

Redevelopment Authority of the City of Watertown

Beltz Foundation Downtown Watertown Business Grant Application

Applicant Information

Application Date: 7/1/2025

Business Name: UPTOWN OF WATERTOWN LLC/OBS INVESTMENTS LLC

Type of Business/Industry: Bar/Restaurant/Hospitality

Contact Name: Robert Smith

Role at Business: Co-Owner

Contact Phone: 414-807-1089

Contact Email: robert.smith@uptownbar.com

Business Mailing Address: 1301 Allermann Dr., Watertown WI 53094

Total Amount Requested: \$10,000 Total Project Cost: \$37,000

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

Last year when we replaced the awning, I discovered there is a massive wood beam at the top. It's about 10" tall and probably just as deep. Most of it had severe rot damage and I bandaged it up the best I could in the time I had. Also much of the brick below and connecting to the neighbor building that beam is extremely soft. It might not be long before its it need of repair again.

That said, this project is as much of a repair as it is an improvement. An initial step we want to take is to have the entire first floor façade facing Main St. replaced with fresh brick, new windows, and remove and straighten the ingress that is already walled off from inside.

- The existing bricks don't match side-to-side and there is no way they are the original either. We would like a consistent "Watertown brick" looking yellowey-biege.

- Removal of the ingress, straightening that wall, would really help us reclaim space that can be better used inside. In it's place another window would be installed. Right now that space is almost functionally unusable on the inside and not visually appealing on the outside.

- We intend to make the windows taller, possibly with a transom window below. I find this is common downtown. This would allow for us to put dining tables in front of those windows for our customers to enjoy.

- The severely cracked concrete at the remaining Main St. ingress/egress will also be replaced.

- The entrance will be updated with the same brick and a clean finish overhead.

Anticipated Timeline (estimated start and end dates): Late August 2025 through end of September 2025

Business Information

How long has your business been established? 15 years

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

My wife and I have been operating this business for 15 years as of this August. When we started the business, it was an unsuccessful western style dive bar. We started out leasing the space the first year, negotiated a land contract after that so that we could investment in remodeling improvements. Since that time, we have remodeled the entire interior with new electrical, new plumbing, and up to date equipment. Additionally, about eight years ago we installed a small kitchen. Today, our sales are about 60% beverage and 40% food on weekdays and 50/50 on weekends. We feel that having a better dining experience and better use of space will continue to steer the business toward a more family friendly dine out experience rather than just another bar. We do offer a full array of beverages including beers, seltzers, mixers as well as Wisconsin favorites like Old Fashioneds and Bloody Mary's. We have our kitchen open from 10am to 9pm every day offering Americana style food (burgers, wings, wraps) but often have specials that are outside that cuisine. We also have a Friday Fish Fry and just started offering a salad bar.

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)

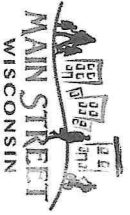
Applicant Agreement & Signature

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.

