

PLANNING COMMISSION / ECONOMIC DEVELOPMENT COMMITTEE

AGENDA

VILLAGE OF DEERFIELD

**TAX INCREMENTAL DISTRICT NO. 6 CREATION
AND
TAX INCREMENTAL DISTRICT NO. 3 PROJECT PLAN AMENDMENTS**

August 19, 2019 at 6:00 p.m.

**Deerfield Volunteer Fire Department
305 N. Industrial Park Road**

- 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 HEARING REGARDING THE PROPOSED PROJECT PLAN, BOUNDARIES AND CREATION OF TAX INCREMENTAL DISTRICT NO. 6 (SEE THE PUBLIC HEARING NOTICE WHICH WAS PUBLISHED ON AUGUST 1, 2019 & AUGUST 8, 2019).**
 - B. PUBLIC HEARING REGARDING THE PROPOSED AMENDMENT OF PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 3 (SEE THE PUBLIC HEARING NOTICE WHICH WAS PUBLISHED ON AUGUST 1, 2019).**
 - C. PUBLIC COMMENTS**
- IV. UNFINISHED BUSINESS, REVIEW & ACTION THERE ON**
- V. NEW BUSINESS**
 - A. RESOLUTIONS**
 - 1. CONSIDERATION OF RESOLUTION R2019-13 DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 6, VILLAGE OF DEERFIELD, WISCONSIN.**
 - 2. CONSIDERATION OF RESOLUTION R2019-14 APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL DISTRICT NO. 3, VILLAGE OF DEERFIELD, WISCONSIN”.**
 - B. REVIEW & ACTION**
 - 1. DISCUSS/CONSIDER 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/AMERICAN FAMILY INSURANCE – 21 N MAIN STREET**
 - 3. DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM WILFREDO DEXTRE – 28/30 N MAIN STREET**
- VI. COMMUNICATIONS**
- VII. STAFF REPORTS**
- VIII. 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 8/15/2019

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

**FOR A MEETING OF THE PLANNING COMMISSION / ECONOMIC DEVELOPMENT COMMITTEE
OF THE VILLAGE OF DEERFIELD HELD AT THE DEERFIELD VILLAGE HALL, 4 N. MAIN STREET,
DEERFIELD, WISCONSIN ON JUNE 17, 2019 AT 6:00 P.M.**

CALL TO ORDER – NOTING OF ROLL BY CLERK

The meeting was called to order at 7:00pm by Chair Tebon. Roll call: Evensen, Quamme, Bastian, G. Frutiger and Tebon present, C. Frutiger and Riesop absent. Also present: see sign-in sheet on file in the clerk's office.

CONSENT AGENDA

Motion by Tebon and seconded by Evensen to approve the June 17, 2019 agenda as posted. All ayes, motion carried.

A. APPROVAL OF MINUTES FROM MAY 20, 2019

Motion by Evensen and seconded by Bastian to approve the minutes from May 20, 2019 as amended. All ayes, G. Frutiger abstained, motion carried.

PUBLIC APPEARANCES

1. ECONOMIC DEVELOPMENT RESOURCES COORDINATOR UPDATE

Mutty stated that Scott Whiting's TID #3 grant application was approved by the Village Board and Redevelopment Resources is working with other business on grant requests which they would like to bring to Plan Commission level for first review so they are queued up and ready to go to the Village Board once the TID #3 plan amendment is finalized. They are also looking for additional funding to help with TID #3 costs.

A. PUBLIC COMMENTS - none

B. PUBLIC HEARING REQUEST TO CONSIDER REPEALING AND RECREATING PARAGRAPH 113-197(C)(8) WITHIN THE VILLAGE CODE OF ORDINANCES PERTAINING TO RESIDENTIAL DWELLING USES IN C-1, COMMUNITY BUSINESS DISTRICT

Chari Tebon opened the public hearing at 6:04pm and noted that the notice was published and mailed per requirements and then asked if anyone wished to speak on the amendment. Dave Dinkel stated that he was in favor of the amendment and didn't think the changes would be a big impact on the district. Tebon closed the public hearing at 6:05pm.

