

Additional Materials

The following materials must be included with your application:

- ✓ A copy of your lease agreement or proof of purchase of property
- ✓ Project Expenses Worksheet
- ✓ Two (2) years of Income Statement projections
- ✓ Last three (3) years of business income statements and most recent balance sheet
- ✓ Renderings, mock-ups, or architectural plans for new location
- ✓ Business plan (if opening/expanding business)

Applicant Agreement & Signature

I have read the program requirements and reviewed them with the Executive Director of the Watertown Redevelopment Authority, and I understand that my participation in the Beltz Foundation Downtown Watertown Business Grant Program is contingent upon my full compliance with all requirements. I understand that all grant funds must be used to cover eligible expenses as outlined in the program documents and will be reimbursed after submission of receipts. My application includes all the materials listed above.

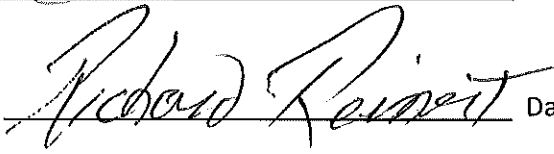
Applicant Signature



Date

7/15/2024

Landlord Signature (if lease)



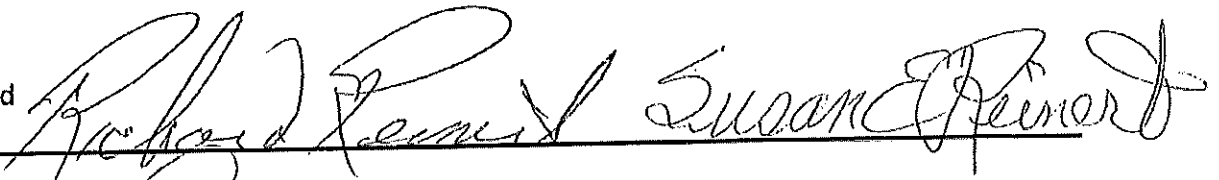
Date

7/10/2024

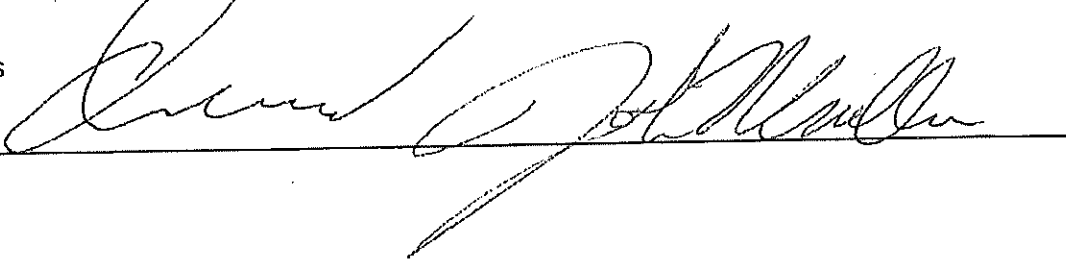
**RENTAL AGREEMENT
FOR 110-112 S. 3rd St. Watertown, WI**

1. Rent per month is \$2,500.00 which includes water bill.
2. Lease goes from November 1, 2022 to October 31, 2024.
3. If building is sold (or more specifically has an accepted Offer to Purchase) before October 31, 2023, Tenants can either match offer or have 4 months Notice. This supercedes the 12 month lease.
4. Tenants pay utilities
5. Tenants responsible for shoveling sidewalk in front of business.
6. Landlord is responsible for maintenance of heating, cooling, and electrical systems.
7. Tenant is responsible for bar equipment and bathroom maintenance.

Landlord



Tenants



Redevelopment Authority of the City of Watertown

Beltz Foundation Downtown Watertown Business Grant Application

Applicant Information

Application Date: 07/15/2024
Business Name: The Drafty Cellar
Type of Business/Industry: Craft beer taphouse
Contact Name: Alex Savath
Role at Business: Owner
Contact Phone: 920-650-1318 Contact Email: alex@draftycellar.com
Business Mailing Address: 110 S. Third St. Watertown, WI 53094

Total Amount Requested: \$10,713.66 Total Project Cost: \$10,713.66

Brief Description of what funds will be used for (please see Program Guidelines for eligible expenses):

We would like to use these funds to cover or offset the cost of a concrete patio, fence (required by City), and some outdoor patio furniture.

Anticipated Timeline (estimated start and end dates): 07/16/24 - 07/31/24

Business Information

How long has your business been established? 6 years

Please describe your business, including products and services offered and a brief history of operations.

