

**PLANNING COMMISSION / ECONOMIC DEVELOPMENT COMMITTEE
AGENDA
VILLAGE OF DEERFIELD**

**FOR A MEETING OF THE PLANNING COMMISSION / ECONOMIC DEVELOPMENT COMMITTEE
OF THE VILLAGE OF DEERFIELD TO BE HELD AT THE DEERFIELD VILLAGE HALL, 4 N. MAIN
STREET, DEERFIELD, WISCONSIN ON JULY 15, 2019 AT 6:00 P.M.**

- I. CALL TO ORDER – NOTING OF ROLL BY CLERK**
- II. CONSENT AGENDA**
 - A. APPROVAL OF MINUTES FROM JUNE 17, 2019**
- III. PUBLIC APPEARANCES**
 - A. PUBLIC COMMENTS**
- IV. UNFINISHED BUSINESS, REVIEW & ACTION THERE ON**
- V. NEW BUSINESS**
 - A. REVIEW & ACTION**
 - 1. DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM KARIZMA SALON/TERA SCHROEDER – 10 LIBERTY STREET SUITE 105**
 - 2. DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM SHERRY AND MERLIN LANGE – 21 N MAIN STREET**
- VI. COMMUNICATIONS**
- VII. ADJOURN**

Notice is hereby given that it is possible that a majority of the Village Board or other governmental body may be present at the above meeting of the PLANNING COMMISSION AND ECONOMIC DEVELOPMENT COMMITTEE to gather information about a subject over which they have ultimate decision making responsibility. If such a majority is present, it will constitute a meeting of the Village Board or other governmental body under Wisconsin's Open Meeting Laws and is hereby being noticed as such, although only the PLANNING COMMISSION AND ECONOMIC DEVELOPMENT COMMITTEE will take formal action at the above meeting.

If you require an interpreter, materials in alternate formats, or other accommodations to access this meeting, please contact the Village Clerk at 764-5404 at least 24 hours prior to the meeting.

Elizabeth McCredie, Clerk
Village of Deerfield

Posted 7/11/2019



VILLAGE OF DEERFIELD

4 North Main St., P.O. Box 66, Deerfield, WI. 53531

TELEPHONE: 608-764-5404

FAX: 608-764-5807

Village President: Greg Frutiger
Village Administrator / Clerk-Treasurer: Elizabeth McCredie
www.deerfieldwi.com

Village of Deerfield
TIF Assistance Application
Approved to Form April 18, 2011

Date 07-11-19

Fees Paid _____
Per Section 2.4(1) & (2)

APPLICANT INFORMATION

PROJECT INFORMATION

Property Owner Tera Schroeder

Business Name Karizma Hair Salon

Mailing Address 1142 Boughton St #1

Project Title Purchase/Expansion

Watertown WI 53098 Project Address 10 Liberty Ste 105

Contact Person Tera Schroeder

Deerfield WI 53531

Contact Address 1142 Boughton St #1

Watertown WI 53098

Contact Person phone 920-285-9477

e-mail teraschroeder55@gmail.com

Parcel Number	Year <u>2018</u> Assessed Value	Year <u>2018</u> Equalized Value
<u>0712-214-4209-1</u>	<u>\$ 61,500</u>	<u>\$ 69,001</u>

Information found on tax bills.

- 1) Description of project (250 words or less) addressing the following: *See attached*
 - a) Benefit to TID #3 and community
 - b) Type of Project (Residential/Commercial)
 - c) Redevelopment or New
 - d) Number of project jobs to be created (if any)

- 2) Type of incentive being requested.
 - a) Pay as you go
 - b) Upfront payment
 - c) Other _____

- 3) Estimated Value increase of property.