C. PUBLIC HEARING REQUEST TO CONSIDER A CONDOMINIUM PRELIMINARY PLAT FOR 131/133 PARK VIEW ROAD – ROGER AND KAAREN KEENE

Chair Tebon opened the public hearing at 6:05pm and asked if anyone wished to speak on the preliminary plat for 131/133 Park View Road. Dave Dinkel stated that the property is currently a duplex and it is the only one in the area and that the rest of the area is zoned R-1 single family residential. The possibility of making the duplex a zero lot line dwelling was looking into but the Keenes wanted the extra protection that comes with it being a condominium. Dinkel also explained that the common area depicted on the plat was to account for a drainage issue and this would make it a condo issue. Tebon closed the public hearing at 6:07pm.

**UNFINISHED BUSINESS, REVIEW & ACTION THERE ON
NEW BUSINESS**

A. RESOLUTIONS

B. REVIEW & ACTION

1. DISCUSS/CONSIDER REPEALING AND RECREATING PARAGRAPH 113-197(C)(8) WITHIN THE VILLAGE CODE OF ORDINANCES PERTAINING TO RESIDENTIAL DWELLING USES IN C-1, COMMUNITY BUSINESS DISTRICT

Tebon stated that this amendment was previously discussed and this text incorporates the comments made.

Quamme stated that he was not in favor of the change as there is a need for additional business space.

Motion by G Frutiger and seconded by Evensen to approve and recommend to the Village Board the changes made to paragraph 113-197(c)(8) pertaining to residential dwelling uses in the C1 zoning district as a conditional use. All ayes, Quamme opposed, motion carried.

2. DISCUSS/CONSIDER A CONDOMINIUM PRELIMINARY PLAT FOR 131/133 PARK VIEW ROAD – ROGER AND KAAREN KEENE

The members reviewed the preliminary condominium plat request from Roger and Kaaren Keene for 131/133 Park View. Quamme noted that the final plat needs to identify all common elements and limited common elements plus, per statute, a basement plan must be provided.

Motion by Quamme and seconded by Bastian to approve and recommend to the Village Board a preliminary condominium plat for Roger and Kaaren Keene, 131/133 Park View Road contingent upon the final plat identifying all common elements and limited common elements plus a basement plan being provided. All ayes, motion carried.

3. DISCUSS/CONSIDER A REQUEST FROM C. M. MORRIS GROUP, INC/610 WEDVICK RD. FOR THE ERECTION OF A BUSINESS SIGN

The members reviewed the request from C.M. Morris Group for new exterior signage at 610 Wedvick Road and agreed that they have done a good job of improving the appearance of their property and found no reason for denial.

Motion by Tebon and seconded by G Frutiger to approve and recommend to the Village Board permission for C.M. Morris Group, Inc. to install new exterior signage at 610 Wedvick Road. All ayes, motion carried.

COMMUNICATIONS

STAFF REPORTS

1. VIERBICHER STREETScape DESIGN PROPOSAL

McCredie reported that Vierbicher submitted a proposal to provide streetscape design services to the Village at a cost of \$9,100.00. The proposal will be presented to the Village Board for consideration.

ADJOURN

Motion by Tebon and seconded by Bastian to adjourn at 6:17pm. All ayes, motion carried.

/S/ Elizabeth McCredie
Village Administrator/Clerk-Treasurer

RESOLUTION NO. R2019-13

**RESOLUTION DESIGNATING PROPOSED BOUNDARIES
AND APPROVING A PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 6,
VILLAGE OF DEERFIELD, WISCONSIN**

WHEREAS, the Village of Deerfield (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 6 (the "District") is proposed to be created by the Village as an industrial district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Dane County, the Deerfield Community School District, and the Madison Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 19, 2019 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Deerfield that:

1. It recommends to the Village Board that Tax Incremental District No. 6 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.
3. Creation of the District promotes orderly development in the Village.

Adopted this 19th day of August, 2019.

Plan Commission Chair

Secretary of the Plan Commission

**Village of Deerfield, Wisconsin
RESOLUTION NO. R2019-14**

**A RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 3
VILLAGE OF DEERFIELD, WISCONSIN**

WHEREAS, the Village of Deerfield (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and,

WHEREAS, Tax Incremental District No. 3 (the "District") was created by the Village on September 12, 2005 as a mixed-use district; and

WHEREAS, the Village now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Dane County, the Deerfield Community School District, and the Madison Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 19, 2019 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Deerfield that:

1. The boundaries of Tax Incremental District No. 3 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.
3. Amendment of the Project Plan of the District promotes orderly development in the Village.