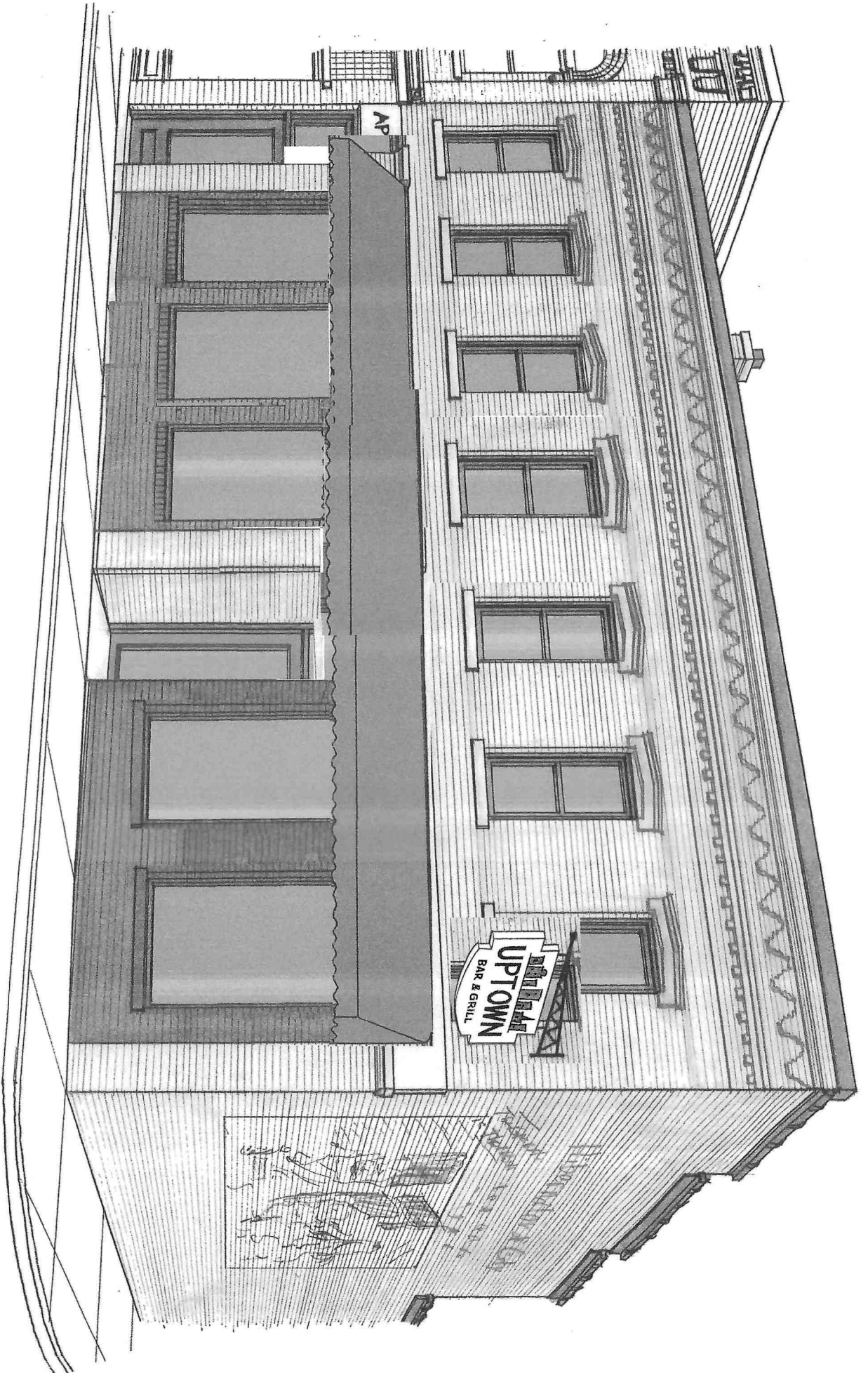
Applicant Signature MUA B. Go Date 7/1/25

Landlord Signature (if lease) MUA B. Go Date 7/1/25



UPTOWN BAR & GRILL
MAY 16, 2018

WATERTOWN, WI
JOE LAWNICZAK





King Stud Carpentry, LLC

Robert Smith

(414) 807-1089

robert.smith@uptownbar.com

ESTIMATE	#1905
ESTIMATE DATE	Apr 18, 2025
EXPIRATION DATE	Apr 25, 2025
TOTAL	\$37,596.55

CONTACT US

729 Stow St

Horicon, WI 53032

(920) 583-9280

npalm@kingstudcarpentry.com

ESTIMATE

Services

Exteriors - Brick Installation

Basic labor to install masonry wall with favorable site conditions. Excavate up to 0.3m/1ft below grade if necessary. Layout pattern or lower cuts. Set level concrete foundation. Lay courses up to 1m/3ft tall in mortar joints. Does not include top filling. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

Framing - Room Framing

Basic labor to frame walls with favorable site conditions. Layout, fabricate and install wood framed wall with studs spaced 16" on center. Includes double top plate, treated bottom plate where necessary, blocking and 1 corner per 100 SF of wall and up to 12' high. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

Drywall and Textures - Firewall Installation

5/8" Fire-X Rated Drywall Installation. Includes fire-x rated drywall, standard rate drywall and finishing materials, shims, fasteners, and installation labor up to a level 2 finish - level 2: tape and a single top coat of drywall compound to seal the tape.

Painting - Interior Painting

Basic labor to paint bedroom with favorable site conditions. Initial prep not to exceed 1hr per 500 SF. Caulk gaps and spot prime. Roll / brush 2 coats of paint over lightly textured ceiling/walls. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. This is inclusive to 9' ceilings or less.

