



Wauwatosa, WI

Community Development Authority

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, April 17, 2025

3:00 PM

Zoom Only:
<https://servetosa.zoom.us/j/85717415522>,
Meeting ID: 857 1741 5522

VIRTUAL MEETING INFORMATION

Members of the public may observe the meeting via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- | | | |
|----|-------------------------------------|---------|
| 1. | Approval of Minutes - March 6, 2025 | 25-0625 |
|----|-------------------------------------|---------|

NEW BUSINESS

- | | | |
|----|--|---------|
| 1. | Consideration of a small business forgivable loan for Pipsqueak Wine at 6404 W North Avenue to create an outdoor patio space | 25-0626 |
| 2. | Consideration of a small business forgivable loan for Idyll Coffee at 6330 W North Avenue for equipment purchases | 25-0627 |
| 4. | Consideration of Affordable Housing Fund Policy | 25-0629 |
| 5. | Update on Harlow & Hem redevelopment of Blanchard Street Parking Lot | 25-0630 |

The body may convene into closed session pursuant to Sec. 19.85(1)(e), Wis Stats., for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require closed session, and may reconvene into open session.

NEXT MEETING DATE AND TIME

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-0625

Agenda Date: 4/17/2025

Agenda #: 1.

Approval of Minutes - March 6, 2025



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-0626

Agenda Date: 4/17/2025

Agenda #: 1.

Consideration of a small business forgivable loan for Pipsqueak Wine at 6404 W North Avenue to create an outdoor patio space

Submitted by:

Jennifer Ferguson

Department:

Economic Development

Pipsqueak Wine is requesting forgivable loan funds for the construction of an outdoor patio space that will enhance the street corner at N 64th Street and W North Avenue. The outdoor space at 6404 W North Ave is owned by Galnahan Redbrick LLC, an LLC owned by Joe Galbraith and Nick Carnahan, also the owners of 6410 W North Avenue. Pipsqueak Wine sells wine and beer for on and off-site consumption as well as charcuterie plates and small bites. Pipsqueak Wine's entrance is south-facing and opens onto a ramp that leads to the southwest edge of the outdoor seating and will be the access point for people going back and forth between the two. In addition to landscaping improvements, a pergola and seating for 12 will be installed, enhancing this space and the corner of North Avenue. Pipsqueak Wine is in the process of obtaining required City permits and approvals. Staff recommends approval of funding up to the maximum \$15,000 reimbursement.

Community Development Authority (CDA) Small Business Forgivable Loan Program

APPLICANT INFORMATION

Name:
Phone:
E-Mail:

FOR OFFICE USE ONLY

Application Date:
Approval Date:
Amount:

PROPERTY OWNER INFORMATION

Name:	Years Owned:	
Address:	Phone:	
City:	State:	Zip:
Owner's Signature (if not applicant):		

BUSINESS AND / OR PROJECT INFORMATION

Name of Business:	
Business/Project Owner's Name:	
Address:	Phone:
Type of Business:	

Select Funding Request:

☐ Façade Improvements ☐ Building Code Compliance Updates ☐ Equipment, Outdoor Renovations, Professional Services

PROPOSED IMPROVEMENTS

Project Description:
Estimated Cost of Improvements:

Check appropriately:

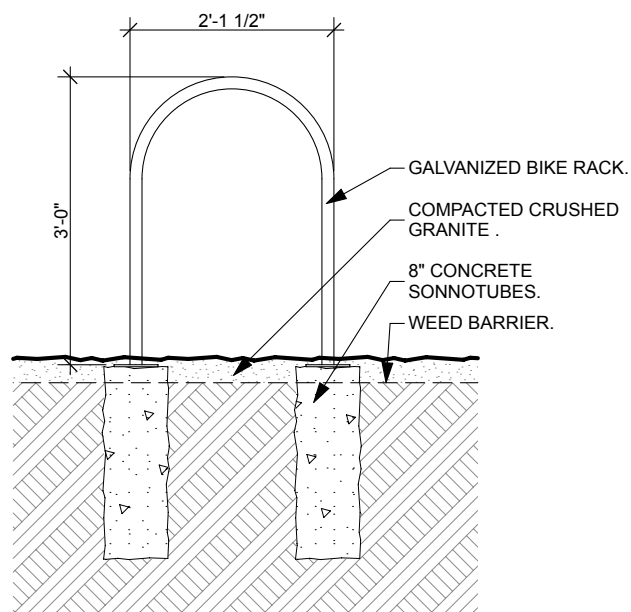
☐ I own the property in consideration ☐ I lease the property in consideration

I have read the Small Business Forgivable Loan Program Eligibility Requirements and Guidelines. I understand that if the proposal is approved, I will make the above improvements to the property within the specified time allowed.

APPLICANT'S SIGNATURE:







