



N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

**AGENDA
COMMUNITY DEVELOPMENT AUTHORITY MEETING
VILLAGE OF SUSSEX
5:30 PM TUESDAY, SEPTEMBER 19, 2023
SUSSEX CIVIC CENTER – BOARD ROOM 2ND FLOOR
N64W23760 MAIN STREET**

Pursuant to the requirements of Section 19.84, Wis Stats., notice is hereby given of a meeting of the Sussex CDA, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. Notice of Village Board Quorum, (Chairperson to announce the following if there is a quorum of the Village Board: Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow the same.)

1. Call to order.
2. Roll Call.
3. Consideration and possible action on the minutes of the CDA meeting held on March 21, 2023.
4. Consideration and possible action on a Business Development Loan Pool loan for WI Ludwig LLC for new wall signs at the former Tekila restaurant located at N63W23675 Main Street.
5. Discussion on possible projects and events for 2024.
6. Adjournment.

Chairperson
Community Development Authority

Jeremy Smith
Village Administrator

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Jeremy Smith at 246-5200.

**VILLAGE OF SUSSEX
COMMUNITY DEVELOPMENT AUTHORITY
5:30 PM TUESDAY, MARCH 21, 2023
SUSSEX CIVIC CENTER – BOARD ROOM, 2ND FLOOR
N64W23760 MAIN STREET**

MINUTES

Meeting was called to order by President LeDonne at 5:31 p.m.

1. Roll Call

Members Present: President LeDonne, Trustee Adkins, Members Bell and Benka

Members Excused: Members Badalamente, Stone, and Pfalz

2. Consideration and action on minutes from the January 17, 2023, meeting.

Motion by Pfalz seconded by Adkins to approve the January 17, 2023 minutes.

All ayes. Motion carried.

3. Review application for Business Development Loan Pool loan program

4. Review application and outline for Downtown Revitalization Grant

Member Pfalz left at 5:57 pm.

5. Consideration and possible action on purchasing tables and chairs for the plaza area in front of the Civic Center.

Motion by Adkins seconded by Bell to approve the purchase of tables and chairs for the plaza area in front of the Civic Center from Prestwick for a total cost of \$7,625.

All ayes. Motion carried.

6. Consideration and possible action on purchasing Adirondack Chairs for the greenspace in front of the library in partnership with the Library

Motion by LeDonne, seconded by Bell to approve the purchase of Adirondack chairs in partnership with the library for a cost not to exceed \$500.

All ayes. Motion carried.

7. Consideration and possible action on purchasing planters for the plaza area in front of the Civic Center.

Motion by Benka, seconded by Bell to approve the purchase of four planters for the plaza area in front of the Civic Center for an estimated cost of \$2,772.75.

Ayes: President LeDonne, Members Bell, and Benka.

Nays: Trustee Adkins.

Motion carried.

8. Adjournment

Motion by LeDonne, seconded by Benka to adjourn at 6:20 p.m.

All ayes. Motion carried.

Respectfully Submitted,
Gabe Gilbertson
Community Development Director

DRAFT



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MEMORANDUM

To: CDA

From: Gabe Gilbertson, Community Development Director

Re: September 19, 2023 CDA Meeting

Date: September 14, 2023

3. **Consideration and possible action on the minutes of the CDA meeting held on March 21, 2023.**
4. **Consideration and possible action on a Business Development Loan Pool loan for WI Ludwig LLC for new wall signs at the former Tekila restaurant located at N63W23675 Main Street.**

The Village of Sussex in partnership with Bank Five Nine has a Business Development Loan Pool (BDLP) program which offers low interest rate loans to business in the Village with a focus on the downtown area for amounts up to \$25,000.

The Village has received a loan request in the amount of \$24,851.35 for new wall signs at the former Tekila restaurant in the Mammoth Lofts mixed-use development on Main Street. Tekila closed at the end of last year and the owner is now opening a new restaurant called The Goat; an elevated sports bar featuring imagery of notable sports athletes.

The first step of a BDLP application is a review and action by the CDA. If the CDA chooses to approve the application it will be forwarded to Bank Five Nine where they will review the loan application from a banking perspective. If the Bank approves the loan, closing will occur between the applicant, bank, and Village and the applicant will be provided a check from the Bank.

Policy Question:

1. Village Staff understands the importance of Economic Development, however, Staff has concerns about the restaurant's brief operation last year and not being open for much of this year and if a Village sponsored loan is an appropriate economic development tool at this time.

