

**CITY OF SPARTA  
ECONOMIC DEVELOPMENT AND BLOCK GRANT COMMISSION  
APRIL 12, 2023  
5:30 P.M.  
CITY HALL**

1. Call Meeting to Order
2. Consent Agenda: Consisting of the minutes from the March 02, 2023 meeting
3. Small Business Façade request for Mid-Town Offices- Bill Wissestad at 103 S Water Street Sparta, WI 54656
4. Update on CDBG Financials
5. Items for future consideration
6. Adjourn

A possible Quorum of the Common Council may be in attendance at this meeting.  
No action will be taken by the Council.

Posted 04.10.2023



## SMALL BUSINESS FAÇADE LOAN PROGRAM APPLICATION

Applicant Name(s):

William Wissesstad

Telephone Number: (608) 633-5955 (home/cell) (608) 269-5688 (work)

Residence Address: 1009 N. Chester St, Sparta, WI, 54656  
Street Address, City, State, Zip

Email: bill.wissesstad@gmail.com

Note: Please list names of all property owners as shown on deed or land contract

William Wissesstad

Business Information:

Name of Business: Mid-Town Offices

Mailing Address: 1009 N. Chester St

City, State, Zip: Sparta WI 54656

Type of Business: Office Complex # of Employees (Include Owners): 1

Check one:  Individual  Partnership  Corporation

Names of Partners or Corporate Officers:

NA

**Project Information:**

Address of property to be improved (if different): 103. S Water St.

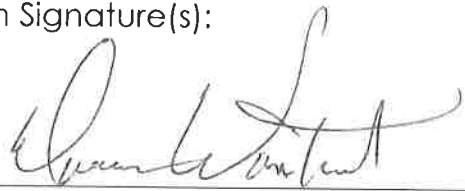
Total loan amount being applied for: 15,000<sup>00</sup> (\$15,000 maximum)

Improvements to be made (include proposed amount and supporting documentation):  
New Roof \$8,000.<sup>00</sup>

Proposed project time frame:

Starting date: 4/15/2023 Est. Completion Date: 4/21/2023

Application Signature(s):

Signature: 

Date: 3/24/2023

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**\*Buildings located in the Historic District downtown will require prior approval from the Historic Preservation committee.**

Office Use Only: CDBG Committee Meeting Date: _____ Approved: _____ Denied: _____
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Parcel #: 281-00910-0000

Valid as of 03/01/2023 04:21 PM

Alt. Parcel #: 281-150-002-0052

CITY OF SPARTA  
MONROE COUNTY, WISCONSIN

<b>Owner and Mailing Address:</b> WILLIAM W WISSESTAD TONI E WISSESTAD 1009 N CHESTER ST SPARTA WI 54656		<b>Co-Owner(s):</b> WISSESTAD, TONI E	
<b>Districts:</b>		<b>Physical Property Address(es):</b> * 103 S WATER ST	
<b>Dist#</b>	<b>Description</b>	<b>Parcel History:</b>	
0200	WESTERN TECHNICAL COLLEGE	<b>Date</b>	<b>Doc #</b>
5460	SPARTA SCHOOL DIST	01/20/2023	<u>713130</u>
8030	LAKE DISTRICT #8030	09/29/2003	<u>530016</u>
		08/03/1999	<u>479229</u>
			<b>Vol/Page</b>
			/
			/
			295R/80
			29R/13
			<b>Type</b>
			WD
			TRD
			LC
			<i>more...</i>
<b>Abbreviated Description:</b> CASSELMAN'S 1ST ADD S 35' OF LOT 5, BLK 2		<b>Acres:</b> 0.121	

<b>Plat</b>	<b>Tract (S-T-R 40% 160% GL)</b>	<b>Block/Condo Bldg</b>
* N/A-UNPLATTED LANDS		