2
L101

BIKE RACK DETAIL

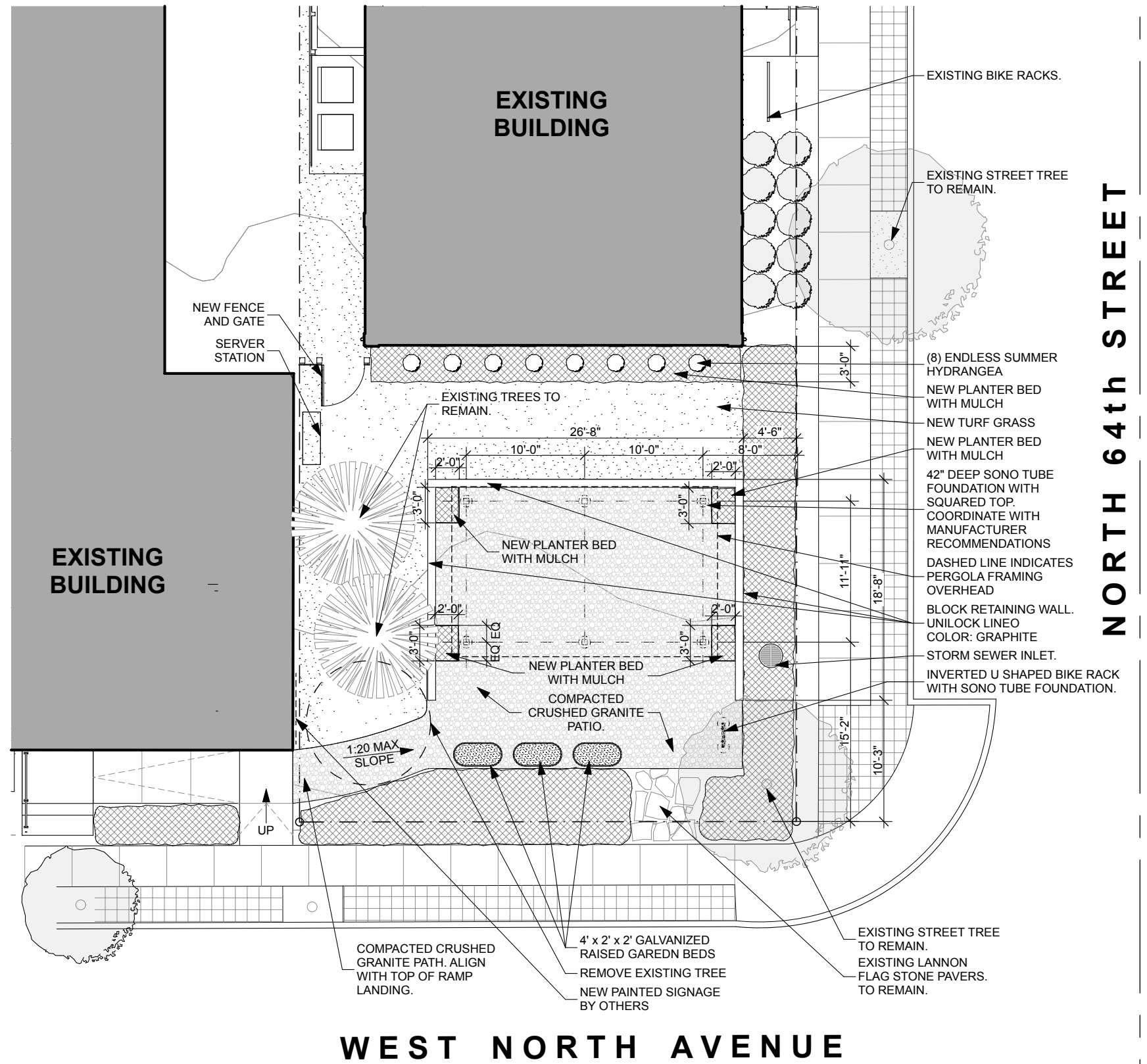
SCALE: 1/2" = 1'-0"



1
L101

LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"



Rodriguez Landscape Company, Inc.

Landscaping, Snow Plowing, and Tree Services

Services Contract

534 W Madison Street

Milwaukee, WI 53204

Phone (414) 383-3300 Fax (414) 383-3311

DATE February 26, 2025

Quotation # 72691-R2

Prepared for:

Galbraith Carnahan Architects

6404 W North Ave.

Wauwatosa, WI 53213

Quotation valid until: March 28, 2025

Prepared by: Dave

Phone: 291-0772

Email: jrg@galbraithcarnahan.com

Contact: Joe

Location: Same

DESCRIPTION OF PROPOSED WORK	
Crushed Granit Patio Installation: Remove and dispose of existing patio area crushed granite, grass, old aluminum edging, and excess soil. Layout retaining wall to three sides and furnish and compact in traffic bond to base. Furnish and install Graphite colored Unilock Lineo Dimensional retaining wall block, caps not included. Furnish and compact in approx. 4" of brown crushed granite. Furnish and install (4) 8" sonotubes 36-42" below grade. Install needed new aluminum edging to non-walled side as needed. Tax Exempt	\$6,620.00
Lannon Flagstone Path Installation: Layout approx. 4'x6' Lannon Flagstone path and remove and dispose of excess soil. Furnish and compact in traffic bond to base. Furnish and install large Lannon Flagstone and sweep in brown crushed granite to joints. Remove Lannon Flagstone from other existing path and set aside. Remove and dispose old crushed granite, reset Lannon Flagstone, and sweep in brown crushed granite to joints. Tax Exempt	\$641.00
Landscape Bed Installation: Remove and dispose of sod to create a 3" deep landscape bed along front of building. Furnish and install landscape fabric, (8) 18" Endless Summer hydrangea shrubs, and dark shredded natural hardwood mulch to cover. Taxable	\$849.00
Sod Installation: Remove and dispose of remaining grass between new patio area and new landscape bed. Furnish and install screened topsoil to fine grade and sod to cover. Roll sod to set. Initial watering of newly installed sod. Taxable	\$886.00
Gate Installation: Layout area between 2 building corners. Furnish and install 4' tall, zero spaced, pressure treated, dog eared picket fence section with 4' wide gate. Gate to have (2) heavy duty hinges and self adjusting gravity latch. Tax Exempt	\$697.00
SUBTOTAL	\$9,693.00
TAX	\$102.37
TOTAL	<u>\$9,795.37</u>

Payment Terms: 30% due with signed proposal, remainder due upon completion.

Signature: _____



Date 3/11/25

Add 2 sonotubes(total of 6), adds \$94 per email from Raul on 3/4/25

Signature: _____

Date _____

By signing the above, you acknowledge that the above prices, specifications, and conditions are satisfactory, hereby accepted. and that Rodriguez Landscape Company is authorized to do the work as specified. Payment will

herby accepted, and that Rodriguez Landscape Company is authorized to do the work as specified. Payment will be made as specified above.

Rodriguez Landscape Company is EBE, DBE, LBE, SBE, & MBE Certified

Multiple Recipient of Numerous *Angies List Super Service Awards*©
rodriguezlandscapecompany.com



N59 W14397 Bobolink Ave
Menomonee Falls, WI 53051
Phone: 262-252-4541

Proposal No. 253610

Prepared for Client

Created By Paul Villani

Galbraith Carnahan Architects - land 25
6404 West North Avenue
Wauwatosa, WI

Proposed Services

Removals

Light excavation of lawn area to create a level grade. All debris generated from removals/excavation to be hauled off site.

Sub Total for Removals: \$1,520.98

Plant and Bed Install

Installation of all plants and beds in similar fashion to as seen on the landscape site plan.

Soil Preparation and Planting:

Trees planted with native soils only, but free from rocks, construction debris and any other foreign materials. Trees will be staked if they are under 6-inches in diameter with 3 or more wires.