We are a craft beer taphouse that offers a wide variety of craft beer to spirits and cocktails alike. We also have a number of pinball machines as well as other video/arcade entertainment. Our commitment to our community and other local businesses is shown through local events, fundraisers, locally sourced products and craft beer. We just hit our 6 year anniversary of operations. We also like to collaborate with other establishments, such as our Blocktoberfest (Octoberfest celebration) and our Movie Trivia with The Towne Cinema. Plus much more.

RECEIVED

MAR 04 2019

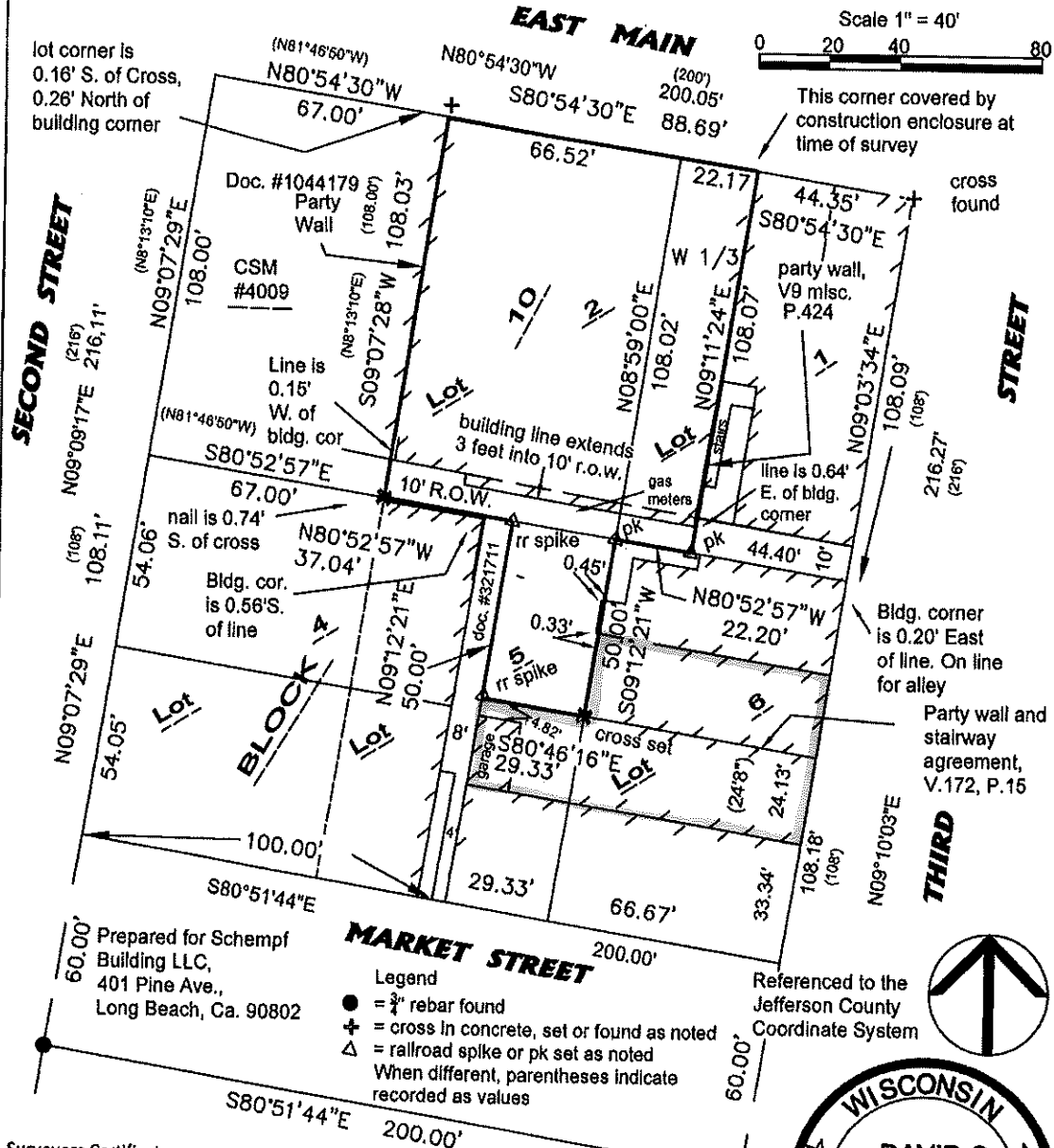
COUNTY SURVEYOR OFFICE
JEFFERSON COUNTY, WISCONSIN**Plat of Survey**

The West 1/3 of Lot 1 and All that portion of Lot 2, Block 10, Original Plat East Side of City of Watertown, Jefferson County, Wisconsin, lying Easterly of Certified Survey Map No. 4009 recorded in Volume 19 of Certified Surveys on Page 206 as Document No. 1043679.

