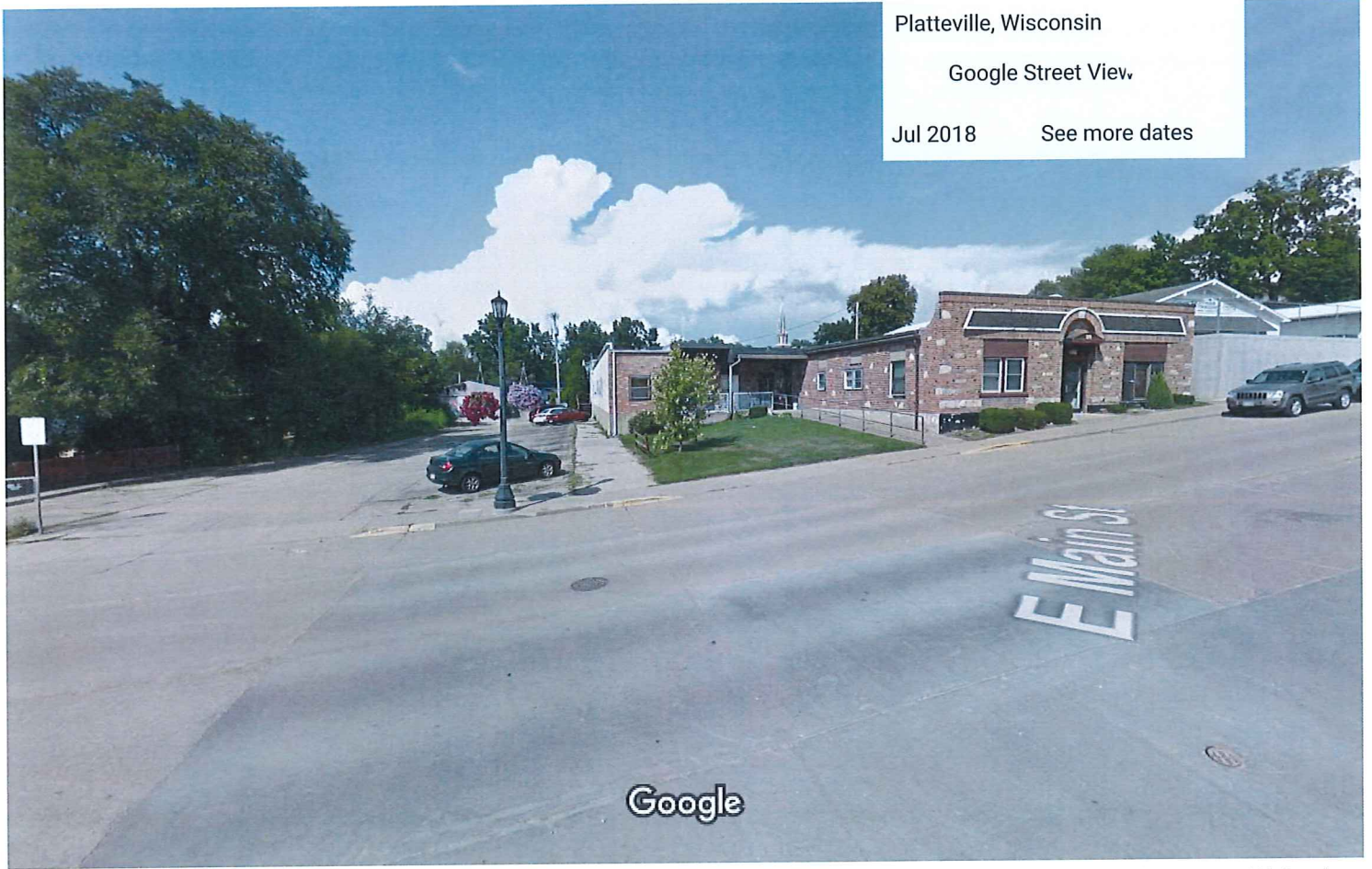
\* 1 1/2% per month service charge will be charged on all accounts after 30 days from statement date. Annual Rate 18%.

BY

*Rob Jackson*

OWNER - ROB JACKSON





Platteville, Wisconsin  
Google Street View  
Jul 2018 See more dates

Image capture: Jul 2018 © 2023 Google



Platteville, Wisconsin  
Google Street View  
Sep 2013



Image capture: Sep 2013 © 2023 Google





