

CDBG Application Number:

CATEGORY:

*For office use only*

**CITY OF WAUKESHA**

**PROGRAM YEAR 2022 (January 1, 2022 – December 31, 2022)**

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

**DEADLINE FOR SUBMISSION: March 26, 2021, 4:30 pm City Hall Room – Community Development or email to  
rgrams@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.
3. Primary Contact Person/Title: Charlie Griffith – Associate Planner
4. Telephone: 262-524-3529
5. E-Mail: cgriffith@waukesha-wi.gov
6. Amount of CDBG 2022 Funds Requested: \$10,000.00
7. Total Project Costs: \$10,000.00
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.

Along with reviewing and approving restoration and repair work on historic properties, and distributing Paint and Repair Grant money, one of the Landmarks Commission's most important areas of focus is on restoring and preserving the remnants of the Springs Era, which was a major period of growth and national significance for Waukesha.

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.**

The Springs Era, which ran from the 1870's through the first two decades of the twentieth century, was Waukesha's most significant period of growth and prominence. People came from all over the country to experience the springs, which were believed to have healing properties. Waukesha became a resort community and Waukesha spring water was bottled and sold nationwide.

Of the more than fifty commercial springs that once covered the city, only a handful are still in existence, and almost all of them are in a decayed condition. The Landmarks Commission has been gradually working to restore and repair them since 2013.

In past years the major focus of the Springs Restoration work has been the restoration of the murals at the Silurian Springhouse in Waukesha Springs Park, which had been damaged by vandalism. That project was finally completed in 2020, as was a repair project at Hobo Spring in Frame Park. This year the focus has been on badly needed repairs to Acme Spring and Minniska Spring, both of which are located on private property but have easements allowing the public to access them and the city to restore them. The Springs Committee, an unofficial group of volunteers who advise the Landmarks Commission, has identified additional needs at all of the springs, which can be addressed in future years. Additional work may include restoration of signs at several of the springs, repair to the Borden Dairy gate structure in Grebe Park, and repair to the entrance post for the Sanger estate on Hartwell Ave.

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, 304 W. North St., 2147 Kensington Dr., and other locations.

**14. Year it was built** Silurian was built in 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.**

With the current restoration work at Acme and Minniska Springs hopefully completed in 2021, the work in 2022 will include repairs to ventilation and electrical systems at Silurian Spring, potential additional restoration work at Hobo Spring, to reduce mud infiltration, improve accessibility, and deter future vandalism, new signs at several of the springs, and repairs to the Borden Dairy gate structure.

Another outcome will be publicity for this and other historic sites in the City. The Landmarks Commission and affiliated volunteers intend to host tours of the springs as part of the city’s 125<sup>th</sup> anniversary events this year. The restoration work has already increased interest in the springs and inspired volunteer work to do cleanup and other maintenance that can’t be covered by CDBG grants. We believe the tours in 2021 will galvanize further support for springs restoration.

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

Public Services	
<input type="checkbox"/>	Homeless shelter and services
<input type="checkbox"/>	Meals / Nutrition
<input type="checkbox"/>	Youth / Childcare / Abused and neglected children

	Seniors and Disabled
	Substance Abuse / Mental Health / Healthcare
	Transportation
	Domestic abuse
	Education
	Employment training
	HIV / AIDS
	Other (list)

NRSA	
	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)

Housing	
	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)

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	
	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)

Economic Development	
	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)

Administration and Planning	
	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 2020)

In 2020 the initial springs restoration grant was for \$20,000 and an additional \$20,000 was reprogrammed into the springs restoration fund from other projects. We were able to use that money to complete the

Silurian mural restoration project along with other work, spending a total of \$39,700.00. \$300 was carried over into the 2021 fund and we expect that it will be spent before June of this year.

**21.** Has your department had any CDBG funds reprogrammed (taken back) by the CDBG Board? (Explain for 2020)

No money was reprogrammed from the Springs Restoration fund in 2020. \$20,000 was reprogrammed *into* the project and we were able to spend almost all of that money. The Springs Restoration program previously had money reprogrammed due to delays in the Silurian mural restoration project, but that project has now been completed and no additional delays are expected.