Adopted this 19th day of August, 2019.

Plan Commission Chair

Secretary of the Plan Commission



REDEVELOPMENT
RESOURCES

August 19, 2019

Village of Deerfield Planning Commission and Village Board:

Three TID 3 commercial grant applications are up for your review at the August 19, 2019 Planning Commission meeting and, if recommended by the Commission, at a future Village Board meeting. Per your request, attached are brief summaries of the projects and why they are a good fit for the program.

Having met with all the applicants and discussed their plans, I recommend approving all three applications based on their consistency with the TID Grant Manual and the benefits they provide to the community.

I will be in attendance at the August 19 meeting along with the applicants, if they are able, to answer any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Marisa Mutty".

Marisa Mutty
Lead Planner & Development Associate



**REDEVELOPMENT
RESOURCES**

Project Name: Karizma Salon Purchase and Renovation
Applicant: Tera Schroeder
Address: 10 Liberty St #105
Amount requested: \$38,640

Consistency with TID Grant Guidelines

This project meets the following Objectives of the TID Grant Manual:

- #1 To maintain and promote a diverse mix of employment opportunities to minimize seasonal or cyclical employment fluctuations.
- #2 To encourage the creation and retention of permanent jobs which represent a range of wage scales appropriate to the skills and experience of the area labor force.
- #3 To encourage the leveraging of new private investment in the community.
- #4 To maintain a positive business climate which encourages the retention and expansion of existing business and industry and helps to attract desirable new business, industry, and services.
- #9 To provide needed services.

Eligibility

As the prospective buyer of the unit, Ms. Schroeder is an eligible applicant under the TIF Grant Manual. The acquisition and renovation expenses for which grant money is being requested are considered Eligible Activities under the Grant Manual.

Project Description

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. Specifically, the portion of the project for which funds are being requested include:

- A portion of the acquisition of the unit: \$75,500 total (\$10,889 grant)
- Renovations to update
 - Plumbing: \$10,000
 - HVAC: \$1,550
 - Electric: \$7,480
 - Upgrades to permanent fixtures (floors and cabinetry): \$8,721

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. A full breakdown of investment is on the next page.



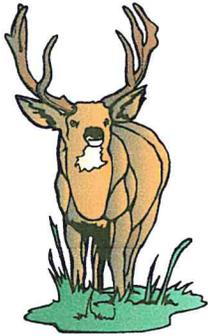
Community Benefits

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.

Sources & Uses

These sources of funds and their uses cover the entire investment Ms. Schroeder is making in this project. While not all expenses listed here are eligible for grant funds, the grant funds will ONLY be spent on eligible uses (acquisition and renovation). The other expenses will be covered by other sources, such as owner's equity and traditional financing.

	Owner's Equity (13%)	Bank Loan (52%)	TID 3 Grant (35%)	Total
Acquisition	\$ 7,110	\$ 57,500	\$ 10,889	\$ 75,500
Renovation	\$ -	\$ -	\$ 27,751	\$ 27,751
Fixtures & Equip.	\$ 7,890	\$ -	\$ -	\$ 7,890
Total	\$ 15,000	\$ 57,500	\$ 38,640	\$ 111,140



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]

INVOICE NO.

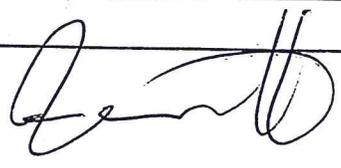
364396

ESTIMATE 5/3/19

INVOICE

SOLD TO		SHIPPED TO		VIA	
ADDRESS		ADDRESS		F.A Plumbing Lic # 253406	
CITY, STATE, ZIP		CITY, STATE, ZIP		608 944 1676	
CUSTOMER'S ORDER	SALESPERSON	TERMS	F.O.B.	DATE	
CONSTRUCT NEW SALON WORK INCLUDES:					
2000 IN TWO STAMPED BOWLS					
1 - WATER HOOPER					
1 - WATER SOFTNER					
1 - WHEEL DRYER					
INSTALL NEW PVC WASTE LINE					
IN TANNER WOOD SALON, NEW					
WATER LINE (PEX) IN CEILING					
40-50 HRS LABOR					
MATERIAL & FIXTURES \$7500.00					
TOTAL \$10,000.00					

adams 1740

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	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. Labor and Material: \$7480.00	7,480.00

TOTAL

\$7,480.00

Accepted By

Accepted Date



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

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).