ALSO the North 50 feet of the East 1/2 of Lot 5, all in Block 10, Original Plat East Side, City of Watertown, Jefferson County, Wisconsin.

ALSO the right of way to and over an alley way running through the middle of said Lot 5 to Market Street. EXCEPTING FROM the East 1/2 of Lot 5, a strip of land 4 feet wide off from the West side thereof.

SUBJECT TO AND INCLUDING a right of way over the South 10 feet of Said Lot 1 and Lot 2

**Surveyors Certificate**

I, David C. Riesop, Wisconsin Registered Land Surveyor, hereby certify that I have surveyed, mapped and monumented the lands as described hereon, and that such map is a true and correct representation of the boundaries of the lands surveyed, and that I have fully complied with the State of Wisconsin Administrative Code in surveying and mapping the same, to the best of my knowledge and belief.

David C. Riesop S-1551 11/3/2019

Wisconsin Mapping, LLC

* surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5292-18 Date 12/10/18 field
Sheet 1 of 1

291-0815-0412-180

Beaumont Masonry L.L.C.

(906) 235 - 8399

Beaumontmasonry22@gmail.com

Name: Drafty Cellar
Project-
Patio

| Description | Total |
|---|----------------|
| Haul equipment Demo existing concrete, asphalt and dispose Install 16 yards of gravel and compact every 6" lift Form 575 sq ft patio with thickened face curb Install wire mesh reinforcement Pour 8 yards of concrete 4" thick with handcut joints, and checkerboard broom pattern Buggy concrete from street Strip forms face curb and clean up site | <u>\$7,600</u> |
| Contractor Signature: | |
| Customers Signature: | |

Terms and Conditions

50% deposit, 50% upon completion
Thank you for your business!

Beaumont Masonry L.L.C.

(906) 235 - 8399

Beaumontmasonry22@gmail.com

Name: Drafty Cellar
Project-
Fence

| Description | Total |
|--|---------|
| Install post anchors to concrete Install Posts Install fence walls Figured for 20 man hours | \$1,000 |
| Contractor Signature: | |
| Customers Signature: | |

Terms and Conditions

50% deposit, 50% upon completion
Thank you for your business!

Date: 7/15/2024 - 11:38 AM
Design Name: Fence Design
Design ID: 315953946926
Estimate ID: 67211
Estimated Price: \$450.53

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS
Design & Buy™
FENCE

Materials

| | |
|-----------------------|---|
| Length: | 32'0" |
| Type: | Wood Panels |
| Fence: | 6 x 8 Dog Ear Pressure Treated Panel |
| Gate: | Homax EasyGate (6' x 4') |
| Gate Insert: | No Gate Inserts |
| Post: | 4 x 4 x 8' #2 Ground Contact AC2® Timber |
| Post Top: | Nuvo Iron Eazy-Cap |
| Post Footing: | No Post Footing (Not Recommended) |
| Post Drainage: | No Post Drainage |
| Post Hardware: | No Post Hardware |
| Fastener: | #9 x 3-1/2" Combo Drive Tan Premium Screw |
| Post: | 4 x 4 x 8' #2 Ground Contact AC2® Green Pressure Treated Timber |

Date: 7/15/2024 - 11:40 AM
Design Name: Fence Design
Design ID: 315953947006
Estimate ID: 67214
Estimated Price: \$753.70
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Materials

Length: 32'0"
Type: Wood Panels
Fence: 5-4 x 8 Cedar Diamond Lattice Top Panel
Gate: Lattice Gate (5'4" x 3')
Gate Insert: No Gate Inserts
Post: 4 x 4 x 8' #2 Ground Contact AC2@ Timber
Post Top: Nuvo Iron Eazy-Cap
Post Footing: Concrete Mix - 60 lb (Bags of concrete per post: 1)
Post Drainage: No Post Drainage
Post Hardware: No Post Hardware
Fastener: #9 x 3-1/2" Combo Drive Tan Premium Screw

Reduced price

Visit the Sophia & William Store

Sophia & William 7 Piece Outdoor Patio Dining Sets Metal Furniture Table and Stackable Chairs

