

THE VILLAGE OF



RIDGEWAY

PLAN COMMISSION & DOWNTOWN BUSINESS STAKEHOLDER MEETING AGENDA

September 07, 2022 at 6:30 PM

Ridgeway Community Center - Room 101/102 208 Jarvis Street, Ridgeway, WI 53582

CALL TO ORDER AND ROLL CALL

CONFIRMATION OF OPEN MEETING

DOWNTOWN BUSINESS STAKEHOLDER MEETING

1. Introduction to Connect Communities Program from Wisconsin Economic Development Corporation by Errin Welty, CEcD, EDFP
Discussion, Q& A

ITEMS FOR CONSIDERATION AND ACTION

2. 104 E Wells Street Certified Survey Map and Easement Request Update as Request to Purchase 3 Acres from Behind the Village Park

ADJOURNMENT

Mini Makeover & 48-Hour Makeover Contest

Wisconsin Main Street Makeover Contest



The Wisconsin Economic Development Corporation (WEDC), partnering with Retailworks, Inc, a commercial interior design, display and branding firm headquartered in Milwaukee are pleased to host the 7th annual **48-Hour Wisconsin Main Street Makeover Contest** and the 3rd annual **Mini Makeover Contest**. Two deserving businesses from one of Wisconsin’s designated Main Street districts or Connect Communities will receive funds up to \$10,000 for the 48-Hour Makeover and \$1,000 for the Mini Makeover to be applied to the business makeover as well as expert assistance.

48-HOUR MAKEOVER

Services provided to the chosen business:
Architectural Assistance:

- » Colored façade renderings
- » Sign design and layout
- » General code-related advice
- » Material, color and finish suggestions

Social Media and Marketing Assistance:

- » Social media calendar draft
- » Social media post templates
- » Promotional material design and creation
- » Website audit and suggestions

Interior design and display plans, including:

- » Fixture/furniture layout
- » 3-D colored renderings
- » Material, color and finish suggestions and resources
- » Lighting plan/advice and resources
- » Fixture/furniture suggestions/resources
- » Interior sign design and layout

Display and visual merchandising assistance:

- » Window display ideas
- » Focal point displays
- » Product organization and merchandising
- » Product review
- » Prop design
- » Prop fabrication (depending on size and scope of project some of this cost may be included)

On-site hands-on labor from WEDC and Retailworks team for the final two days to complete installations

Grand re-opening ribbon cutting ceremony inviting WEDC, state and local dignitaries, and local media; customers and community businesses

Total value of services: \$50,000

MINI MAKEOVER

Services provided to the chosen business:
Architectural Assistance:

- » Colored façade renderings
- » Sign design and layout
- » General code-related advice
- » Material, color and finish suggestions

Social Media and Marketing Assistance:

- » Social media calendar draft
- » Social media post templates
- » Promotional material design and creation
- » Website audit and suggestions

Consulting on lighting, signage, and fixturing

Display and visual merchandising assistance:

- » Window display ideas
- » Focal point displays
- » Product organization and merchandising
- » Product review
- » Prop design
- » Prop fabrication (depending on size and scope of project some of this cost may be included)

On-site hands-on labor from WEDC and Retailworks team for the final one day to complete installations

Grand re-opening ribbon cutting ceremony inviting WEDC, state and local dignitaries, and local media; customers and community businesses

Total value of services: \$15,000



FRED'S BEDS AND MORE – BEFORE



FRED'S BEDS AND MORE – FAÇADE RENDERING



FRED'S BEDS AND MORE – IN PROGRESS

BEFORE



AFTER



Wisconsin Main Street Makeover Contest



WHO SHOULD APPLY:

We're looking for amazing businesses with a desire to have their physical space match the quality of their goods and services! Businesses in Main Street or Connect Communities districts are encouraged to apply (maps of eligible districts are available here (link)). Applicants should be located in the downtown district, occupy an active storefront space and have been in business for at least one full year.

Deadline to apply: September 23, 2022

Applicants should contact their local Main Street Director or Connect Communities Coordinator to learn more about the program or contact adriana.saia@wedc.org to receive an application.