Materials

0.00

565.00

Materials supplied by Creative Home Improvements to complete above scope of work for salon area.

Labor

2,200.00

Labor to complete the above scope of work for the salon area.

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).

Materials

0.00

650.00

Materials supplied by Creative Home Improvements to complete the above scope of work for waiting area.

Labor

785.00

Labor to complete the above scope of work for the waiting area.

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).

Materials

0.00

1,015.00

Materials supplied by Creative Home Improvements to complete the above scope of work for tanning rooms.

Labor

1,680.00

Labor to complete the above scope of work for the tanning room area.

Break room area- Scope of work- Remove cabinets and

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



REDEVELOPMENT
RESOURCES

Project Name: Purchase and Renovation
Applicant: Sherry and Merlin Lange
Address: 21 N Main St
Amount requested: \$46,500

Consistency with TID Grant Guidelines

This project meets the following Objectives of the TID Grant Manual:

- #1 To maintain and promote a diverse mix of employment opportunities to minimize seasonal or cyclical employment fluctuations.
- #2 To encourage the creation and retention of permanent jobs which represent a range of wage scales appropriate to the skills and experience of the area labor force.
- #3 To encourage the leveraging of new private investment in the community.
- #4 To maintain a positive business climate which encourages the retention and expansion of existing business and industry and helps to attract desirable new business, industry, and services.
- #6 To encourage the development of senior and other housing in the Village.
- #8 To support the downtown and main street revitalization in the Village.

Eligibility

As the prospective buyers of the building, the Langes are eligible applicants under the TIF Grant Manual. The renovation expenses for which grant money is being requested are considered Eligible Activities under the Grant Manual.

Project Description

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
- Update the windows and the door configuration to make it more accessible for users with mobility challenges:
- Add a restroom to the commercial space in the front of the building for employees

The total project investment will be \$148,500 and they are requesting a grant of \$46,500 to help with the renovations.

Community Benefits

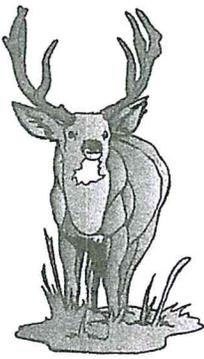
These updates will improve curb appeal of the building and make it more consistent with other buildings on Main Street; will improve accessibility and safety; and will allow the back of the building to be returned to a residential rental unit, bringing more residents downtown and offering more housing options.



Sources & Uses

These sources of funds and their uses cover the entire project the Langes are undertaking. The sources include in-kind labor by the applicant for the façade masonry. This labor is valued at approximately \$12,000 based on industry material-to-labor ratios, but this cost will not be paid by the grant money – it is included to show the entire investment being made by the applicant.

	Owner Equity & Loans (61%)	Applicant In-Kind Labor (8%)	TID 3 Grant (31%)	Total
Acquisition	\$ 90,000	\$ -	\$ -	\$ 90,000
Interior & Exterior Improvements	\$ -	\$ 12,000	\$ 46,500	\$ 58,500
Total	\$ 90,000	\$ 12,000	\$ 46,500	\$ 148,500