Shrubs with Ground Cover planting will have a minimum of 4-inch amendments; shrubs without ground cover, will have a minimum of 2-inch amendments and pocket planted with 1 part bedding mix, 1 part native soil and 4 lbs. Fertilizer per 100 square feet of bed area and cultivated 6 inches deep.

1-2" of shredded hardwood bark mulch to topdress all new plant material.

All plant material (i.e. shrubs and trees) installed by Landshapers is warranted for one year from date of installation. However, perennials and groundcovers are not warranted. Landshapers is not responsible for insect, rabbit or rodent damages or acts of God. Warranty is void due to lack of proper watering by client or other arrangements agreed upon.

Plant Name and Quantity:

St. John's Wort #5	3 ea
Prairie Dropseed Grass #1	10 ed

Sub Total for Plant and Bed Install: \$818.52

Sod Install

Installation of approximately 166 square feet of sod in similar fashion to as seen on the landscape site plan.

-Power rake areas to remove all rock and debris

- Includes all clean-up of debris before and after job is completed
- Spread 2-3 inches of pulverized brown topsoil to create a finished grade.
- Hand rake & machine around edges and perimeters.
- Broadcast spread & sow in starter fertilizer.
- Lay & pin premium bluegrass sod

Sub Total for Sod Install: \$404.71

Spardust Install

Installation of approximately 308 square feet of spardust in similar fashion to as seen on the landscape site plan. 3-4" of crushed granite spardust to be compacted over weed barrier to help prevent unwanted vegetation.

New and old spardust to be evenly distributed around the newly installed area to create a cohesive stone pad.

Sub Total for Spardust Install: \$1,778.62

Flagstone Pathway

Installation of approximately 24 square feet of irregular lannon flagstone to match the exiting path.

All stone to be directly set into the mulch bed.

Sub Total for Flagstone Pathway: \$605.54

Wall Install

Installation of approximately 105 square feet of modular block retaining wall in similar fashion to as seen on the landscape site plan.

-Modular Block Wall Will Be Built According To Manufacture's Specifications & Standard Contractor Guidelines

-Excavation behind walls must be a minimum of (4 feet) from front of proposed wall locations.

-Materials proposed for retaining wall:

-6 x 18" wide x 12" deep Modular Block

-straight Faced

-Color to be determined at signing

-Drain Tile

-#1 Stone for backfill drainage

-6" thick $\frac{3}{4}$ Traffic Bond for Base Material

-1" thick of Screenings for leveling base

-3" Universal Caps

-Adhesive Glue

Note: Any unforeseen subsurface circumstances that require additional costs that are not proposed will be addressed and estimated prior to continuation/completion of work.

Sub Total for Wall Install: \$5,231.21

Draintile Install

1 downspout on property to be connected to schedule 35 PVC sewer pipe via downspout adapters.

All drain tile is to day light away from foundation of property.

PVC cement bonding adhesive to be used to connect all varying PVC pieces.



Pop up emitters to be installed if there is insufficient pitch not allowing water to flow freely through drain tile.

The approximate linear footage of drain tile to be installed 41 LF

Sub Total for Draintile Install: \$653.60

Gate/Panel Install

Installation of 1 panel and wooden gate in similar fashion to as seen on the landscape site plan. All posts to be installed in a stone base.

Sub Total for Gate/Panel Install: \$1,446.43

Total for all Services before Tax: \$12,459.61

Sales Tax: \$302.57

Total: \$12,762.18

Villani Landshapers reserves the right to re-bid any proposals that are not accepted within 30 days of the bid date listed above. Landshapers shall, upon request, provide to the Property Manager/Owner, or their designated representative, evidence of the following insurance coverage: Workman's Compensation, General Liability and Property Damage Liability. Landshapers shall have no liability for any damages not specifically covered by its insurance carrier. Landshapers reserves the right to add a fuel surcharge to this contract at anytime without notice. Time and Material not listed above will be an extra charge. The contractor reserves the right to add a surcharge for any material cost increases at any time.

All work will be completed in a workmanlike manner according to standard industry practices. Any alteration or deviation from the above specifications, except as noted herein, will be performed only upon the customers' written order, and will become a modification of the charges of this contract. Contractor is fully covered by insurance and affidavits will be supplied if desired. The contractor will do his utmost to maintain the performance schedules outlined in this contract, but the contractor cannot be held responsible for delay in performance due to exceptional weather conditions, acts of God or delay caused by other companies or unforeseen factors, i.e. buried utilities. The contractor shall not be liable for damages not covered by his liability insurance.

Alterations / deviations to contract if applicable:

Initials of Landshapers Representative: _____

Initials of Property Manager: _____

TERMS:

30% of the total price is due at the signing of this contract.

30% of the total price is due upon the project start.

30% of the total price will be due when project nears 70% complete (progress billing).

10% of the total price will be due upon project completion during final scheduled walkthrough.

All changes are included in project total and will be progress billed.

Interest of 1.5% per month may be charged on delinquent balances.

Other Conditions: _____

Job #:253610 Galbraith Carnahan Architects - land 25

ACCEPTANCE OF PROPOSAL:

The above price(s), specifications, and conditions are satisfactory and hereby accepted. Villani Landshapers Lawn & Landscape Maintenance Inc., is authorized to do the work specified. I understand and agree to the terms and conditions listed on this proposal and that this proposal becomes a legally binding contract upon acceptance.

Authorized
Signature: _____

Date: _____

Representative: Villani Landshapers

Authorized
Signature: _____

Date: _____



Print As Signed Above: _____



Southeast Electrical Services

Galbraith Carnahan Architects
6404 W North Ave
Wauwatosa, WI 53213

☎ (608) 732-2629
✉ nac@galbraithcarnahan.com

ESTIMATE	#86
ESTIMATE DATE	Feb 14, 2025
SERVICE DATE	Feb 14, 2025
EXPIRATION DATE	Apr 14, 2025
TOTAL	\$3,835.69

CONTACT US

S92W23055 Milwaukee Ave
Big Bend, WI 53103

☎ (262) 899-1727
✉ office@southeastelectricalwi.com

ESTIMATE

Services

Residential Hourly Labor - Job Description and Terms

Job description: Pergola 20amp outlet and smart switch.