Required criteria for 48-Hour Makeover & Mini Makeover Contests:

- » Location in a designated Main Street district or Connect Community
- » At least 1 full year in business
- » Retail or service business with substantial retail element. Retail sales area should be 5,000 square feet or less for the 48-Hour Makeover and 1,500 square feet or less for the Mini Makeover
- » Ability to contribute or secure local match funds of \$10,000 for 48-Hour Makeover and \$1,000 for Mini Makeover (greater match encouraged)
- » Willingness of property owner/landlord to participate in program
- » Permission from property owner/landlord for improvements to property
- » Willingness of business owner to be closed for team renovation period of two days for 48-Hour Makeover and one day for Mini Makeover
- » Willingness of business owner/staff to participate in planning/meetings/calls to discuss makeover strategy and progress reports, and lend a hand for the makeover improvements

Judging criteria:

- » Presence of traditional historic storefront façade elements
- » Visible need for façade/interior design improvements
- » Project appropriately scaled for 24 or 48-hour renovation period
- » Viability of business model
- » Future business growth plans/potential
- » Compelling personal business story
- » Size of impact on community (visibility, size of property, historic significance, etc.)
- » Support of/involvement with local Main Street or Connect Communities organization



PLUSH CLOTHING - BEFORE



PLUSH CLOTHING - AFTER



BEFORE



AFTER



BEFORE



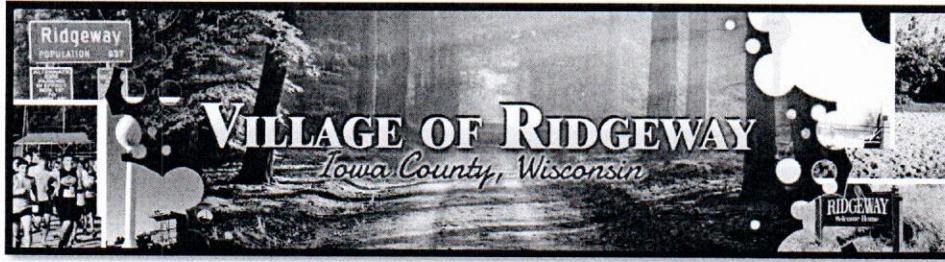
AFTER

PROGRAM TIMELINE



Is your business in a [Connect Community](#) or [Main Street](#) district?





208 Jarvis Street | Suite A | Ridgeway, WI 53582

CSM, Conditional Use, Change Of Use, Zoning District Change, Or Variance Application

Property Address: 104 E Wells Parcel #: 0184, A

Owner's Name: Jon + Sue Husom Phone: 208-574-6789
sfhusom@hotmail.com

***Type Of Action Requested:**

Check Items Applicable:

Conceptual Land Division CSM: (Certified Survey Map) Request: \$100.00 + \$10 per lot
Include CSM

Conditional Use Permit: \$400.00
Describe what Conditional Use will be: _____

Zoning District Change: \$400.00-Reason for Change: _____

Variance Request: \$400.00-Include site plan with dimensions and reasons for hardship: _____

Request made by:

Applicant (if different than owner): Jon + Sue Husom

Phone: _____

Signature of Owner/Applicant: [Signature] Date: 1-7-2022

FOR OFFICE USE ONLY:

Application: Approved Denied

Next Plan Commission Meeting: FEB 9, 2022

Fee Paid: _____

Approved Denied

CERTIFIED SURVEY MAP

Being Outlot 1 of Jarvis Addn. as recorded in Plat Cabinet A on page 423, Iowa County Certified Survey Map 1182 recorded as Document 306260, and part of the SW 1/4 and SE 1/4 of the SW 1/4, all in Section 11, T6N, R4E, Village of Ridgeway, Iowa County, Wisconsin

