

CDBG Application Number:

CATEGORY:

*For office use only*

**CITY OF WAUKESHA**

**PROGRAM YEAR 2021 (January 1 – December 31, 2021)**

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM APPLICATION FORM FOR CITY OF WAUKESHA  
ALLOCATION**

**DEADLINE FOR SUBMISSION: April 10, 2020, 4:30 pm City Hall Room 200 – Community Development or email to [jfortin@waukesha-wi.gov](mailto:jfortin@waukesha-wi.gov)**

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**GENERAL INFORMATION**

1. Project Title: Historic Springs and Other Structures Restoration Program
2. Project Address (if different from Applicant’s address): 201 Delafield St., Room 200
3. Primary Contact Person/Title: Charlie Griffith
4. Telephone: 262-524-3529
5. E-Mail: cgriffith@waukesha-wi.gov
6. Amount of CDBG 2021 Funds Requested: \$10,000
7. Total Project Costs: \$15,000
8. National Objective (check all that apply):
  - Benefiting low – and moderate – income persons
  - Preventing or eliminating slums or blight
  - Meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.
9. Check One:
  - New Project
  - Continuing previously funded project
10. Provide a brief description of your experience in managing a similar project.

The City of Waukesha Landmarks Commission's goal is to protect, enhance and perpetuate the City's cultural, social, natural, economic, political and architectural history as embodied and reflected in its improvements, landmarks, landmark sites and historic districts. The Landmarks Commission has slowly been stabilizing, repairing and restoring the remnants of historic springs that remain in Waukesha. No other organization exists in our city to do this, and if it isn't done these springs and springhouses will be lost forever. Only a handful of the 50 or more historic commercial springs that once covered the City of Waukesha still exist. Almost all of them have been neglected or ignored for many years and they are in a decayed condition. The Commission is trying to gradually restore these remnants and then help to preserve

them. Community Development staff and members of the Landmarks Commission have been administering this program for several years and have experience using the Department of the Interior's Standards for Rehabilitation of Historic Structures, which is essential when restoring these important pieces of Waukesha

History.

11. Describe the role specific staff will have in this project. Who will be responsible for managing the project, reporting to Community Development, preparing invoices, etc.?

The Community Development Department runs the Historic Springs Restoration program. The program administrator is Charlie Griffith, Associate Planner. He will be responsible for project management, reporting, invoicing, etc.

12. Provide a concise description of the proposed project.

Repairs to and eventual restoration of at least one spring house or spring remnant, depending on the extent of the deterioration (projects involving deteriorated springhouses may take more than a single grant and a single grant year to complete). Since 2013 the restoration of damaged murals at the Silurian Springhouse has been the main restoration project funded by this grant. In 2020, as a result of a transfer of funds from a different project, we expect that it will be possible to finally complete the restoration. The 2020 fund has also been used to complete restoration of stones at Hobo Spring.

The Landmarks Commission has also used Historic Springs Restoration grant money to repair the gate at Acme Spring, purchase locks for all of the remaining spring houses, and do other minor repair work. Members of the public have identified several other historic structures in the city that are in need of restoration and may have a similar value to the springs. Specifically, the Borden's Dairy gate structure in Grebe Park, and the remaining entrance post for the Hartwell estate on Hartwell Ave. are in need of repair and may be candidates for Landmarks restoration efforts. Additional future projects may include repair of stones at Acme Spring, repair of the damaged sign at Minniska Spring, and new signs and other work on the other damaged spring remnants.

If the proposed project is a rehabilitation / ADA / historic rehabilitation of a facility or business, please answer the following:

13. Address of Facility: 700 N. Hartwell Ave. and various other locations.

14. Year it was built 1927 (other spring structures are older)

15. Is the property on a local or national list and/or registered as a historic property?

Yes                       No                       Don't Know

16. Select how your project will serve Low and Moderate Income People (Choose one if applicable):

Benefit to LMI **individuals** (at least 51% of total beneficiaries of program must be LMI and income information must be gathered from all participants)

**Presumed Benefit** (all individuals served in the program qualify as low income because of the type of population served, i.e.: Elderly, Severely Disabled Adults , Abused Children, Battered Spouses, Homeless Persons, Illiterate Adults , Persons with AIDS, Migrant Farm Workers. Income information does not have to be collected.)

Benefit to an **area** that is primarily residential and is located in an eligible census tract (at least 30.34% of residents are LMI). See instructions for a list of eligible census tracts.) Provide list of census tracts:

[Click here to enter text.](#)

- Housing units created to benefit LMI individuals or households (every CDBG funded unit must be occupied by and LMI individual or household)
- Jobs created to benefit LMI individuals (1 job must be created for every \$35,000 of CDBG funds invested in project; 51% of all jobs created must be for LMI individuals)
- Project serves residents of a **NRSA** and agency is a certified CBDO. Provide name of NRSA:  
Click here to enter text.
- Project addresses conditions of **Slum and Blight** on an Area or Spot Basis. Must provide designation of Slum and Blighted area from jurisdiction when contract is signed, and addresses of affected properties.
- ADA Rehabilitation of a public facility or public improvement
- Historic Preservation of residential or commercial properties. Must be designated on a spot slum and blight basis or homeowner or business must qualify as low income.