Concrete Repair

Basic labor to repair concrete with favorable site conditions. Remove loose material and debris. Clean and prime patch area. Fill, level and finish blend the repair. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

Remove - Demo and Disposal

New & Replacement Windows - Window Installation

Basic labor to install window with favorable site conditions. Set unit in rough opening. Shim to achieve level and plumb placement. Set jamb edges flush to finished wall surface. Secure unit to rough opening framing. Insulate perimeter and secure house wrap at window as appropriate. Repair of exterior and interior surfaces is not included. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

Safety Conditions

Safety Conditions to be contingent on safety evaluation on this project. Cost is determined on a 2.1% unconditional fee for safety regulations and OSHA Compliance.

Window Installation

Basic labor to install transom windows below current windows with favorable site conditions. Set unit in rough opening. Shim to achieve level and plumb placement. Set jamb edges flush to finished wall surface. Secure unit to rough opening framing. Insulate perimeter and secure house wrap at window as appropriate. Repair of exterior and interior surfaces is not included. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. Provided windows in estimate which estimated to be Commercial replacement windows. Install includes window sill flashing. Disposal of existing windows is included.

Services subtotal: \$35,596.55

Materials

Commercial Window

Commercial window to match existing. Cost allowance on this window is \$2,000.

Materials subtotal: \$2,000.00

Subtotal	\$37,596.55
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Total	\$37,596.55
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Thank you for choosing King Stud Carpentry. We look forward to completing your project!



State of Wisconsin
Department of Financial Institutions

ARTICLES OF ORGANIZATION - LIMITED LIABILITY COMPANY

Executed by the undersigned for the purpose of forming a Wisconsin Limited Liability Company under Chapter 183 of the Wisconsin Statutes:

- Article 1. **Name of the limited liability company:**
 Uptown of Watertown, LLC
- Article 2. **The limited liability company is organized under Ch. 183 of the Wisconsin Statutes.**
- Article 3. **Name of the initial registered agent:**
 Nicole Marie Smith
- Article 4. **Street address of the initial registered office:**
 8924 W. Lincoln Ave.
 West Allis, WI 53227
 United States of America
- Article 5. **Management of the limited liability company shall be vested in:**
 A member or members
- Article 6. **Name and complete address of each organizer:**
 Nicole Marie Smith
 8924 W. Lincoln Ave.
 West Allis, WI 53227
 United States of America
- Other Information. **This document was drafted by:**
 Nicole Marie Smith

Organizer Signature:
Nicole Marie Smith

Date & Time of Receipt:
7/7/2011 9:14:32 PM

Order Number:
201107072661997

1401839

Office of Register of Deeds
Jefferson County, WI
RECEIVED FOR RECORD
09/26/2018 08:02:15 AM
Staci M. Hoffman
Total Pages: 2
REC FEE: 30.00
TRANSFER FEE: 645.00
EXEMPT #

**The above recording information
verifies that this document has
been electronically recorded
and returned to the submitter**

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Jeff and Betty Schoechert LLC

_____, ("Grantor," whether one or more),
and OBS Investments LLC

_____, ("Grantee," whether one or more).
Grantor, for a valuable consideration, conveys to Grantee the following described real
estate, together with the rents, profits, fixtures and other appurtenant interests, in
Jefferson _____ County, State of Wisconsin ("Property") (if more space is
needed, please attach addendum):

Recording Area

Name and Return Address

OBS Investments LLC
1408 Utah Street
Watertown, WI 53094

291 0815 0412 135

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:
Municipal and Zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and
Municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing

Dated 9.14.18

Jeff and Betty Schoechert LLC

Jeff and Betty Schoechert LLC

[Signature] (SEAL)
* By: Jeffrey C. Schoechert, member

[Signature] (SEAL)
* By: Betty Schoechert, member

_____, (SEAL) _____, (SEAL)

AUTHENTICATION

Signature(s) Jeffrey C Schoechert and
Betty Schoechert, members
authenticated on Sept 14, 2018

[Signature]
* Ethan C Geis

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Jeffrey C. Schoechert / hh

ACKNOWLEDGMENT

STATE OF WISCONSIN)
Dodge COUNTY) ss.

Personally came before me on _____,
the above-named Jeffrey C. Schoechert and Betty Schoechert

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

*

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

* Type name below signatures.

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FORM NO. 1-2003