Construction Year	Value	Type
<i>2019</i>	<i>27,700</i>	<i>remodel</i>

- 4) Why assistance is needed (250 words or less). *see attached*

- 5) Description of source of other funds with supporting documents. *see attached*

- 6) For Grant/Incentive request over \$25,000.00 the following are also required.
 - a) Site Plans
 - b) Building Plans
 - c) Plat Plans

Return application to: Elizabeth McCredie
 P.O. Box 66
 Deerfield, WI 53531

Karizma Hair Salon LLC
10 Liberty St. Suite 105
Deerfield WI 53531
608-764-1888

07/10/2019

Village of Deerfield
TIF Assistance Application

Karizma Hair Salon is planning to expand their business by adding additional services and hiring more stylists. To accommodate this growth, we plan to purchase a larger suite at 10 Liberty St. Suite 105 Deerfield WI 53531 and invest significant work to make it more viable for a business. Planned renovations include adding walls and flooring, updating plumbing and electrical, and separating water, electric, and HVAC from existing attached unit. The total project investment will be approximately \$111,140. We are able to invest \$72,500 of our own money and a bank loan, and are requesting a grant of \$38,640 to make the project feasible. The grant will support purchasing and upgrading the unit.

At Karizma Hair Salon, we create trusting relationships by inspiring and empowering others to recognize their individual beauty and instill confidence in themselves. We strive to meet all client needs. We currently offer professional hair color services, precision cuts and razor cuts, facial waxing, perms, specialty styles, braiding, curls, straightening, and all other hair care services. We provide purchase of hair products for proper home hair care. We specialize in achieving all beauty needs of women, men, and children.

Karizma Hair Salon opened on June 16, 2018 in Deerfield Wisconsin. Tera and Jennifer, owners and stylists of Karizma, worked as hairstylists at a previous location together for four years in Lake Mills. Knowing that Deerfield had no beauty salon, we decided to open our own salon here and have been well-supported by the community. Since then, Karizma has served 1500 clients, most of whom are from Deerfield and neighboring communities. Now we are ready to take the next step to expand our business and own our space for a more permanent situation.

Karizma Hair Salon's current location only has space for two employees. With the client base growing, we have had to turn away appointments due to limited space. Purchasing a larger suite than the one we currently lease will allow us to hire an additional stylist and serve more clients. This expansion would also allow room for tanning and nail services and therefore the potential for more employment opportunities. These new services are requested daily by current and potential clients, as there are few locations offering them in the surrounding communities.

Karizma Hair Salon is an asset to Deerfield, attracting customers to Liberty Commons and the downtown area who often make stops at other businesses before or after their appointment. Bringing the community together and helping it grow is a priority for the Karizma Hair Salon team.

Sincerely,
Tera Schroeder

A handwritten signature in black ink, appearing to read 'Tera Schroeder', with a long horizontal line extending to the right.

Karizma Salon Development Project Sources and Uses

	Cash	Bank	TID 3 Grant	Total
Acquisition	\$ 7,110	\$ 57,500	\$ 10,889	\$ 75,500
Build-out	\$ -	\$ -	\$ 27,751	\$ 27,751
Fixtures & Equip.	\$ 7,890	\$ -	\$ -	\$ 7,890
Total	\$ 15,000	\$ 57,500	\$ 38,640	\$ 111,140

Letter for grant

Jacob Schneider <jschneider@statebankoffreeseville.com>
To: Tera Schroeder <teraschroeder55@gmail.com>

Wed, Jul 10, 5:27 PM

Tera:

Thank you for reaching out again – busy week as I am sure you are having as well. At this time, my best “guess” for closing costs would be somewhere around \$3,000 by the time we calculate an appraisal of the facility, title insurance, and other fees such as inspection, recording fees, etc. We are in the very preliminary stages of discussion, so unfortunately, I cannot be much more accurate than a guess at this time.

When we last reviewed your information, we estimated a potential \$57.5K loan which was about 79-80% of a potential purchase price of a commercial building of \$72,500. With our basic review, it appeared your cash flow could support such a request. Now, we will have to go through a formal application process and review updated financials (among other underwriting requirements) to verify that. Also, if your potential purchase price or loan amount change, we will need to refigure the numbers. When you have a more detailed review of your purchase plan for the proposed facility, we can sit down again to conduct a more thorough review.

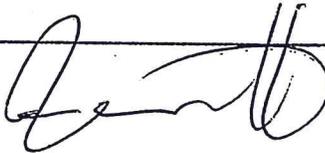
Thank you again and have a great week!