- (1) New 20amp Circuit ran from electrical panel in basement of 6404 W North Ave building.
- (1) New GFCI added on Southwest side exterior of 6404 building.
- (1) New Lutron Caseta smart switch added to control new pergola outlet.
- (1) New Lutron WiFi bridge to allow app control of exterior outlet for lighting.
- Trench across yard to sono tube location for PVC conduit. Trenching done by Southeast Electrical Services.
- No landscaping included other than trench recovering.
- Add (1) 20amp outlet in pergola controlled by smart switch for lighting.

Payment Terms:

- 50% down payment to schedule.
- Final amount + any change orders due upon completion.

Permit fees INCLUDED. (Permit cost \$250)

Our Hourly Rates (For Time + Material jobs) - 2025 Hourly Rate

Subtotal	\$3,835.69
Tax (Out of scope 0%)	\$0.00
Total	\$3,835.69

-\$1,000 for trenching

2/27/2025

Galbraith Architects
Re: 6410 North ave.
Ref: Q3270
Dear Nick,

Master Electric is pleased to provide a proposal for materials, labor and permit for the following:

General Wiring:

Run dedicated 20 amp circuit thru basement. Install Lutron wireless light control with remote pico switch. Drill through wall and install Weather proof GFCI receptacle
Trench thru yard up to 25 ft and install GFCI protected receptacle at top side of pergola
To power lights supplied by others. Programing of light control system included

Proposal Price \$2,350.00

Notes:

1. Work to be performed during normal working hours.
2. Installation is guaranteed for (1) year on labor
3. Material guarantee is per original manufacturer's warranty.
4. Due to the changes in price of pipe and wire on a weekly basis proposal price is good for **14** days.
5. If customer supplied fixtures take longer than 30 minutes to install or require more than (2) 8/32 screws to support fixture, the fixture will be installed on a Time and Material basis.
6. Any fixtures not on job site for the furnish will be plated over in lieu of hanging the fixture. This will be done so the house can pass inspection. Subsequent trips to hang fixtures will be done on a time and material basis.
7. Concrete cutting and patching done by others

West Green Bay **9PM** 54303 W.West Green Bay **9PM** 54303

Shop All Services

DIY

Log In

CART (1)

[Remove All Items](#)

Delivery

Delivering to 54303 (1 item) Your Delivery Cost: **FREE**[Share](#)[Feedback](#)

Backyard Discovery

Beaumont 20 ft. x 12 ft. Light Brown Traditional Outdoor All Cedar Wood Patio Pergola Shade Structure with Electric

Width (ft) x Depth (ft): **20x12**Frame Material: **Cedar**Coverage Area (sq. ft.): **240 sq ft****\$1,999.00**

— 1 +

Recently Viewed

**Backyard Discovery**
Beaumont 20 ft. x 12 ft. Light Brown Traditional Outdoor All Cedar Wood Patio Pergola Shade...

★★★★★ (4.6 / 711)

**Universal Hardware**
Heavy-Duty Matte Black Residential Door Closer

★★★★★ (4.4 / 101)

\$36⁷²**Yardistry**
Meridian 10 ft. x 22 ft. Cedar Backyard Pergola with Stylish Architectural Posts and Multilevel Crisscross...

★★★★★ (4.5 / 71)

**Backyard Discovery**
Sarasota 20 ft. x 10 ft. Black Powder Coated Steel Louvered Pergola with Integrated Drainage and Gutter...

★★★★★ (4.7 / 51)



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-0627

Agenda Date: 4/17/2025

Agenda #: 2.

Consideration of a small business forgivable loan for Idyll Coffee at 6330 W North Avenue for equipment purchases

Submitted by:

Jennifer Ferguson

Department:

Economic Development

Idyll Coffee is requesting forgivable loan funds to assist with the purchase of large refrigeration equipment as part of their café buildout, which will support the opening of their coffee roastery and café. The owners have undertaken substantial renovations to the building since purchasing the property from the CDA, completely remodeling the interior and exterior of the building. The application and quotes for the equipment are attached. Staff recommends approval of funding up to the maximum \$15,000 reimbursement.

Community Development Authority (CDA) Small Business Forgivable Loan Program

APPLICANT INFORMATION

Name:
Phone:
E-Mail:

FOR OFFICE USE ONLY

Application Date:
Approval Date:
Amount:

PROPERTY OWNER INFORMATION

Name:	Years Owned:	
Address:	Phone:	
City:	State:	Zip:
Owner's Signature (if not applicant):		

BUSINESS AND / OR PROJECT INFORMATION

Name of Business:	
Business/Project Owner's Name:	
Address:	Phone:
Type of Business:	

Select Funding Request:

☐ Façade Improvements ☐ Building Code Compliance Updates ☐ Equipment, Outdoor Renovations, Professional Services

PROPOSED IMPROVEMENTS

Project Description:
Estimated Cost of Improvements:

Check appropriately:

☐ I own the property in consideration ☐ I lease the property in consideration

I have read the Small Business Forgivable Loan Program Eligibility Requirements and Guidelines. I understand that if the proposal is approved, I will make the above improvements to the property within the specified time allowed.

APPLICANT'S SIGNATURE:





Dahlman
CONSTRUCTION CO.

EAST







Invoice

01/15/2025

To:
idllly
idllly

Project:
IDYLL COFFEE ROASTERS
Wauwatosa, WI




From:
City Food Equipment
Lucy Ebertsch
5340 W Loomis Rd
Greenfield, WI 53220
414-635-5100




Job Reference Number: 40179

Welcome to City Food Equipment

Item	Qty	Description	Sell	Sell Total
1	1 ea	WALKIN COOLER Custom Model No. WALKIN COOLER norlake fast track 10' long x 8'wide x 6'7" tall with floor walkin cooler. remote pre assembled refrigeration with 20' pre charged line set.	\$16,830.11	\$16,830.11
ITEM TOTAL:				\$16,830.11
2	1 ea	REACH-IN FREEZER True Mfg. - General Foodservice Model No. T-23F-HC Freezer, reach-in, one-section, -10°F, (1) solid door, (3) PVC coated adjustable wire shelves, interior lighting, stainless steel door, stainless steel front, aluminum sides, clear coated aluminum interior with stainless steel floor, 4" castors, R290 Hydrocarbon refrigerant, 1/2 HP, 115v/60/1-ph, 3.7 amps, NEMA 5-15P, cULus, UL EPH Classified, ENERGY STAR® 1 ea 7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics. 1 ea Self-contained refrigeration standard 1 ea Door hinged right standard 1 ea 4" stem castors, standard (adds 5" to OA height)	\$4,572.22	\$4,572.22
ITEM TOTAL:				\$4,572.22
3	1 ea	UNDERCOUNTER REFRIGERATOR	\$2,189.76	\$2,189.76