★★★★★ (44) 25 reviews

Free 30-day returns

\$459.99

As low as \$11/mo with affirm Lease-to-own
Price when purchased online

Add to cart

Size: 60"-Rectangular Table

| | | | |
|--|------------------------------------|-----------------------------------|--|
| 37"-Square Table \$299.99 | 60"-Black Square Table \$799.99 | 60"-Rectangular Table \$459.99 | 84"-Expandable Table(6 Seat) \$799.99 |
| 84"-Expandable Table(8 Seat) \$999.99 | | | |



Get expert help [What's covered](#)

☐ Patio Set Assembly - \$138.00



Add a protection plan [What's covered](#)
(Only one option can be selected at a time)

☐ 3-Year plan - \$58.00

☐ 4-Year plan - \$77.00

How do you want your item?

| | | |
|------------------------------------|-------------------------|---------------------------|
| Shipping Arrives Jul 25 Free | Pickup Not available | Delivery Not available |
|------------------------------------|-------------------------|---------------------------|

Deliver to [Waterloo, S3928](#)

Sold and shipped by: Sophia & William Brands Co., LTD

★★★★★ 869 seller reviews

[View seller information](#)

Free 30-day returns [Details](#)

Add to list

Add to registry

Reduced price



Sponsored

Now \$299.99 \$609.49

Sophia & William 5 Pcs Metal Patio Outdoor Dining Set with 4 Stackable Chairs and Square Table

★★★★★ 4

3+ day shipping

Add



MADE IN
CHINA Black-fed. For all.

Sponsored

Reduced price

Visit the Sophia & William Store

Sophia & William 5 Pcs Metal Patio Dining Set Outdoor Stackable Chairs and Square Table

★★★★★ (46) 95 reviews

Free 30-day returns

Now \$299.99 ~~\$520.58~~

You save \$220.59

As low as \$20/mo with affirm [Learn more](#)
Price when purchased online

(x 3) \$899.97

Add to cart

Show: 37" Square Table

37" Square Table
\$299.99

60" Black Square Table
\$759.99

60" Rectangular Table
\$459.99

84" Expandable Table (6 Seat)
\$799.99

84" Expandable Table (8 Seat)
\$999.99



Get expert help [What's covered](#)

☐ Dining Set Assembly - \$103.00



Add a protection plan [What's covered](#)
(Only one option can be selected at a time)

- ☐ 3-Year plan - \$34.00
☐ 4-Year plan - \$45.00

How do you want your item?

Shipping
Arrives Jul 25
Free

Pickup
Not available

Delivery
Not available

Delivery to **Watertown, 01098**

Sold and shipped by **Sophia & William Brands Co., LTD**

★★★★★ 869 seller reviews
[View seller information](#)

Free 30-day returns [Details](#)

Add to list

Add to registry

Reduced price

Sponsored

Now \$799.99 ~~\$1499.97~~

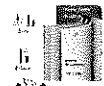
Sophia & William 7-Piece Metal Outdoor Patio Dining Set Cushioned Chairs and Teak-grain Table Furniture Set

★★★★★ 3

3-day shipping



+ Add



The Drafty Cellar LLC

Profit and Loss

January - December 2021

| | TOTAL |
|--|---------------------|
| Income | |
| Bar Sales | 370,495.57 |
| Grant/Loan | 18,720.42 |
| Total Income | \$389,215.99 |
| Cost of Goods Sold | |
| Cost of Goods Sold | 134.05 |
| Bar Supplies | 13,116.15 |
| Beer and Liquor | 141,557.37 |
| Food and Fare | 4,976.47 |
| Merchandise | 2,916.62 |
| Total Cost of Goods Sold | 162,700.66 |
| Total Cost of Goods Sold | \$162,700.66 |
| GROSS PROFIT | \$226,515.33 |
| Expenses | |
| Advertising & Marketing | 4,677.72 |
| Sponsorship | 2,117.92 |
| Total Advertising & Marketing | 6,795.64 |
| Ask My Accountant | 1,850.00 |
| Bank Charges & Merchant Fees | 2,840.57 |
| Contractors | 1,950.00 |
| Dues & subscriptions | 790.18 |
| Insurance | 6,594.28 |
| Legal & Professional Services | 4,690.00 |
| Meals | 814.76 |
| Office Supplies & Software | 1,945.47 |
| Payroll Taxes | 2,286.64 |
| Rent & Lease | 13,438.55 |
| Repairs & Maintenance | 2,481.30 |
| Salaries & Wages | 31,163.48 |
| Payroll Expenses | 6,377.02 |
| Total Salaries & Wages | 37,540.50 |
| Sale Taxes Paid | 17,594.82 |
| Supplies & Materials | 2,339.23 |
| Taxes & Licenses | 2,726.11 |
| Travel | 1,744.24 |
| Utilities | 10,769.20 |
| Total Expenses | \$119,191.49 |
| NET OPERATING INCOME | \$107,323.84 |
| NET INCOME | \$107,323.84 |