[Quoted text hidden]

ESTIMATE 5/3/19

INVOICE

SOLD TO		SHIPPED TO		VIA	
ADDRESS		ADDRESS		F-A Penn Ave Lic # 253406	
CITY, STATE, ZIP		CITY, STATE, ZIP		608 444 1676	
CUSTOMER'S ORDER	SALESPERSON	TERMS	FO.B.	DATE	
CONSTRUCT NEW SALON WORK INCLUDES:					
2006 IN TWO STAMPED BOWLS					
1 - WATER HATCHER					
1 - WATER SOFTNER					
1 - WASHING DRYER					
INSTALL NEW PVC WASTE LINE					
IN TUNNEL UNDER SALON, NEW					
WATER LINE (PE4) IN CEILING					
40-50 HRS LABOR					
TOTAL \$ 10,000.00					

Thank you 

Buss Electrical Contracting LLC
 W10971 State Highway 19
 Waterloo, WI 53594 US
 (920) 253-6568
 busselectricalcontracting@gmail.com
 busselectricalcontracting.com

Estimate

ADDRESS
 Karizma Hair Salon
 10 Liberty St.
 Suite 109
 Deerfield, WI 53531

ESTIMATE #	DATE
1321	05/10/2019

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	ACTIVITY	AMOUNT
05/10/2019	<p>Sales Furnish and install wiring for new hair and tanning salon to include: 1-100 amp 3-phase feeder so electric panel has own meter. 2-220v circuits for tanning beds with remote timers. 1-30 amp 220v circuit for water heater. 1-20 amp 110v circuit for furnace. 1-30 amp 220v circuit for roof AC. 3-dedicated 20 amp circuits for styling stations. Raise 2 outlets by shampoo bowls. 1-outlet for wall mount TV. 1-20 amp 110v outlet for washer/dryer.</p> <p>Labor and Material: \$7480.00</p>	7,480.00

TOTAL **\$7,480.00**

Accepted By

Accepted Date



Our mission is to provide the highest quality HVAC products at competitive prices with the best service in the business.

Brown Heating & Air Conditioning, Inc. Proposal / Contract

Date: June 10, 2019

Tech: Jerry Brown

Jennifer Brown
Tera Schroeder

Liberty Commons
10 Liberty Street
Suite #105
Deerfield, Wisconsin 53531

Phone: 920-647-6301

Email: karizmahairsalon18@gmail.com

We Hereby Submit Specifications and Estimates for:

We will clean and check existing equipment, change all the filters, cap off the duct to the adjoining suite, and install an exhaust fan. Cost includes materials, labor, and applicable sales tax.

Total: \$ 1,550.00

We propose to hereby furnish materials and labor – completed in accordance with above specifications, for the sum of: _____

Commencement and completion dates: Exact commencement and completion dates will vary depending upon when this proposal is returned to Brown. Tentatively, this project will commence on a date to be agreed upon between the parties, and be completed by the date agreed upon by the parties. Exact dates may be discussed further at the Owner's request upon acceptance of this Proposal. Owner recognizes that delays may occur beyond the control of Brown.

Warranties: All materials are guaranteed to be as specified. All work is to be completed in a professional manner according to standard practices. Some products have individual warranties. If any such warranties are applicable to this contract, they will be listed above in the "Specifications and Estimates" section. Brown warrants its work and materials for one year from the date of Brown's completion of the contract. In the event of a claim for defective labor/service/material, customer's sole remedy shall be for replacement, or at Brown's option, a refund of their value as determined by Brown in accordance with the provisions of this contract. In the event a breach of warranty occurs, the customer shall notify Brown within three months of customer's discovery of any defect or breach. Manufacturer's warranties will be delivered when the product is installed and the terms of such manufacturer's warranty shall supersede any other warranty.

Insurance: Brown's workers are fully covered by Worker's Compensation Insurance. A copy of this insurance is available for inspection and will be provided upon request of the Owner. Owner is responsible for carrying fire, tornado and other necessary insurance.

Damages: Except for claims directly arising from personal injury or death, Owner shall not be able to recover on any claim, whether arising under contract or in tort or arising under any legal or equitable theory, in excess of the actual dollar amount paid to Brown by the Owner under the terms of the contract.