Item	Qty	Description	Sell	Sell Total
		True Mfg. - General Foodservice Model No. TUC-27-HC- LP Undercounter Refrigerator, 33 - 38°F, (1) stainless steel door, (2) PVC coated adjustable wire shelves, stainless steel top, front & sides, clear coated aluminum interior with stainless steel floor, R290 Hydrocarbon refrigerant, 1/6 HP, 115v/60/1-ph, 2.0 amps, NEMA 5-15P, cULus, UL EPH Classified, CE, Made in USA		
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.		
	1 ea	Self-contained refrigeration standard		
	1 ea	Right Hand, Standard: Unit comes with field reversible hinges & is built with hinging on right side of unit.		
	1 ea	Bolt locks, factory installed, standard		
	1 ea	Castors, 1-1/2" (31-7/8" work surface height = LP)	\$197.59	<Alternate>
		ITEM TOTAL:		\$2,189.76
4	1 ea	UNDERCOUNTER REFRIGERATOR True Mfg. - General Foodservice Model No. TUC-48-HC-LP Undercounter Refrigerator, 33 - 38°F, (2) stainless steel doors, (4) PVC coated adjustable wire shelves, stainless steel top & sides, aluminum interior with stainless steel floor, R290 Hydrocarbon refrigerant, 1/5 HP, 115v/60/1-ph, 3.0 amps, NEMA 5-15P, cULus, UL EPH Classified, CE, Made in USA	\$3,288.63	\$3,288.63
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.		
	1 ea	Self-contained refrigeration standard		
	1 ea	Bolt locks, factory installed, standard		
	1 ea	Castors, 1-1/2" (31-7/8" work surface height = LP)	\$197.59	<Optional>
		ITEM TOTAL:		\$3,288.63
5	1 ea	REACH-IN UNDERCOUNTER FREEZER True Mfg. - General Foodservice Model No. TUC-27F-HC Undercounter Freezer, -10°F, (1) stainless steel door, (2) PVC coated adjustable wire shelves, stainless steel top, front & sides, clear coated aluminum interior with stainless steel floor, R290 Hydrocarbon refrigerant, 1/4 HP, 115v/60/1-ph, 2.3 amps, NEMA 5- 15P, cULus, UP EPH Classified, CE, Made in USA, ENERGY STAR®	\$2,634.58	\$2,634.58
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.		
	1 ea	Self-contained refrigeration standard		
	1 ea	Right Hand, Standard: Unit comes with field reversible hinges & is built with hinging on right side of unit.		
	1 ea	Bolt locks, factory installed, standard		
	1 ea	Castors, 5" (36" work surface height) standard		
		ITEM TOTAL:		\$2,634.58
6	1 ea	UNDERCOUNTER REFRIGERATOR	\$3,556.68	\$3,556.68

Item	Qty	Description	Sell	Sell Total
		True Mfg. - General Foodservice Model No. TUC-44-HC Deep Undercounter Refrigerator, 33 - 38°F, side mounted self-contained refrigeration, (1) stainless steel door, (2)PVC coated adjustable wire shelves, stainless steel top & sides, aluminum interior with stainless steel floor, R290 Hydrocarbon refrigerant, 1/10 HP, 115v/60/1-ph, 1.7 amps, NEMA 5-15P, cULus, UL EPH Classified, Made in USA		
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.		
	1 ea	Self-contained refrigeration standard		
	1 ea	Castors, 5" (36" work surface height) standard		
ITEM TOTAL:				\$3,556.68
7	1 ea	SANDWICH / SALAD PREPARATION REFRIGERATOR True Mfg. - General Foodservice Model No. TSSU-48-12-HC Sandwich/Salad Unit, (12) 1/6 size (4"D) poly pans, stainless steel insulated cover, 11-3/4"D cutting board, (2) full doors, (4) PVC coated adjustable wire shelves, stainless steel top, front, sides, GalFan coated steel back, aluminum interior with stainless steel floor, R290 Hydrocarbon refrigerant, 1/3 HP, 115v/60/1-ph, 5.8 amps, NEMA 5-15P, cULus, UL EPH Classified Made in USA	\$3,876.51	\$3,876.51
		True Mfg. - General Foodservice Model No. TSSU-48-12-HC Sandwich/Salad Unit, (12) 1/6 size (4"D) poly pans, stainless steel insulated cover, 11-3/4"D cutting board, (2) full doors, (4) PVC coated adjustable wire shelves, stainless steel top, front, sides, GalFan coated steel back, aluminum interior with stainless steel floor, R290 Hydrocarbon refrigerant, 1/3 HP, 115v/60/1-ph, 5.8 amps, NEMA 5-15P, cULus, UL EPH Classified Made in USA		
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.		
	1 ea	Self-contained refrigeration standard		
	1 ea	Castors, 5" (36" work surface height) standard		
ITEM TOTAL:				\$3,876.51
8		TRUE PRICING TRUE IS HAVING A 4% PRICE INCREASE FEB 15TH PRICING GOOD UNTIL 2/10/25		
9	1 ea	ICE MAKER, CUBE-STYLE Manitowoc Model No. IDT0450A Indigo NXT™ Series Ice Maker, cube-style, air-cooled, self-contained condenser, 30"W x 24"D x 21-1/2"H, production capacity up to 470 lb./24 hours at 70°/50° (358 lb. AHRI certified tat 90°/70°), easyTouch display with 13 different language options, date/time stamp display, automatic reminder/alert icon, one touch asset information, automatic detection of accessories, continuous operating status, programmable production options (time, weight, day or night), one touch cleaning with displayed instructions, Alpha-San anti-microbial protection, acoustical ice sensing probe, self-diagnostic technology, DuraTech™ exterior, dice size cubes, R410A refrigerant, NSF, cULus, CE, ENERGY STAR®	\$3,714.09	\$3,714.09
		Manitowoc Model No. IDT0450A Indigo NXT™ Series Ice Maker, cube-style, air-cooled, self-contained condenser, 30"W x 24"D x 21-1/2"H, production capacity up to 470 lb./24 hours at 70°/50° (358 lb. AHRI certified tat 90°/70°), easyTouch display with 13 different language options, date/time stamp display, automatic reminder/alert icon, one touch asset information, automatic detection of accessories, continuous operating status, programmable production options (time, weight, day or night), one touch cleaning with displayed instructions, Alpha-San anti-microbial protection, acoustical ice sensing probe, self-diagnostic technology, DuraTech™ exterior, dice size cubes, R410A refrigerant, NSF, cULus, CE, ENERGY STAR®		
	1 ea	WARRANTY-ICE-SC 3 year parts & labor (Machine), 5 year parts & labor (Evaporator), 5 year parts & 3 years labor (Compressor),		