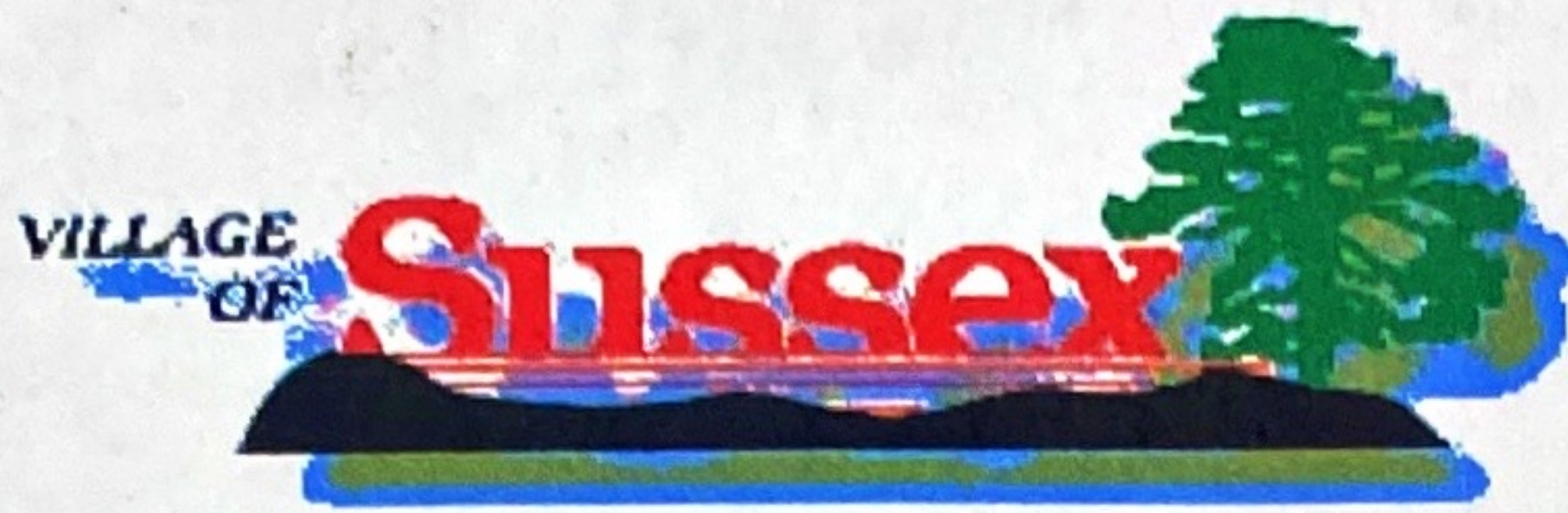
Action Items:

1. Act on Business Development Loan Pool application.

Staff Recommendation: Staff recommends the Community Development Authority discuss the application and make a determination if the Board would like to approve or deny the Business Development Loan Pool loan application.

5. Discussion on possible projects and events for 2024.

Discussion on possible projects, events, or initiatives for 2024.



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SUSSEX BUSINESS DEVELOPMENT LOAN POOL APPLICATION

I. Applicant Information

Name: Katherine Rizer Phone Number: 262-370-8448

Home Street Address: 530 E Wisconsin Ave

City: Pewaukee WI 53072
State Zip

II. Proposed Project:

Full Legal Name of Borrower: WI Ludwig LLC

Address: N63W23675 Main Street Sussex WI 53089
Street City State Zip

Contact Person: Chaz Hastings 414-334-9363
Phone Number

Type of Business: Restaurant

Year Business was established: 2020 Years under current Management: 3

Number of Current Employees: 0 Number of proposed employees: 20-30

Business Ownership Type: LLC

III. Loan Request

Amount Requested: \$ 25,000

Please attach a narrative describing the scope of work which the Business Development Loan Pool loan will be used for and the anticipated benefits to be realized from the proposed project. Please also include a **Business Plan**.

Please read and agree to terms below:

The information contained in this application is provided to induce the participating partners to extend credit to you. You acknowledge and understand that participating partners are relying on the information provided in this application in deciding whether to extend credit to the applicant. Each of you represent, warrant and certify that the information provided in this application is true, correct and complete. Each of you agree to notify participating partners immediately of any materially adverse change in (1) any of the information contained in this application or (2) you or any proposed guarantor's financial condition. The participating partners are authorized to make all inquiries it deems necessary to verify the accuracy of the information contained in this application. You authorize any person or credit reporting agency to give the participating partners any information it may have about you. Each of you signing below do authorize the participating partners to obtain credit checks on you, including consumer credit checks through credit reporting agencies and direct inquiries of business(es) where you have accounts, where you worked, or other sources;

(b) to contact these sources at any time whether before, during or after the term of any agreement between you and participating partners to update information or to assist the participating partners in enforcing any obligations you owe to the program; and (c) to properly report any performance with regard to credit extended to anyone who may properly receive such information.