Arbitration and Attorney's Fees: Disputes arising under the contract shall be resolved through binding arbitration administered by the American Arbitration Association using a single arbitrator, unless the suit is for collection of payment upon the contract or for foreclosure of lien rights, in which case Brown retains the right to commence and prosecute such action in a court of competent jurisdiction. This provision is not intended and shall not be construed as limiting the lien rights asserted under this contract by Brown. Any arbitration proceeding shall be conducted in Madison, Wisconsin. The predominately prevailing party in any dispute between the parties, whether in arbitration or any other competent jurisdiction, as determined by the arbitrator/judge, will be entitled to direct costs and expenses including reasonable attorney's fees, even if such fees exceed the amount in controversy, to be paid by the non-prevailing party.

Late Payment and Collection: All payments not made within 14 days of the due date are considered late and shall accrue interest at a rate of 18% per year (1.5% per month). Brown retains the right to commence and prosecute suits for the collection of payments under the contract and foreclosure of lien rights in a court of competent jurisdiction. The non-prevailing party will pay the costs and attorney's fees of the prevailing party.

Notice of Lien Claim: Brown hereby notifies Owner that persons or companies, including Brown, furnishing labor or materials for the construction on Owner's land may have lien right on Owner's land and buildings if not paid. Those entitled to lien rights, in addition to Brown, are those who contract directly with the Owner or those who give the Owner within 60 days after they first furnish labor or materials for the construction, and should give a copy of each notice to the mortgage lender, if any. Brown agrees to cooperate with the Owner and the Owner's lender, if any, to see that all potential lien claimants are duly paid.

Right to Lien Waiver: Upon completion of the contract by Brown and payment by the Owner, Brown will furnish to the Owner lien waivers in writing from all contractors, subcontractors, and material suppliers who asserted a lien claim consistent with Wisconsin Construction Lien Law.

The Undersigned hereby agree to the preceding terms.

Acceptance Signatures


Brown Authorized Signature

June 12, 2019
Date

Owner Acceptance Signature #1

Date

Owner Acceptance Signature #2 (if applicable)

Date

Right of Cancellation

Buyer may cancel this transaction, without penalty or obligation, within three (3) days from the following
_____ (date of transaction).

If buyer cancels contract, any property traded, any payments made under the Contract or Sale, and any negotiable instrument will be returned within ten (10) business days following receipt of the Seller of cancellation notice, and any mechanic's lien arising out of the transaction will be cancelled.

If Buyer cancels, any goods delivered under this Contract or Sale must be made available to the Seller at the Buyer's residence in substantially as good condition as when received; or the Buyer may comply with the instructions of the Seller regarding the return shipment of the goods at the Seller's expense and risk.

If the Buyer makes goods available to the Seller and the Seller does not pick them up within twenty (20) days of the date of the Notice of Cancellation, goods may be retained or disposed of without further obligation. If the Buyer fails to make goods available to the Seller, or if the Buyer agrees to return goods to Seller and fails to do so, Buyer then remains liable for performance of all obligations under this contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice.

To: _____ At _____ not later than
(Name of Seller) (Seller's Address at Place of Business)

midnight of _____ . I hereby cancel this transaction.
(Date) _____
(Buyer's Signature and Date)

Creative Home Improvements LLC
 210 Legreid St
 Deerfield, WI 53531 US
 (608) 333-8494
 ch.improvements123@yahoo.com