Item	Qty	Description	Sell	Sell Total
		standard		
	1 ea	(-161) 115v/60/1-ph, 11.9 amps		
	1 ea	D570 Ice Bin, 30"W x 34"D x 50"H, with side-hinged front-opening door, side grips, 532 lbs. application capacity, AHRI certified 17.9 cu. ft., for top-mounted ice maker, Duratech exterior, NSF	\$1,646.43	\$1,646.43
	1 ea	WARRANTY-BIN/DISP 3 year parts & labor warranty, standard		
	1 ea	Legs, 6" adjustable stainless steel, standard		
ITEM TOTAL:				\$5,360.52
10	1 ea	MICROWAVE/IMPINGEMENT OVEN	\$18,451.31	\$18,451.31
		TurboChef (Middleby) Model No. I3-TOUCH CONTROL I3-9500-801 - 1 PHASE		
		i3-9500-801 I3™ Microwave/Impingement Oven, Rapid Cook, electric, 1-phase 23", ventless, countertop, High Level touch controls with wifi, fully insulated cook chamber, stores up to 200 recipes, internal catalytic converter, smart voltage sensor technology (US only), digital display, removable rack and grease collection pan, top and bottom jet plates, pull down door with ergonomic handle, multi-speed impingement blower, (2) solid PTFE baskets, (1) oven cleaner, (1) oven guard, (1) aluminum paddle, (2) trigger sprayers, (1) standard rack, side hand grips, stainless steel front, top & sides, cULus, CE, UL EPH Classified, ANSI/NSF 4, TUV		
	1 ea	MDD-1001 Open Kitchen bundle, includes - 1 x ConnectWare module, 1 x Secure Access Point (SAP), 3 year subscription for Open Kitchen (NET price displays when item is added to quote)	\$895.00	<Optional>
	1 ea	All items FOB: Carrollton, Texas: Consumable/accessory orders less than \$5,000 will incur a handling fee. Orders shipping standard ground will incur a \$15.00 handling fee. Orders shipping other than standard ground will incur \$25.00 handling fee		
	1 ea	One year parts and labor warranty		
	1 ea	208-240v/60/1-ph, 40.0amps, 8.3-9.6kw, 6 foot cord (nominal), NEMA 6-50P, standard		
ITEM TOTAL:				\$18,451.31
11	1 ea	CONVEYOR TOASTER	\$858.00	\$858.00
		Hatco Model No. TQ3-10-120-QS (QUICK SHIP MODEL) Toast-Qwik® Conveyor Toaster, countertop design, horizontal conveyor, manual controls, all bread types toaster, approximately 6-7 slices/min capacity, 2" opening height, includes stainless steel toast tray insert, cULus, UL EPH Classified		
	1 ea	NOTE: Sale of this product must comply with Hatco's Minimum Resale Price Policy; consult order acknowledgement for details		
	1 ea	NOTE: Includes 24/7 parts & service assistance, call 414-671-6350		
	1 ea	One year on-site parts & labor warranty, plus one additional year parts only warranty on all Toast-Qwik metal sheathed elements		

Item	Qty	Description	Sell	Sell Total
	1 ea	120v/60/1-ph, 1780 watts, 14.8 amps, NEMA 5-15P, standard		
		ITEM TOTAL:		\$858.00
12	2 ea	FOOD PAN WARMER/COOKER, COUNTERTOP	\$499.46	\$998.92
		Nemco Food Equipment Model No. 6055A-CW Countertop Cooker/Warmer, wet operation, accepts 12" x 20" full size pan or fractional size pans, adjustable thermostat, cycling indicator pilot light, stainless steel construction, 1500 watts, NEMA 5-15P, 120v/60/1ph, 12.5 amps, cETLus, NSF		
	2 ea	1 year parts & labor warranty, standard		
		ITEM TOTAL:		\$998.92
13a	1 ea	MICROWAVE OVEN	\$368.55	<Alternate>
		Sharp Model No. R-21LVF Microwave Oven, medium duty, 1000 watts, 1.0 cu. ft. capacity, stainless steel door, cavity, and outer wrapper, digital programmable controls, durable side-hinged see-thru door, Express Defrost™, (1) power level, (10) computerized touch pads, double quantity, 120v/60/1-ph, 14 amp, NEMA 5-15P, UL, NSF		
	1 ea	Warranty: 1 year parts, labor & travel, 3 years on Magnetron, standard		<Alternate>
		ITEM TOTAL: <Alternate>		\$368.55
		Merchandise		\$62,617.24
		Freight		\$1,741.00
		Subtotal		\$64,358.24
		Tax 5.9%		\$3,694.42
		Total		\$68,052.66

All quotes are subject to change.

All items are considered special order and are non-refundable. Balance due must be paid in full before delivery is scheduled. Non special-order items are subject to a 30% restocking fee. Equipment remains the property of City Food Equipment until paid in full.

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$68,052.66



Quote

03/31/2025

Project:
Idyll Coffee Roasters

From:
Fein Brothers
Curtis Starks
2023 N. King Dr. 3rd Street
Milwaukee, WI 53212-3152
414-562-0220
414-562-0220 (Contact)

Job Reference Number: 16945

**NOTE: BASED ON VOLATILITY DUE TO TARIFFS, PRICING IS
SUBJECT TO CHANGE AT ANY TIME, DEPENDANT ON
MANUFACTURER PRICE INCREASES**

**All invoices with an address located within the City of Milwaukee will be
billed at a sales tax rate of 7.9%.**

All pricing is valid for 30 days. All inbound shipping charges apply. All
mechanical and/or plumbing connections are to be done by others.