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 9-8-2019

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

APPLICANT INFORMATION

PROJECT INFORMATION

Property Owner Merlin + Sherry Lange

Business Name Sherry ALANGE Agency LLC

Mailing Address N5282 Popp Rd
Jefferson, WI 53549

Project Title 21 N MAIN

Project Address 21 N MAIN ST

Contact Person MERLIN LANGE

Deerfield, WI 53531

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**

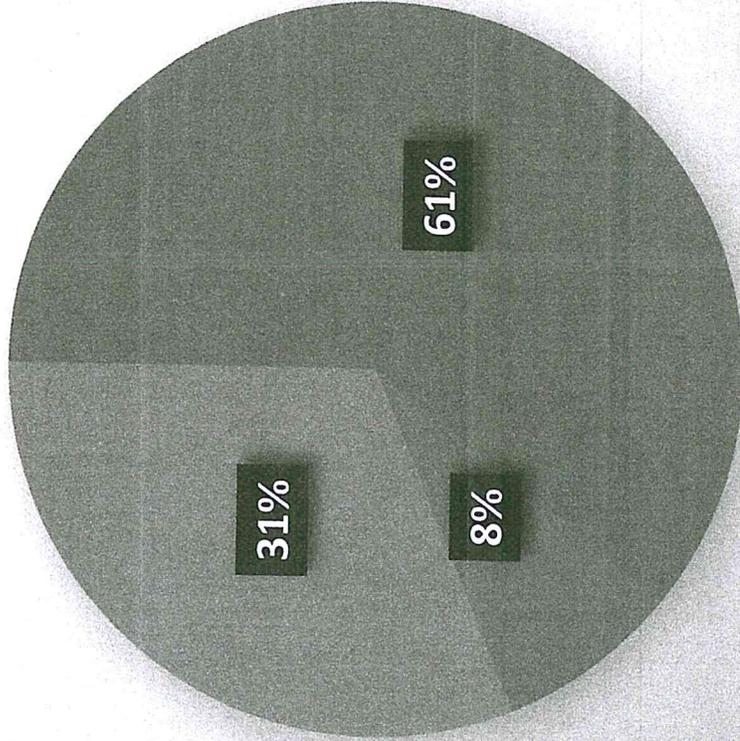
- **Changing from tenant to owner-occupied business shows our commitment to keeping our business in Deerfield.**
- **Adding a bathroom for employees will allow us to provide housing on the back of the building, bringing more life downtown.**

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		\$ -
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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:

		\$ <u>46,500.66</u>
--	--	---------------------

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

Terms

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



date

7.8.2019

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
<hr/>	
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.



**REDEVELOPMENT
RESOURCES**

Project Name: Building Improvements
Applicant: Wilfredo Dextre
Address: 28-30 N Main St
Amount requested: \$67,655

Consistency with TID Grant Guidelines

This project meets the following Objectives of the TID Grant Manual:

- #1 To maintain and promote a diverse mix of employment opportunities to minimize seasonal or cyclical employment fluctuations.
- #2 To encourage the creation and retention of permanent jobs which represent a range of wage scales appropriate to the skills and experience of the area labor force.
- #3 To encourage the leveraging of new private investment in the community.
- #4 To maintain a positive business climate which encourages the retention and expansion of existing business and industry and helps to attract desirable new business, industry, and services.
- #8 To support the downtown and main street revitalization in the Village.
- #9 To provide needed services.
- #10 To improve quality of life in the Village

Eligibility

As the owner of the building with an eligible project, Mr. Dextre is an eligible applicant under the TIF Grant Manual. The renovation expenses for which grant money is being requested are considered Eligible Activities under the Grant Manual.

Project Description

Mr. Dextre has purchased the building at 28-30 N Main St to open a Chinese-Peruvian restaurant at the location. The building needs extensive work to be viable for operation, including:

- Plumbing upgrades and repair of a burst pipe: \$21,560
- Electric upgrades: \$13,455
- HVAC: \$42,640
- Framing & insulation: \$14,485 (owner in-kind labor)

The total project investment will be \$92,140 and they are requesting a grant of \$67,655 to help with the renovations. The applicant has already invested \$38,000 to purchase the building.



REDEVELOPMENT
RESOURCES

Community Benefits

This project will activate a building on Main Street which has otherwise sat empty and unproductive. The proposed use of a restaurant will bring additional food options to the Village, something that was strongly requested in the results of the Community Survey administered by the Chamber in 2018. Mr. Dextre plans to hire two employees to help with restaurant operations once open. Once the building is operational, the applicant plans to make exterior updates to improve the curb appeal of the building.

Sources & Uses

These sources of funds and their uses cover the entire project Mr. Dextre is undertaking. Acquisition costs of \$38,000 have not been included since the building has already been purchased, but should be considered as a real and recent investment in the Village.