ESTIMATE

ADDRESS

Karizma Hair Salon
 10 Liberty St. Suite 109
 Deerfield, Wi 53538

ESTIMATE # 1032

DATE 06/26/2019

EXPIRATION DATE 07/12/2019

ACTIVITY	QTY	RATE	AMOUNT
<p>Salon Area- Scope of work-- Build wall 8 foot long 12 inches out, Drywall, Texture, Paint, install counter top, remove carpet, install vinyl base (base supplied by owner), paint walls (color picked by owner), install new floor (owner supplies flooring).</p> <p>Materials Materials supplied by Creative Home Improvements to complete above scope of work for salon area.</p> <p>Labor Labor to complete the above scope of work for the salon area.</p>		0.00	565.00
<p>Waiting area- Scope of work- Remove glass window and install counter top, move wood door to make another entry, make other opening into tanning room and finish it off as just an opening, paint waiting room walls (color picked by owner).</p> <p>Materials Materials supplied by Creative Home Improvements to complete the above scope of work for waiting area.</p> <p>Labor Labor to complete the above scope of work for the waiting area.</p>		0.00	2,200.00
<p>Tanning rooms- Scope of work-- Add 2 walls 92 inches tall to separate the two tanning rooms and create 3 foot hallway to break room. Build walls, drywall, tape and mud, texture and paint, install vinyl base, and add 1x4 trim to top of the walls to finish off. Remove old carpet, install new flooring (owner supplied).</p> <p>Materials Materials supplied by Creative Home Improvements to complete the above scope of work for tanning rooms.</p> <p>Labor Labor to complete the above scope of work for the tanning room area.</p>		0.00	785.00
<p>Break room area- Scope of work- Remove cabinets and</p>			1,015.00
			1,680.00

ACTIVITY	QTY	RATE	AMOUNT
countertops for plumbing work to be completed, drywall repairs after plumber is done, re-install cabinets and countertops to owners dimension.			
Materials Materials supplied by Creative Home Improvements to complete the above scope of work for the break room area.		0.00	145.00
Labor Labor to complete the above scope of work for the break room.			350.00
Old salon area- Scope of work- remove flooring from wall and repair drywall. Patch in heating register if blocked off.			
Materials Materials supplied by Creative Home Improvements to complete the above scope of work for the old salon area.		0.00	75.00
Labor Labor to complete the above scope of work for the old salon area.			200.00

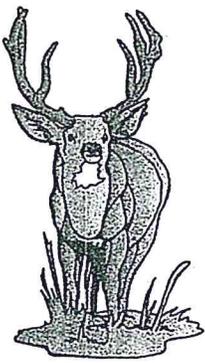
Thank you for the opportunity to provide you this estimate. Please let me know if you have any questions.

TOTAL

\$7,665.00

Accepted By

Accepted Date



VILLAGE OF DEERFIELD

4 North Main St., P.O. Box 66, Deerfield, WI. 53531

TELEPHONE: 608-764-5404

FAX: 608-764-5807

Village President: Greg Frutiger

Village Administrator / Clerk-Treasurer: Elizabeth McCredie
www.deerfieldwi.com

Village of Deerfield
TIF Assistance Application
Approved to Form April 18, 2011

Date 7-8-2019

Fees Paid \$ 232.50
Per Section 2.4(1) & (2)

APPLICANT INFORMATION

PROJECT INFORMATION

Property Owner Merlin + Sherry Lange Business Name Sherry A Lange Agency LLC

Mailing Address N5282 Popp Rd
Jefferson, WI 53549

Project Title 21 N MAIN

Project Address 21 N MAIN ST
Deerfield, WI 53531

Contact Person MERLIN LANGE

Contact Address N5282 Popp Rd
Jefferson, WI 53549

Contact Person phone 414-550-2958
e-mail SLANGE@AMFAM.COM

Parcel Number	Year <u>2009</u> Assessed Value	Year _____ Equalized Value
<u>117/0712-214-7338-2</u>	<u>129,700</u>	

Information found on tax bills.

- 1) Description of project (250 words or less) addressing the following:
 - a) Benefit to TID #3 and community
 - b) Type of Project (Residential/Commercial) *see attached*
 - c) Redevelopment or New
 - d) Number of project jobs to be created (if any)

- 2) Type of incentive being requested.
 - a) Pay as you go
 - b) Upfront payment
 - c) Other _____

3) Estimated Value increase of property.