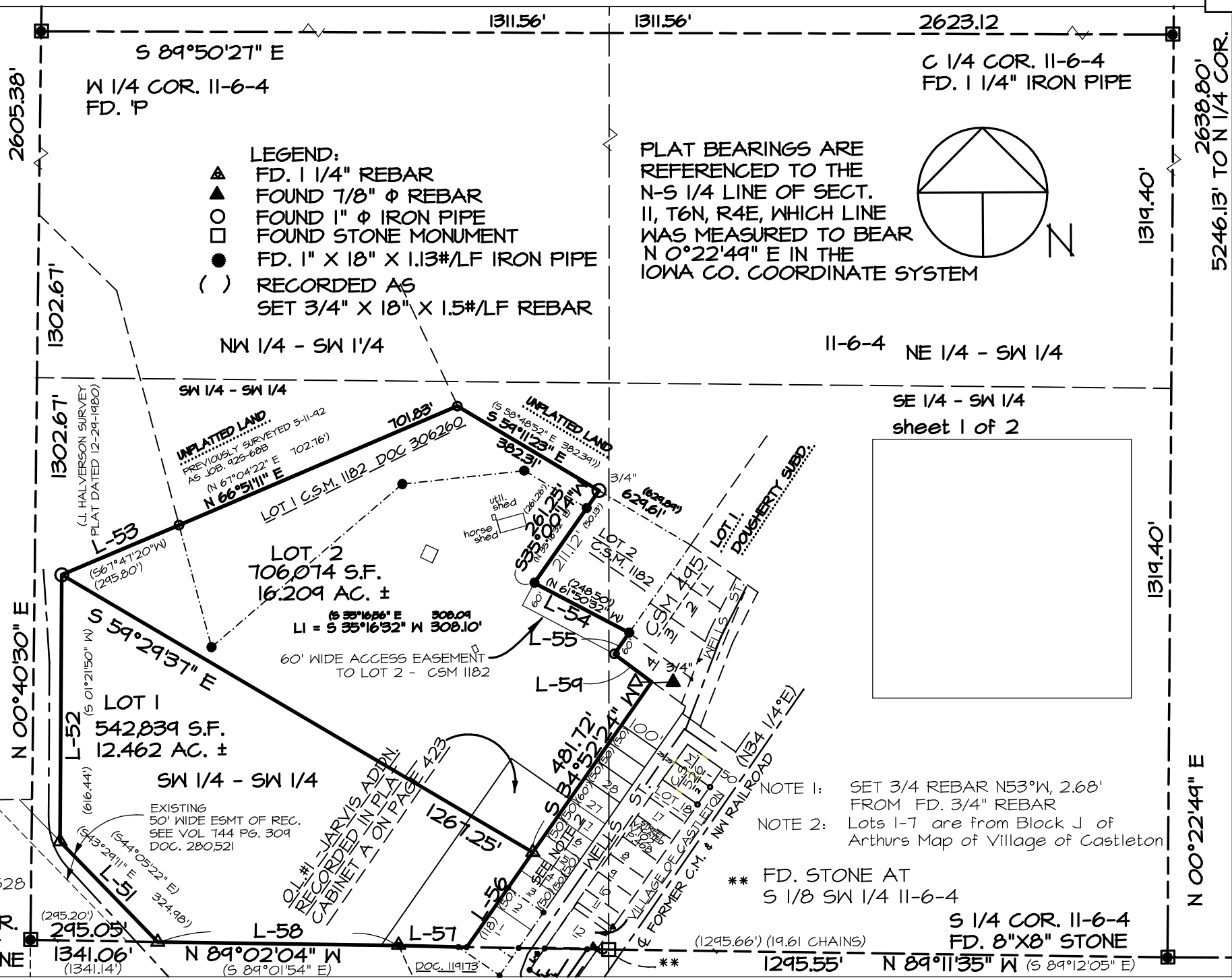


Scale 1" = 300'

LOT 2
C.S.M. 926
DOC. 284528

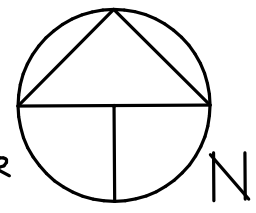
LOT 1
C.S.M. 926
DOC. 284528

SW COR.
11-6-4
FD. STONE



- LEGEND:**
- ▲ FD. 1 1/4" REBAR
 - ▲ FOUND 7/8" φ REBAR
 - FOUND 1" φ IRON PIPE
 - FOUND STONE MONUMENT
 - FD. 1" X 18" X 1.13#/LF IRON PIPE
 - () RECORDED AS SET 3/4" X 18" X 1.5#/LF REBAR

PLAT BEARINGS ARE REFERENCED TO THE N-S 1/4 LINE OF SECT. 11, T6N, R4E, WHICH LINE WAS MEASURED TO BEAR N 0°22'49" E IN THE IOWA CO. COORDINATE SYSTEM