	Owner Equity (11%)	Owner In-Kind Labor (16%)	TID 3 Grant (73%)	Total
Building Renovation	\$ 10,000	\$ 14,485	\$ 67,655	\$ 92,140
Total	\$ 10,000	\$ 14,485	\$ 67,655	\$ 92,140



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 McCrede
www.deerfieldwi.com

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

Date 08/03/2019

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

APPLICANT INFORMATION

Property Owner Wilfredo Dextre
Mailing Address 5870 Lochinvars
Trl
Contact Person Wilfredo Dextre
Contact Address 5870 Lochinvars Trl

PROJECT INFORMATION

Business Name Chifa
Project Title Interior Building improvement
Project Address 28-30 N Main St

Contact Person phone 608-957-1716
e-mail wdextre6@gmail.com

Parcel Number	Year Assessed Value	Year Equalized Value
<u>117-0712-214-746A-4</u>	<u>2018</u>	<u>\$55,000</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)
 - 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	\$ 77,655	Re-developing

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

- 5) Description of source of other funds with supporting documents.
From Savings Account
- 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



Chifa will serve a cuisine inspired by Chinese-Peruvian fusion. Our menu items will be moderately priced offering affordable food for families. Our restaurant will provide cuisine diversity and generate employment. We plan to hire 2 employees for kitchen help. This type of project is commercial. Our location will require some additional renovation to update the plumbing, electrical and HVAC. We are focusing our needs on the interior part of the building, for being the most fundamental requirements in order to operate our business. In the future we plan to pressure wash the exterior part of the building. We have invested in our property \$38,000 in purchase price. We appreciate your interest for helping us. Chifa can put in \$10,000 amount of equity; therefore, to complete the whole project and provide a bigger improvement to downtown, \$67,655 amount of grant is needed.

The plumbing project will focus on repairing the burst pipe and run new copper pipes in the building. The electrical project will involve new wiring to commercial equipment, upgrading the main panel. The HVAC project will repair heating and cooling system to maintain quality air control.



July 19, 2019

Theran Springstead
R.G. Harriman Inc.
10 East Doty Street, #421
Madison, WI 53703

RE: Surco Kitchen - Deerfield
Electrical Estimate

Van Brocklin Electric LLC., can provide the following electrical work as shown, for the estimated cost of Thirteen Thousand, Four Hundred and Fifty-Five Dollars (\$13,455.00).

The Above Quotation Includes the Following:

- Split system HVAC unit with furnace and A/C unit.
- Exhaust fan connections for bathroom and mechanical space.
- Connection to commercial range hood exhaust fan and make-up air unit.
- (8) 20-amp GFI's for kitchen.
- (2) Exterior GFI's.
- (1) Bathroom GFI.
- (6) General convenience receptacles.
- (2) sign/display window receptacles.
- Connection to electric water heater, garbage disposal and dishwasher.
- New LED lighting and light control throughout, including exit and emergency lighting.
- Equipment connection to Vulcan Double Oven.
- Equipment connection to Vulcan Range.
- Equipment connection to 3-Door Cooler.
- Equipment connection to Commercial Dishwasher.
- Upgrade existing electrical service to a single service, 200A, single phase 120/240V.

The above quotations do not include the following:

- Utility connection or usage fees. No connection fee assumed if the building can remain with a single-phase overhead feed.
- Phone, Data, Wireless access points or cabling.
- Fire Alarm, security, access control systems, sound or paging systems, point of sale systems.

We thank you for the opportunity to quote this work for you. If you have any questions, please feel free to contact us at any time.

Jeremiah Johnson
Office: 608.752.8869
Cell: 608.206.1059
Email: jeremiah@vanbrocklinelectric.com

Air Temperature Services, Inc.

Mechanical Engineering ■ Contractors ■ Refrigeration ■ Heating ■ Air Conditioning

July 8, 2019

RG Harriman Inc.
Attn: Theran Springstead
10 East Doty St. #421
Madison, WI. 53703
Email: tjs@rgharriman.com

Re: Surco Restaurant - Deerfield, WI

We propose the following State Approved HVAC Installation:

Included:

- (1) 95% gas fired furnace with fresh air kit, & remote 13 SEER condensing unit
- (1) Commercial setback thermostat with low voltage wiring
- (1) Metal ductwork distribution system with soffit mounted registers & central return air grille
- Replace (1) sidewall bathroom exhaust fan
- (1) Roof mounted gas fired, heat only, make up air unit
- (1) 8' long stainless steel kitchen hood
- (1) Metal ductwork from make up air unit, thru roof, to hood connections
- (1) Exhaust fan for kitchen hood
- Metal welded grease ductwork from kitchen hood, out sidewall, up outside of building to the roof mounted exhaust fan
- (1) Fire suppression system
- (1) Hood mounted control panel
- Gas piping to HVAC & kitchen equipment
- Lull lift service to set roof equipment
- Local HVAC permits
- Engineering State Approved Plans
- Start-up, Air Balance

Total Installed, Tax Included: \$42,640 .00

Excluded:

- Line voltage wiring, disconnect
- Roof engineering, roof truss modification, framing, roofing
- Roof equipment screening
- Make up air unit / exhaust fan interlock control & power wiring

If you have any questions, please feel free to contact me.

Truly,

Kyle Schmalzer

Kyle Schmalzer
Commercial Sales

KS/sn

5301 Voges Rd. ■ Madison, WI 53718 ■ Phone: (608) 257-2600 ■ Fax: (608) 838-6821

RHD PLUMBING, Inc.

Commercial Residential Repair Remodeling Showroom MP#230577

Attn: Theran Springstead
RG Harriman
7/1/2019

Plumbing Proposal: Surco Catering Kitchen Buildout

Scope:

- Drain and vent to be solid core PVC
- Domestic cold, hot, hot water return lines to be PEX or CPVC
- Each riser will have shut off valves and each individual fixture will have shut off valves
- Water mains from mech room to be flush mounted to existing ceiling
- Install owner supplied bathroom fixtures
- Install owner provided kitchen equipment
- Supply and install grease trap (includes design and state submittal)
- Supply and install mop sink and faucet
- Supply and install Hellenbrand 24 grain water softener
- Install owner provided electric water heater
- All plumbing excavation included, NO Spoil replacement or Haul Away is included, we will provide stone to bed our plumbing.
- Plumbing permit included
- Includes all fire stopping for all plumbing within are scope of work
- It will be expected to have both sanitary drain and storm drain to exit the facility by gravity.

Total for this project will be \$11,885.00

Alternate #1 Add \$5,175.00 for concrete cut and patch

Alternate #2 Add \$ 4,500.00 Time and material not to exceed for water main repair under slab. Meter relocation. Does not include any work outside building.

Exclusions;

- Bond
- Temporary utilities
- Dust partitions
- Water Meter and Fees (By Owner)
- Spoil haul away if existing soil cannot be put back into the trench and compacted
- Site utilities
- Natural Gas Piping
- BIM plumbing plans
- Plenum rated materials
- Concrete pads
- Dumpster
- Floor x-ray
- Painting
- Sanitary Crock and pump system
- Storm water crock and pump system
- Off time work hours
- Any concrete cut and patch
- Masonry wall demo
- Drywall repairs

CONTRACT CONDITIONS

CONDITIONS ACCEPTED:

ANY WORK SCHEDULED BY THE BUILDER IS CONSIDERED AN AGREED CONTRACT WITH THE FOLLOWING TERMS:

1. All unusual conditions relative to digging and back-filling of trenches will be charged as additional costs.
2. All work guaranteed for one year from final billing date (regardless of closing date or move in date) as to workmanship. Materials guaranteed as covered by manufacturer's warranty. Warranty does not cover any fixtures or equipment furnished by you. Any