Construction Year	Value	Type
2019	\$ 58,500	Redevelopment

4) Why assistance is needed (250 words or less). *see attached*

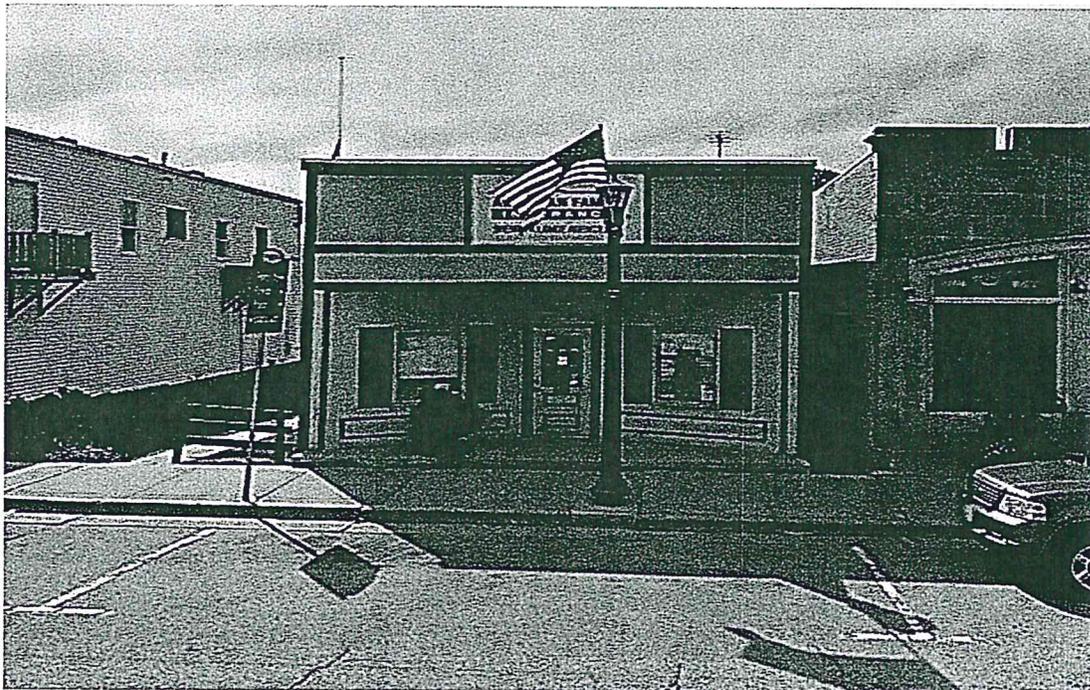
5) Description of source of other funds with supporting documents.

- ~~6) For Grant/Incentive request over \$25,000.00 the following are also required.~~
- ~~a) Site Plans~~
 - ~~b) Building Plans~~
 - ~~c) Plat Plans~~

Return application to: Elizabeth McCredie
 P.O. Box 66
 Deerfield, WI 53531

Thank you for reviewing our request for the Building Façade and building improvements as well as necessary upgrades for 21 N Main Street, currently owned by Steven and Susan Neath with a pending offer to purchase by Merlin and Sherry Lange. We are requesting from the village a grant to support the buildout and exterior improvements of \$46,500.

Our project involves acquiring and upgrading the building as described below:



We would like to resurface the main street front with new masonry and new window/door combination making it more professional and accessible. Also, adding an ADA employee bathroom. And upgrading electrical to be code compliant.

Resulting in:

- **Improved curb appeal**
- **Improved accessibility for people with mobility challenges**

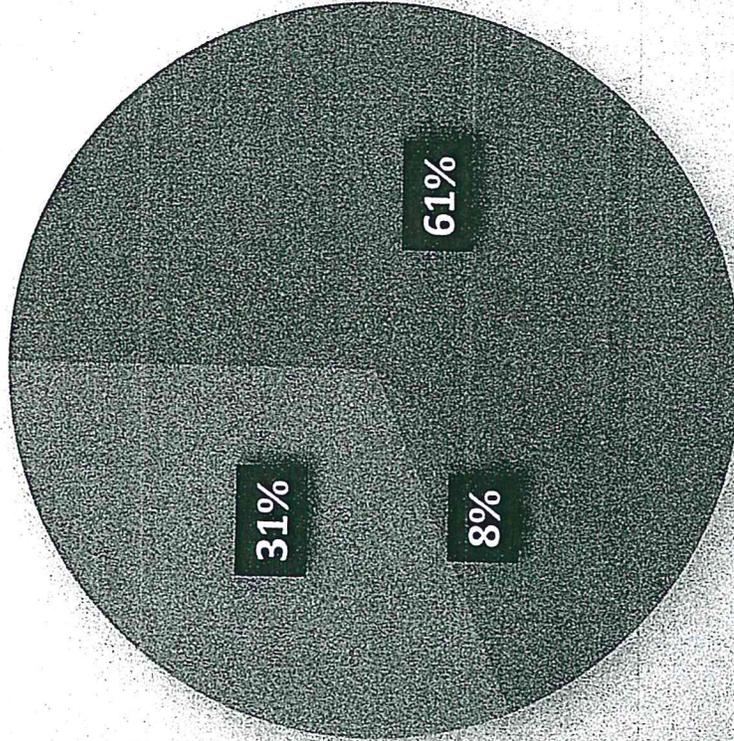
- **Changing from tenant to owner-occupied business shows our commitment to keeping our business in Deerfield.**
- **Adding a bathroom for employees will allow us to provide housing on the back of the building, bringing more life downtown.**