Item	Qty	Description	Sell	Sell Total
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12 ea **REACH-IN FREEZER**

\$1,895.00

\$3,790.00



Freezer, reach-in, one-section, 31"W, 25.0 cu. ft. capacity, electronic thermostat with digital LED display, -10°F to +10°F temperature range, (1) solid hinged door with lock (field reversible), remain open door feature, removable magnetic gasket, (3) adjustable wire shelves, white epoxy coated front & sides, white ABS interior liner with stainless steel floor, (4) 4" casters (2 locking), bottom mounted self-contained refrigeration, R290 Hydrocarbon refrigerant, 1816 BTU/h rejected heated air gain, 4/5 HP, cord, , cETLus, ETL-Sanitation

2 ea 1 year parts & labor, 5 years on compressor warranty standard

2 ea Any Arctic Air model installed in mobile application such as concession trailers, food trucks, etc. or in an outdoor venue shall be limited to one (1) year parts, labor, & compressor warranty only. Models ACP40, ACP48, ACP55, ACP63, ACP4SQ, & ACPSQ are limited to one (1) year parts & labor coverage. Models AWR25 and AWF25 are limited to one (1) year parts & labor coverage and five (5) year compressor warranty. Light bulbs, door gaskets, etc... are limited to a 90-day warranty period & door hinges to a one (1) year period. The warranty is not valid for Residential use.

2 ea 4" casters (2 locking), set of 4, standard

21 ea **UNDERCOUNTER REFRIGERATOR**

\$2,240.75

\$2,240.75



Undercounter Refrigerator, 33 - 38°F, (1) stainless steel door, (2) PVC coated adjustable wire shelves, stainless steel top, front & sides, clear coated aluminum interior with stainless steel floor, R290 Hydrocarbon refrigerant, 1/6 HP, , cULus, UL EPH Classified, CE, Made in USA




1 ea 7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.true-mfg.com for specifics.



1 ea Self-contained refrigeration standard

1 ea Right Hand, Standard: Unit comes with field reversible hinges & is built with hinging on right side of unit.

1 ea Bolt locks, factory installed, standard

1 ea Castors, 5" (36" work surface height) standard

Item	Qty	Description	Sell	Sell Total
<u>3</u>	1 ea	UNDERCOUNTER REFRIGERATOR	\$3,365.35	\$3,365.35
		Undercounter Refrigerator, 33 - 38°F, (2) stainless steel doors, (4) PVC coated adjustable wire shelves, stainless steel top & sides, aluminum interior with stainless steel floor, R290 Hydrocarbon refrigerant, 1/5 HP, , cULus, UL EPH Classified, CE, Made in USA		
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.		
	1 ea	Self-contained refrigeration standard		
	1 ea	Bolt locks, factory installed, standard		
	1 ea	Castors, 3" (34" work surface height = ADA)		
<u>2</u>	1 ea	REACH-IN UNDERCOUNTER FREEZER	\$2,695.90	\$2,695.90
		Undercounter Freezer, -10°F, (1) stainless steel door, (2) PVC coated adjustable wire shelves, stainless steel top, front & sides, clear coated aluminum interior with stainless steel floor, R290 Hydrocarbon refrigerant, 1/4 HP, , cULus, UP EPH Classified, CE, Made in USA, ENERGY STAR®		
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.		
	1 ea	Self-contained refrigeration standard		
	1 ea	Right Hand, Standard: Unit comes with field reversible hinges & is built with hinging on right side of unit.		
	1 ea	Bolt locks, factory installed, standard		
	1 ea	Castors, 3" (34" work surface height = ADA)		
<u>5</u>	1 ea	UNDERCOUNTER REFRIGERATOR	\$3,639.64	\$3,639.64
		Deep Undercounter Refrigerator, 33 - 38°F, side mounted self-contained refrigeration, (1) stainless steel door, (2) PVC coated adjustable wire shelves, stainless steel top & sides, aluminum interior with stainless steel floor, R290 Hydrocarbon refrigerant, 1/10 HP, , cULus, UL EPH Classified, Made in USA		
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.		
	1 ea	Self-contained refrigeration standard		
	1 ea	Castors, 3" (34" work surface height = ADA)		

Item	Qty	Description	Sell	Sell Total
<u>6</u>	1 ea	SANDWICH / SALAD PREPARATION REFRIGERATOR	\$3,966.98	\$3,966.98
		Sandwich/Salad Unit, (12) 1/6 size (4"D) poly pans, stainless steel insulated cover, 11-3/4"D cutting board, (2) full doors, (4) PVC coated adjustable wire shelves, stainless steel top, front, sides, GalFan coated steel back, aluminum interior with stainless steel floor, R290 Hydrocarbon refrigerant, 1/3 HP, , cULus, UL EPH Classified Made in USA		
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truefmfg.com for specifics.		
	1 ea	Self-contained refrigeration standard		
	1 ea	Castors, 5" (36" work surface height) standard		
<u>7</u>	1 ea	ICE MAKER, CUBE-STYLE	\$5,222.99	\$5,222.99
		Indigo NXT™ Series Ice Maker, cube-style, air-cooled, self-contained condenser, 30"W x 24"D x 21-1/2"H, production capacity up to 470 lb./24 hours at 70°/50° (358 lb. AHRI certified tat 90°/70°), easyTouch display with 13 different language options, date/time stamp display, automatic reminder/alert icon, one touch asset information, automatic detection of accessories, continuous operating status, programmable production options (time, weight, day or night), one touch cleaning with displayed instructions, Alpha-San anti-microbial protection, acoustical ice sensing probe, self-diagnostic technology, DuraTech™ exterior, dice size cubes, Rrefrigerant, NSF, cULus, CE, ENERGY STAR®		
	1 ea	3 year parts & labor (Machine), 5 year parts & labor (Evaporator), 5 year parts & 3 years labor (Compressor), standard		
	1 ea	(-161)		
	1 ea	Ice Bin, 30"W x 34"D x 50"H, with side-hinged front-opening door, side grips, 532 lbs. application capacity, AHRI certified 17.9 cu. ft., for top-mounted ice maker, Duratech exterior, NSF		
	1 ea	3 year parts & labor warranty, standard		
	1 ea	Legs, 6" adjustable stainless steel, standard		
<u>8</u>	1 ea	CHARGES	\$750.00	\$750.00
		Delivery charges cover the removal and disposal of any unit being replaced.		
		This is an estimated cost.		