**17. Describe the need filled for your program or project.**

The historic springs are an important part of Waukesha’s history. No other organization exists in our city to restore the springs, and if it isn’t done the springs and springhouses will be lost forever. Only a handful of the 50 or more historic commercial springs that once covered the City of Waukesha still exist. Almost all of them have been neglected or ignored for many years and they are in a decayed condition. The Commission is trying to gradually restore these remnants and then help to preserve them. Most or all of the springs and other historic structures are located in the central part of the city, in neighborhoods which include a significant number of Low to Moderate Income residents. Restoring the springs will be a significant step toward reducing blight in the area. The springs are some of the most visible landmarks of the springs era, and the Landmarks Commission hopes its successful restoration will serve as a springboard for further restoration and redevelopment efforts.

**18. Describe two anticipated measurable outcomes for your proposed project and activities.**

The main anticipated outcome for 2021 will be restoration of damaged stones at Acme Spring and repair of the Borden Dairy gates. Other smaller projects may also be completed with the 2021 funds.

Another outcome will be publicity for this and other historic sites in the City. The Landmarks Commission intends to publicize this restoration project and use it as a springboard for private donations for additional springs and other Landmarks restoration projects, which will reduce the need for CBDG funds in the future.

**19. Select the appropriate activity category below for your project.**

<b>Public Services</b>	
	Homeless shelter and services

	Meals / Nutrition
	Youth / Childcare / Abused and neglected children
	Seniors and Disabled
	Substance Abuse / Mental Health / Healthcare
	Transportation
	Domestic abuse
	Education
	Employment training
	HIV / AIDS
	Other (list)

<b>NRSA</b>	
	Employment Training/Job readiness education
	Job creation
	Neighborhood revitalization housing efforts (rehab or new construction)
	Job retention programs
	Transportation to jobs
	Crime prevention
	Public Services
	Neighborhood revitalization non-housing efforts (beautification, parks, streets, etc.)
	Other (list)

<b>Housing</b>	
	Homeowner rehabilitation program loans
	Rental rehabilitation (special needs/transitional or permanent housing for very low income / supportive services and case management attached to units)
	Rental rehabilitation (multi-family projects, general low income population)
	Downpayment assistance
	Housing counseling
	Acquisition / site preparation of land for housing purposes (not construction)
	Residential historic preservation
	Other (list)

<b>Public Facilities and Improvements (Rehab/construction costs--not operating costs) *the rehab may be for ADA compliance OR to benefit low-moderate income people for each activity</b>	
	Homeless facilities
	Youth / Abused children facilities
	Senior / Disabled facilities
	Facilities for AIDS patients
	Neighborhood / Community centers
	Parks / Playgrounds / Recreational facilities
	Streets / Sidewalk improvements
	Water / Sewer improvements
	Flood drainage improvements
	Parking lots
X	Other (list) Restoration of spring structures in Waukesha Springs Park and Frame Park

<b>Economic Development</b>	
	Loans to small/medium businesses for low-moderate income job creation or retention
	Commercial / Industrial infrastructure development or improvements
	Façade improvement loans to businesses
X	Non-residential historic preservation
	Other (list)

<b>Administration and Planning</b>	
	Housing rehab program administration
	Revolving Loan Fund administration
	Fair housing activities
	Planning for communities or NRSAs
	Other (list)

## Appendix A: Results of Prior Year Projects

20. Was your department able to spend the CDBG allocation awarded within the calendar year? (Provide explanation for any extensions into the next year for 2019)

Due to challenges scheduling the Hobo Spring stone repair and the Silurian Mural restoration before the

end of the year, some of the 2019 funds were not spent until the beginning of 2020. However, as of early April 2020, all funds have been allocated.

**21.** Has your department had any CDBG funds reprogrammed (taken back) by the CDBG Board? (Explain for 2019)

Due to the delays in the Spring restoration project, the CBDG Board reprogrammed \$3975.96 from the 2014 grant, \$10,000 from 2015, and \$15,000 from 2016. The total reprogrammed amount was \$28,975.96. All of it was diverted to the Downtown Shared Dumpster Enclosure project. The Landmarks Commission did not apply for CBDG grants for the Springs project in 2017 or 2018. It applied for funding again since it seemed likely that the new Silurian restoration method would be successful. Since we anticipate completion of the Silurian mural project in 2020, the 2021 request has been reduced from \$20,000 to \$10,000.