Below is our Total Investment from us and our Village Partners:

Acquisition of Building	\$ 90,000.00
Owner's Labor (Merlin Lange)	\$ 12,000.00
Build Out & exterior Improvements	\$ 46,500.00
TOTAL:	\$ 148,500.00

Attached is information of costs related to our project.

21 N Main St



■ Acquisition of Building

■ Owner's Labor (Merlin Lange)

■ Build Out & exterior Improvements

Facade Grant Information
21 N Main St

Front Façade

New Brick Façade	SSE Masonry	\$ 7,000.00
Replacing storefront windows including entrance door	Omni Glass	\$ 5,317.00

Rear Façade

No Upgrades at this time \$ -

Outside Updates

Replace Roof	Pioneer Roofing	\$ 21,547.00
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Inside Updates

Bathroom Addition Construction	SSE Masonry	\$ 5,000.00
Bathroom Addition Master Plumber	Geirke Plumbing	\$ 4,505.66
Electrical Update	Current Electric	\$ 3,131.00

Bids Total:

\$ 46,500.66

SSE Masonry LLC
 N5282 Popp Rd
 Jefferson, WI 53549

Phone #
414-550-2958
E-mail
merlinlange@ymail.com

Estimate

Date	Estimate #
7/11/2019	105

Name / Address
AMERICAN FAMILY INS 21 N MAIN ST DEERFIELD WI 53531

<u>Terms</u>

Description	Total
FACADE RENOVATION THIS BID IS FOR REMOVAL OF PLWOOD SIDING -CREATE ROUGH OPENINGS FOR NEW WINDOWS AND DOOR-- FACADE WILL RECIEVE NEW MASONRY VEENER ALONG WITH UPGRADED WINDOWS AND DOOR----(EXCLUDED IN BID ARE WINDOW AND DOOR BY OTHERS) MATERIALS	7,000.00
BATHROOM THIS BID IS FOR CONSTRUCTION OF NEW EMPLOYEE BATHROOM IN THE COMMERICAL PART OF THE BUILDING- WILL CREATE ADA APPROVED BATHROOM IN NORTH WEST CORNER OF OFFICE (EXCLUDED IN BID ARE NEW PLUMBING AND FIXTURES) MATERIALS	5,000.00
State ID #1162152	Total \$12,000.00

Acceptance Signature: _____

Date: _____



151 Maple Street P.O. Box 277 - Johnson Creek, WI 53038-0277

PHONE (920) 699-2731
FAX (920) 699-2733

May 22, 2018

Sherry Lange
142 E. Milwaukee St
Jefferson, WI 53549
Email : slange@amfam.com

RE: 21 N. Main St Deerfield, WI -Approximately 1,420 Square Feet

Dear Ms Lange:

Thank you for giving us the opportunity to present you with our quotation for the roofing and sheet metal work at the above referenced project, to be completed according to the following conditions and specifications.

- 1) Remove the existing roof system and insulation down to the structural wood decking.
- 2) Inspect the existing wood decking and replace rotted decking on a T&M basis.
- 3) Provide and install a layer of 1.5" polyisocyanurate roof insulation.
- 4) Provide and install a 60 mil TPO roof and accessories.
- 5) Provide and install sheet metal coping caps, gutters, and downspout.
- 6) Provide a twenty (20) year warranty upon completion and receipt of final payment.