SE 1/4 - SW 1/4
sheet 1 of 2

- NOTE 1: SET 3/4 REBAR N53°W, 2.68' FROM FD. 3/4" REBAR
- NOTE 2: Lots 1-7 are from Block J of Arthurs Map of Village of Castleton

* FD. STONE AT S 1/8 SW 1/4 11-6-4

S 1/4 COR. 11-6-4
FD. 8"X8" STONE

(1295.66') (19.61 CHAINS)

1295.55' N 89°11'35" W (S 89°12'05" E)

CERTIFIED SURVEY MAP

Being Outlot 1 of Jarvis Addn. as recorded in Plat Cabinet A on page 423, Iowa County Certified Survey Map 1182 recorded as Document 306260, and part of the SW 1/4 and SE 1/4 of the SW 1/4, all in Section 11, T6N, R4E, Village of Ridgeway, Iowa County, Wisconsin

SURVEYOR'S CERTIFICATE:

I, Laurence E. Schmit, Professional Land Surveyor hereby certify that under the direction of Jon Husom, I have made a survey, division, and map. Subject map is a correct representation of all the exterior boundaries of the land surveyed and the division thereof, and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in the dividing, mapping of the land which is described as being Outlot 1 of Jarvis Addn. as recorded in Plat Cabinet A on page 423, Iowa County Certified Survey Map 1182 recorded as Document 306260, and part of the SW 1/4 and SE 1/4 of the SW 1/4, all in Section 11, T6N, R4E, Village of Ridgeway, Iowa County, Wisconsin

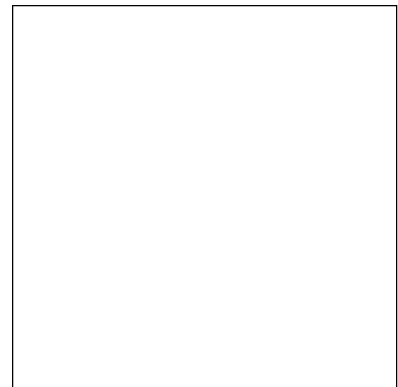
Commencing at the SW corner of Section 11, T6N, R4E, thence S 89°02'04" E, 295.05' along the south line of the SW 1/4 of the SW 1/4 to the POINT OF BEGINNING; thence N 44°10'41" W, 324.91' ; thence N 00°23'43" E, 618.09'; thence N 67°00'20"E, 295.07' to the NW corner of C.S.M. 1182; thence N 66°51'11" E, 701.83' to the northerly corner of C.S.M. 1182; thence S 59°11'23" E, 382.31' to the NW corner of lot 2 of said C.S.M. 1182; thence S 35°00'14" W, 261.25' to the most westerly corner of said C.S.M.; thence S 62°17'50" E, 248.42' to the most southerly corner of said lot 2 at the most westerly corner of lot 3 of C.S.M. 495; thence S 34°51'01" W, 60.68' to the most westerly corner of lot 4 of said C.S.M. 495; thence S 53°26'49" E, 107.71' along the westerly line of lot 4 of said C.S.M. 495 to a point 100' NW"ly of the northerly line of Wells Street; thence S 34°52'24" W, 481.72' to the north corner of lot 4 of Block J of Arthurs Map of the Village of Castleton as recorded in PLat Cabinet A on page 423; thence S 34°51'26" W, 267.94' to the Westerly corner of lot 1 thereof; thence N 88°32'11" W, 158.06' to a found #10 Rebar near the south line of the SW 1/4 of the SW 1/4; thence N 89°10'31" W, 558.58' to the POINT OF BEGINNING. Containing 1,248,913 square feet, or 28.671 acres, more or less.

VILLAGE OF RIDGEWAY
Approved for recording by the Village of Ridgeway

sheet 2 of 2

_____ date:

Michele Casper - Pres.



NUMBER	BEARING	DISTANCE
L-51	N 44°10'41" W	324.91'
L-52	N 00°23'43" E	618.09'
L-53	N 67°00'20" E	295.07'
L-54	S 62°17'50" E	248.42'
L-55	S 34°51'01" W	60.68'
L-56	S 34°51'26" W	267.94'
L-57	N 88°32'11" W	158.06'
L-58	N 89°10'31" W	558.58'
L-59	S 53°26'49" E	107.71'