**2023 Valuations:** Values Last Changed on 07/13/2020

Class and Description	Acres	Land	Improvement	Total
G2-COMMERCIAL	0.121	36,900.00	186,700.00	223,600.00
<b>Totals for 2023</b>				
General Property	0.121	36,900.00	186,700.00	223,600.00
Woodland	0.000	0.00	0.00	0.00
<b>Totals for 2022</b>				
General Property	0.121	36,900.00	186,700.00	223,600.00
Woodland	0.000	0.00	0.00	0.00

**2023 Taxes**  
Taxes have not yet been calculated.

**Key** \* - Primary

1701 Miller Street  
La Crosse, WI 54601



Phone: (608) 785-0901  
Fax: (608) 782-1114

**Roofing - Maintenance - Skylights - Wall Panels - Chimneys**

February 15, 2023

Bill Wisnesiad  
103 South Water Street  
Sparta, WI 54656  
(608) 633-5935

**RE:** Reroof approximately 50 square roof area with 60mil adhered EPDM.

We propose all labor material to provide the following:

1. Remove existing ballast, EPDM. Insulation down to asphalt vapor barrier.
2. Remove existing coping and metal flashings around perimeter of roof.
3. Remove rotten wood blocking from top of front parapet wall and install new.
4. Remove old metal paneling from front parapet wall.
5. Install additional wood blocking as needed for new insulation height on back of building.
6. Adhere down 2 layers of 2" ISO over concrete deck. 1 fastener per every 2 sq.ft.
7. Install RTS at all angle changes.
8. Fully adhere black 60 mil EPDM membrane over ISO insulation.
9. Fully adhere EPDM up and over parapet walls.
10. On front parapet wall install new pre-rib metal panels.
11. Terminate EPDM at walls with T-bar and counter-flashing.
12. Fabricate and install new 24ga pre-finished metal coping.
13. Fabricate and install new 24ga pre-finished metal gutter and downspout.
14. Flash all penetration per manufacturer 20 year details.
15. Provide a 20 year manufacturer warranty.
16. Include a 5 million dollar liability policy.

**BID AMOUNT:** Eighty-one thousand nine hundred twenty-five dollars.....\$81,925

Notes: Price protection 3/03/2023

- Deteriorated decking or rotten wood will be replaced at time and material if required.
- Deteriorated walls will be repaired at time and material if required.
- If there is no plywood behind front wall it may need to be added at time and material if required.
- If wood is rotten inside front parapet wall it will be repaired at time and material.
- If tapered insulation is needed it will be billed at time and material.

Payment terms: Materials upon delivery, remaining balance upon monthly completion. 18% APR applied to late payment. Ledgear Roofing reserves the right to exercise its lien rights if payment terms are breached. Fasteners will penetrate roof deck. Ledgear Roofing Company, Inc. cannot be held responsible and will be held harmless of electrical which may be attached to the underside of roof deck and to internal damage which may occur due to vibrations during re-roofing. Mechanical and electrical not included in bid if required.

Acceptance of this proposal and terms by signing below:

**OWNER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
This Proposal was prepared and submitted by Jeremy J. Teeter.

## April 12, 2023 CDBG Meeting – Financials

**CDBG Home Loan (1988WDF): \$112,691.17 (see below)\*\***

**Small Business Façade Loan: \$77,092.23**

**Open File** \$6,924.00 to be paid yet – Heidi Lydon/HLS Enterprises – work has been started, but will finish in spring due to weather.

**Open File** \$15,000.00 to be paid yet – RBI Rentals – work will start in spring due to weather.

**Open File** \$11,780.15 to be paid yet – Phyllis Frisk/Second Season – having issues with her contractor.

**Open File** \$10,165.00 to be paid yet – Troy Ziegler/Market Properties, mortgage will be done within a few weeks and the doors will be installed shortly after, he was waiting on materials.

After the request for William Wissestad of \$15,000.00, we will have **\$18,223.08** left in the account.

Outstanding Loan Balance for CDBG Home Loan (1988WDF):  
**\$606,297.44**

Bank statement balance to be returned. Outstanding loan funds to be returned in full, less administration fees, at the time of satisfaction.