Merchandise	\$25,671.61
Subtotal	\$25,671.61
Tax 5.9%	\$1,514.62
Total	\$27,186.23

Project Terms & Conditions

1. Prices are based on information available at the time. If the plans are modified or any items are added or deleted, the price must be recalculated.
2. Purchase orders, signed contract and deposits where required must be received prior to start of work.
3. All invoices are net 30 days unless otherwise noted. Payment terms are subject to review of credit references and D & B reports.
4. Deposits may be required. Interest at the rate of 18% per annum will be charged on all past due balances.
5. Installation, where quoted, does not include final connections unless otherwise noted.
6. Return Policy: Goods which are accepted for return as an accommodation to the purchaser must be shipped in the original carton, freight prepaid, and received in good condition. Such goods are subject to restocking charges and refurbishing costs.
7. Cords and plugs are not furnished with electrical equipment and are the responsibility of the General Contractor or the Owner.
8. In wall blocking and ceiling structural supports are always by others.
9. Equipment supplied by Fein Brothers carries the standard manufacturer's warranty. Service labor is not included unless specifically stated in the manufacturers printed warranty. All warranty work is to be performed by authorized service agencies.
10. Delays: Fein brothers will attempt to meet any delivery dates specified, but in no event will Fein Brothers be responsible for any delays caused by the manufacturer or other subcontractors.
11. All discrepancies, shortages, overages, and damages for product received by the owner must be... (A) Noted on the bill of lading and (B) reported to Fein Brothers within 24 hours of receipt of materials. Claims made after 24 hours may still be resolved by Fein Brothers but costs to resolve the claim will be the responsibility of the owner. In addition equipment with freight damage must have the claim filed before the equipment is moved from the receiving location.
12. Prices on this quote are guaranteed for 10 days, unless otherwise noted.
13. All items shipped FOB Factory unless otherwise noted. Necessary lift gate, inside delivery and any other additional services will appear on the final billing.
14. Production for certain items is dependent upon receipt of approved drawings, final field dimensions and receipt of any customer furnished items.
15. All credit card sales are subject to a 3% transaction fee.

Any additional tax, freight, delivery, installation, shop supplies or disposal fees will be added to the final invoice. The above total sell price does not include plumbing, wiring, or carpentry unless specifically noted otherwise.

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$27,186.23



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-0629

Agenda Date: 4/17/2025

Agenda #: 4.

Consideration of Affordable Housing Fund Policy

Submitted by:

Jennifer Ferguson

Department:

Economic Development

Per the CDA's By-Laws, the purpose of the Authority is to act as the development agent for the City in matters related to redevelopment and housing, with a commitment to addressing blight elimination, affordable housing, and urban renewal projects. The CDA oversees the Affordable Housing Fund as a financing tool to support the development of affordable housing. A draft Affordable Housing Policy, to establish the parameters for the use of these funds, is attached for review and discussion.

The Community Development Authority (CDA) Affordable Housing Fund Policy

I. Purpose

The CDA Affordable Housing Fund (AHF) supports the development of new affordable housing units that serve households earning 60% or lower of the County Median Income (CMI). The fund is designed to encourage the creation of affordable housing by leveraging additional financing sources and ensuring timely project completion.

II. Eligibility Requirements

To qualify for funding from the AHF, projects must meet the following requirements:

1. **Affordability Requirement:** Funding must be used exclusively for the creation of new affordable housing units available to households earning 60% or lower of CMI.
2. **Matching Funds Requirement:** Applicants must secure a minimum 1:1 match with another financing source, such as Low-Income Housing Tax Credits (LIHTC), HOME, CDBG, Federal Home Loan Bank Affordable Housing Program (FHLB AHP), or other public/soft funding sources.
3. **Funding Limits:** The maximum funding amount per project is capped at the greater of:
 - o \$40,000 per unit, or
 - o \$15,000 per bedroom.
4. **Affordability Duration:** The minimum duration for affordability is 30 years.
5. **Project Completion Timeline:** Projects must be fully closed and financed before drawing on the funds. Additionally:
 - o The project must be completed and available for tenancy within two (2) years of disbursement.
 - o If the project is not completed within this timeframe, funds must be returned to the AHF.

III. Funding Preferences

While all eligible projects will be considered, priority will be given to proposals that meet one or more of the following criteria:

1. **Deeper Affordability:** Projects creating new affordable housing units for households earning between 30% and 50% of CMI will receive preference.
2. **Greater Leverage of Funds:** Projects that secure financing sources exceeding the 1:1 match requirement will be prioritized.
3. **Lower Per-Unit Funding Requests:** Preference will be given to projects requesting less than:
 - o \$30,000 per unit, or
 - o \$10,000 per bedroom.
4. **Affordability Duration:** Preference will be given for projects with affordability of 40 years or longer.
5. **Enhanced Accessibility:** Projects that incorporate accessibility enhancements exceeding code requirements.
6. **Targeting Individuals with Disabilities:** Projects that designate units for individuals with disabilities.

IV. Application Process

Developers and housing providers interested in applying for AHF funding must submit a detailed application that includes:

- Project description and scope.
- Detailed budget and financing plan, demonstrating compliance with match requirements.
- Expected affordability levels and commitment to maintain affordability for a minimum period.
- Project timeline, including expected completion date.

V. Compliance & Reporting

Recipients of AHF funds must:

- Provide regular progress reports on construction and leasing.
- Ensure compliance with affordability requirements for the specified period.
- Return funds if the project is not completed within two years of disbursement.

VI. Administration

The City's Development Department staff will oversee the administration of the AHF, including application review, fund disbursement, and compliance monitoring. The CDA reserves the right to amend funding requirements and preferences to align with evolving housing needs and policy priorities.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-0630

Agenda Date: 4/17/2025

Agenda #: 5.

Update on Harlow & Hem redevelopment of Blanchard Street Parking Lot

Submitted by:

Jennifer Ferguson

Department:

Economic Development

To date, Mandel has exercised their right to extend the financing commitment deadline by up to three months in one-month increments, and has made nonrefundable earnest money payments of \$50,000 per extension, applied to the purchase price (in total the CDA has received \$175,000). An update on the timeline for closing/breaking ground will be discussed

The body may convene into closed session pursuant to Sec. 19.85(1)(e), Wis Stats., for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require closed session, and may reconvene into open session.