PRICE FOR THE PROPOSED WORK: → → → → → → → \$21,547.00

PROPOSAL

Jefferson Current Electric, Inc.
1473 Industrial Ave
Jefferson, WI 53549
(920)674-6444 Fax (920)674-3056

October 1, 2018

Merlin and Sherry Lange
New service upgrade at 21 N Main St., Deerfield

Material, labor and permit per the following specifications:

- Install 2" EMT conduit and wire for service riser.
- Install (1) 2-gang 100A meter socket.
- Install proper grounding.
- Install (2) 100A breaker disconnects outside under the meter socket.
- Install 100A wire to two panels inside; one by the stairs and one by the meter socket in the basement.
- Change out (2) fuse panels and install (2) 24 circuit SqD QO panels with proper breakers in each panel and at existing locations.

We propose to furnish material and labor-complete in accordance with above specifications, for the sum of:

\$3,131.00

(Three thousand one hundred thirty-one dollars)

Thank You,

Matt Davis
920-674-6444

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

The above price, specifications, and terms and conditions are hereby accepted.

Signature 

7.8.2019
date

Acceptance of Proposal

**AUTHORIZATION TO PROCEED IN LIEU OF SIGNING THIS PROPOSAL
CONSTITUTES ACCEPTANCE OF THE PRICES, SPECIFICATIONS, AND TERMS
AND CONDITIONS SET FORTH IN THIS PROPOSAL**

Pioneer Roofing 23,000

ESTIMATE



Merlin Lange
(414) 550-2958

Gericke Plumbing

N5132 County Rd D
Helenville, WI 53137

Phone: (920) 650-0506

Email: gericke_plumbing@hotmail.com

Estimate #

Date

Amfam Lange

06/27/2019

Description

Total

Bathroom Addition

\$3,510.00

For rough and finish.

Fixtures

\$995.66

Subtotal

\$4,505.66

Total

\$4,505.66

Inclusions-

All drain and vent to be done in pvc
All waterpiping to be done in cpvc, copper, or pex.

Exclusions-

Roof flashing to be installed by others.
All change orders to be billed when approved.
No sewer and water lateral included.
No booster pump or prv included.
All backfilling of ditches by others.
Undermount sinks are to be installed by other.
Not responsible for damaged modules after install.
If plans require plumbing to be installed in freezing areas Gericke Plumbing is not responsible for damages if freezing occurs.



July 10, 2019

Village of Deerfield Planning Commission and Village Board:

Two TID 3 commercial grant applications are up for your review at the July 15, 2019 Planning Commission meeting and, if recommended by the Commission, at a future Village Board meeting. Per your request, this is a brief summary of the projects and why they are a good fit for the program.

Having met with both applicants and discussed their plans, I recommend approving the applications. Both projects meet the guidelines and goals of the grant program. Specifically, both meet objectives #1-4 of the TID Grant Manual regarding job and employee retention or expansion within the Village, creating a positive business climate, and encouraging private investment in the community, and the 21 N Main project also meets objective #6 to encourage the development of housing in the Village.

10 Liberty St #105 (Tera Schroeder/Karizma Salon)

Karizma Salon is planning to purchase and update a larger suite than the one they are currently leasing in order to expand their business in Deerfield. With a larger and upgraded space, they will be able to hire an additional stylist to handle their high demand and will eventually be able to expand their services to include nails and tanning. The total investment of the project will be approx. \$111,000 and they are requesting \$38,640 of that to assist with the acquisition and build-out. This project is beneficial to the community because it allows the business to own their own space and put down permanent roots in Deerfield. Their business attracts clients to downtown from Deerfield and many other communities, many of whom stop into other Deerfield businesses as part of their trip. The electrical, HVAC, and plumbing work they are doing to split the utilities from their current suite will also make that suite more viable for potential businesses or buyers in the future.

21 N Main St (Sherry and Merlin Lange/American Family Insurance)

The Langes plan to purchase the building they are currently leasing for their American Family Insurance location. Upon acquisition, they plan to upgrade the front façade with new masonry to improve the curb appeal and make it more consistent with other buildings on Main Street. They will update the windows and the door configuration to make it more accessible for users with mobility challenges. Additionally, they will be adding a restroom to the commercial space in the front of the building for employees so they can return the back to a residential rental unit, bringing more residents downtown. The total project investment will be \$148,500 and they are requesting a grant of \$46,500 to help with the renovations.

Sincerely,

Marisa Mutty
Lead Planner & Development Associate