The Drafty Cellar LLC

Profit and Loss

January - December 2022

| | TOTAL |
|---|----------------------|
| Income | |
| Bar Sales | 382,334.39 |
| Total Income | \$382,334.39 |
| Cost of Goods Sold | |
| Cost of Goods Sold | -195.00 |
| Bar Supplies | 4,990.50 |
| Beer and Liquor | 144,565.96 |
| Food and Fare | 9,000.74 |
| Merchandise | 1,183.75 |
| Total Cost of Goods Sold | 159,545.95 |
| Shipping | 36.00 |
| Total Cost of Goods Sold | \$159,581.95 |
| GROSS PROFIT | \$222,752.44 |
| Expenses | |
| Advertising & Marketing | 3,187.96 |
| Sponsorship | 1,485.00 |
| Total Advertising & Marketing | 4,672.96 |
| Bank Charges & Merchant Fees | 2,107.51 |
| Car & Truck | 42.52 |
| Fuel | 108.80 |
| Total Car & Truck | 151.32 |
| Dues & subscriptions | 10,092.64 |
| Insurance | 6,753.15 |
| Legal & Professional Services | 6,689.00 |
| Meals | 1,268.94 |
| Office Supplies & Software | 219.94 |
| Postage | 24.00 |
| Total Office Supplies & Software | 243.94 |
| Payroll Taxes | 10,672.00 |
| Rent & Lease | 28,039.00 |
| Repairs & Maintenance | 2,648.22 |
| Salaries & Wages | 124,286.12 |
| Payroll Expenses | 684.00 |
| Total Salaries & Wages | 124,970.12 |
| Sale Taxes Paid | 19,994.14 |
| Supplies & Materials | 1,472.35 |
| Taxes & Licenses | 1,019.18 |
| Travel | 1,962.82 |
| Utilities | 12,847.61 |
| Total Expenses | \$235,604.90 |
| NET OPERATING INCOME | \$ -12,852.46 |
| NET INCOME | \$ -12,852.46 |

The Drafty Cellar LLC

Profit and Loss

January - December 2023

| | TOTAL |
|--|----------------------|
| Income | |
| Bar Sales | 389,668.93 |
| Total Income | \$389,668.93 |
| Cost of Goods Sold | |
| Cost of Goods Sold | 2,467.52 |
| Bar Supplies | 8,988.42 |
| Beer and Liquor | 136,232.76 |
| Food and Fare | 10,093.08 |
| Total Cost of Goods Sold | 157,781.78 |
| Total Cost of Goods Sold | \$157,781.78 |
| GROSS PROFIT | \$231,887.15 |
| Expenses | |
| Advertising & Marketing | 4,786.79 |
| Sponsorship | 350.00 |
| Total Advertising & Marketing | 5,136.79 |
| Bank Charges & Merchant Fees | 1,745.26 |
| Car & Truck | |
| Fuel | 209.37 |
| Total Car & Truck | 209.37 |
| Contractors | 2,975.00 |
| Dues & subscriptions | 10,182.51 |
| Insurance | 6,815.31 |
| Job Supplies | 1,946.37 |
| Legal & Professional Services | 5,500.00 |
| Meals | 650.91 |
| Office Supplies & Software | 288.35 |
| Payroll Taxes | 10,190.06 |
| Reimbursable Expenses | 1,768.62 |
| Rent & Lease | 29,700.00 |
| Repairs & Maintenance | 13,498.18 |
| Salaries & Wages | 113,438.81 |
| Payroll Expenses | 1,097.00 |
| Total Salaries & Wages | 114,535.81 |
| Sale Taxes Paid | 20,160.61 |
| Supplies & Materials | 2,613.77 |
| Taxes & Licenses | 934.00 |
| Travel | 1,280.00 |
| Utilities | 13,630.21 |
| Total Expenses | \$243,761.13 |
| NET OPERATING INCOME | \$ -11,873.98 |

The Drafty Cellar LLC

Profit and Loss

January - December 2023

| | TOTAL |
|----------------------------|---------------------|
| Other Income | |
| Entertainment Ticket Sales | 2,090.00 |
| Total Other Income | \$2,090.00 |
| NET OTHER INCOME | \$2,090.00 |
| NET INCOME | \$ -9,783.98 |