I have read and agree to the terms above.

Please sign below:

Corporation or partnership applicant: Individual, LLC Member, Sole Proprietor, and Guarantors:

W1 Ludwig, LLC _____
Name of entity Authorized Signature

Authorized Signature Katherine Rizer
Print Name

Authorized Signature Monica Lyons
Print Name

The Goat Sports Bar and Grill

The Goat will be located in the former Tekila space in the Mammoth Springs Development on Main Street of Downtown Sussex. The 3,500 square foot space will feature images of some of Wisconsin's Greatest Of All Time athletes, performers and notable individuals. The space opens up to a large stained concrete patio and Old Brook Square Sussex Park which is leased by the ownership. The patio/park area will feature live music performances, adult games such as bag toss, life size Jenga, Hammerslagen and a sandbox for children.

The menu will be elevated bar food including appetizers, gourmet chicken wings, sandwiches, salads, soups and daily specials. The beverage menu includes 16 lines of draft beer which will feature local breweries and other popular brands. Ole Smokey distillery will be the featured cocktail of choice along with some other local distilleries.

The ownership/management team will consist of Katie Rizer, Monica Lyons, Scott Carleton and Chaz Hastings. Chef Katie Rizer has 30 years of experience in the hospitality industry and will be responsible for menu development and kitchen staff. She has worked in all facets of the business at establishments including the Delafield Brewhaus and Delafield Hotel. Monica Lyons has over 20 years of experience in developing hosts, servers and bartenders at the Golden Mast. She will lead the front of house team and handle the social media. Scott Carleton has over 10 years in the hospitality industry including the comeback of Big Boy in WI. He will be responsible for the facility and park maintenance. Chaz Hastings has over 25 years in the hospitality industry including ownership at Milwaukee Harley-Davidson and 10 other bar/restaurants in SE WI. He will be responsible for entertainment and the beverage menu.

Created Date: 9/5/2023

DESCRIPTION: The GOAT/ Big Boy

Bill To: WI Ludwig
N112W16344 Mequon Road
Germantown, WI 53022
US

Installed: WI Ludwig
Chaz Hastings
Main Street
Sussex, WI
US

Requested By: Chaz Hastings
Email: chaz@hastingswi.com
Cell Phone: (414) 334-9363

Salesperson: Patrick Yates
Email: patrick.yates@fastsigns.com
Entered By: Patrick Yates

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	West Face/Patio Area	1	\$6,641.00	\$6,641.00
1.1	Sub - Electrical - Part Qty: 1 Text: The Goat Channel Letter Set			
1.2	Service - Installation (Bucket Truck) - - Crew Size: 2 Installers - # of Hours: 2			
2	Main Street & Parking Lot Facades	2	\$8,323.00	\$16,646.00
2.1	Sub - Electrical - The Goat Channel Letter Set Part Qty: 1 Text: The Goat Channel Letter Set			
2.2	Service - Installation (Bucket Truck) - Remove Tekila and Install The Goat - Crew Size: 2 Installers - # of Hours: 2			
2.3	Sub - Electrical - Rectangular Cabinet Part Qty: 1 Text: Remove Ti Amo and replace with rectangular cabinet			
2.4	Service - Installation (Bucket Truck) - Remove Ti Amo and Install Rectangular Cabinet - Crew Size: 2 Installers - # of Hours: 4			
3	Permitting	1	\$400.00	\$400.00

3.1	Permit Service - Part Qty: 1 - Retail Price: \$400.00
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Thank you for the opportunity to quote your project. If you have any questions please let us know, we are happy to help! We look forward to working with you.

Subtotal:	\$23,687.00
Taxes:	\$1,164.35
Grand Total:	\$24,851.35

DUE TO GLOBAL SUPPLY CHAIN ISSUES OUR ESTIMATES ARE CURRENTLY ONLY VALID FOR 7 DAYS

THIS MAY BE EXTENDED AT THE DISCRETION OF THE SALESPERSON.

Full payment is due upon placement of your order. If you have an account with us, then the terms of your account apply, however certain projects may still require a deposit amount of up to 50%.

Signature: _____ **Date:** _____