

**CDBG Application Number:**  
**CATEGORY:**

*For office use only*

**CITY OF WAUKESHA**

**PROGRAM YEAR 2019 (January 1 – December 31, 2019)**

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

**DEADLINE FOR SUBMISSION: April 6, 2018, 4:30 pm City Hall Room 200 – Community Development**

**GENERAL INFORMATION**

1. **Project Title:** City of Waukesha Landmarks Commission Historic Springs Restoration Program
2. **Project Address (if different from Applicant's address):** 201 Delafield St., Waukesha, WI 53188.
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 2019 Funds Requested:** \$20,000
7. **Total Project Costs:** \$25,000
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 of Waukesha'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 Landmarks Commission Historic Springs Restoration Program. The program administrator is Charlie Griffith, Associate Planner. He will be responsible for project management, reporting, invoicing, etc. All decisions on spending of this money are made by the Landmarks Commission.
12. **Provide a concise description of the proposed project.**

Repairs to and eventual restoration of at least one (1) spring house or spring remnant, depending on the extent of the deterioration (i.e., projects involving deteriorated spring houses may take more than a single grant and a

single grant year to complete). The replacement of deteriorated blocks and tuckpointing of the exterior of the Silurian Springhouse at Waukesha Springs Park is an example. It took several years worth of CDBG grants to be able to afford to do this very expensive and crucial part of the Silurian Springhouse's restoration effort. In 2013 The Landmarks Commission selected Restoric LLC as the contractor to repair the mosaics. Restoric is one of the few contractors in the country with experience in mural restoration. These expensive exterior repairs are needed before the mosaics are so deteriorated as to make restoration impossible. As with past springs projects, this project is anticipated to be expensive given the skills and expertise needed to properly restore these tile mosaic murals, so the City originally planned on a 2-4 year implementation.

Due to scheduling and weather issues Restoric was not able to start the project in 2013 or 2014. In the he initial phase they attempted to restore the tiles and add a protective glazing to them while they were in place on the wall of the springhouse. The glazing didn't fully stick though, and the tiles were damaged over the following winter. In 2017, Restoric tried a new method on one tile. Instead of restoring the tile in place it was removed and transported to a facility in Chicago. It was restored and the glazing was added there, so it had a chance to dry while the tile was horizontal. Restoric reinstalled the tile and has waited to see whether the coating lasts through the winter. If it did work, several more tiles will be restored this year using the same process.

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.

**14. Year it was built:**1927

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

☒ Yes

☐ No

☐ Don't Know

The Silurian Springhouse is on the National Register of Historic Places and is also a Local Landmark.

The other springs the Landmarks Commission is responsible are also on the National Register of Historic Places and are Local Landmarks.

**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:

☐ 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:

☒ 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

**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.

Silurian Spring, which is the focus of the current repairs, is located in Waukesha Springs Park in the central part of the city. The surrounding neighborhood includes a significant number of Low to Moderate Income residents. Restoring Silurian Spring will be a significant step toward reducing blight in the area. The spring is one 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 outcome will be restoration of the damaged murals to their original appearance. The first mural restorations were very successful, and the Landmarks Commission hopes the new glazing method will preserve that success.

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.**

Public Services	
	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)

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

<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 a historic springhouse in Waukesha Springs Park

<b>Economic Development</b>	
	Loans to small/medium businesses for low-moderate income job creation or retention
	Commercial / Industrial infrastructure development or improvements
	Facade 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 agency able to spend the CDBG allocation awarded within the calendar year? (Provide explanation for any extensions into the next year for 2017)

The Landmarks Commission was not able to spend all of the money allocated in 2014, 2015, and 2016 due to the delays in the Silurian Spring restoration, so it did not apply for any money in 2017 and 2018. Previous years unspent funds were reallocated to the Downtown Shared Dumpster. It is anticipated that the new procedure for mural restoration is working so we can proceed in a more timely manner to finish this important restoration.

### 21. Has your agency had any CDBG funds reprogrammed (taken back) by the CDBG Board? (Explain for 2017)

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 is reapplying now since we anticipate having enough projects to spend the full allocation.