- alterations or installations to your plumbing system that are not completed by RHD Plumbing voids the warranty. Re-caulking is not covered. Damage due to freezing is not covered. See warranty for additional limitations.
3. Change orders that are accepted verbally or in writing, will become a binding part of this contract.
 4. Sewer and water - elevation of sewer main, must be owner's responsibility. If sand is needed, it must be supplied by owner. Prices estimated on original bid do not apply to unforeseen conditions such as rock, water, frozen ground, etc. All added expense such as air hammer, pumps, etc., required, and additional labor needed for such work, are not included in this bid, will be billed as additional work on a time and material basis. No bedding material or tracer wire included in this proposal.
 5. Shoring, when required, will be supplied only after agreed costs are accepted by owner.
 6. Not responsible for work stoppages due to conditions beyond control of RHD Plumbing, Inc.
 7. Damage caused by movement of materials by persons other than RHD Plumbing, Inc. workmen, shall be paid by contractor.
 8. All meter charges, sewer, water, gas - not included in this bid and contract.
 9. As required by the Wisconsin Construction Lien Law, builder hereby notifies owners that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and building if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give owner notice within 60 days after they furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.
 10. Work performed will be in compliance with existing state codes in effect at the time. Local regulations are the responsibility of the general contractor or owner.
 11. Drain tile, sump pump, sprinkler system, fire stops, electrical work, gas piping, pipe insulation, pipe painting, access panels, counter tops, shower rods, shower doors, installation of shower doors, grab bars, pressure reducing valves, booster pump, back water valve, handicap plumbing fixtures, installation of grab bars and seats for handicap units, installation of under mount sinks, jack hammer time and de-watering of basement are not included in this bid unless specifically listed. Any extras are billed at \$95.00 per hour.
 12. Bid assumes job will be ready when we are called. Any additional trips will be billed at \$95.00 for the first hour, and \$30.00 per trip.
 13. All tub/shower faucets are pressure balanced unless listed differently.
 14. All plumbing Final Selections must be made within two weeks after plumbing rough portion of this project is started. If this is not done prior to this date, there will be \$150.00 per change order plus restocking fees for all product returned, along with any UPS charges and extra trip charges caused by selection delays.
 15. All fixtures as listed on previous page or their equals. Fixture colors are listed. ONLY RHD SUPPLIED FIXTURES WILL BE INSTALLED.
 16. No retainage may be withheld from the bid amount.
 17. Accounts must be kept current before work will proceed.
 18. The owner(s) hereby certifies that he has read this agreement, that the terms and conditions and the meaning thereof have been explained to him and that he fully understands them.
 19. All grounding for gas, water & drain lines are not included in this contract.
 20. FIRST NOTICE OF LIEN TO OWNER, LENDER &/OR MATERIAL LIEN:
As required by the State of Wisconsin construction lien law, contractor/builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and building if not paid. Those entitled to lien rights, in addition to the undersigned contractor, are those who give the notice within sixty(60) days after they first furnish labor or materials for the construction and should give a copy of each notice received to his/her mortgage lender if any. Contractor agrees to cooperate with the owner and his/her lender, if any, to see that all potential lien claimants are fully paid.
 21. Sales tax for process functions of this plumbing project are included in bid.

We do hereby propose to install the above plumbing system, as described in this estimate, complete for the sum of;
 _____ (\$11,885.00)

Payment Terms: Draws as job progresses. Payment due 10 days after billing.

*All accounts over 30 days past due, are subject to interest charge of 1 1/2% per month on unpaid balance. If any undisputed invoice is 90 days or more past due, then all payments will be applied to finance charges first and then to the oldest invoices. Lien waivers will reflect the invoices to which the payment is applied.

*All warranty claims, water damage claims or other claims or back charges against RHD Plumbing, Inc. must be called in and followed by a written notice to RHD Plumbing immediately. We will then fax you a Claim Form or get the necessary information over the phone. We must be allowed the opportunity to inspect and or repair the damage. We reserve the right to have our insurance adjuster inspect the damage. Only actual repair expenses will be covered and you must provide copies of the original invoices for the repairs. Mark-ups, administrative fees, or commissions will not be paid on damage repair claims. Owner is responsible for shutting off the water immediately when a leak is discovered to prevent water damage.

*Disputed invoices - If you receive an invoice that you believe to be incorrect, write "disputed" on the invoice and mail or fax it to us immediately. We will then contact you for more information if needed. If the invoice has not been disputed within 30 days we will assume that the invoice is correct and pursue collecting the balance.

*All special order items returned will be charged a 30% restocking fee or subject to manufactures restocking fee to RHD Plumbing.

This proposal remains open for the acceptance 30 days from date of this estimate. This contract and all of it's terms and conditions are considered accepted the day you sign and return the contract to us by fax or by mail OR on the date you ask us to begin the work described in this contract. By asking us to begin work you are accepting this contract and all of it's terms and conditions.

Respectfully submitted,
RHD Plumbing, Inc. MP 230577

Dan Scanlon

ACCEPTED:

The above proposal, with its specifications, terms and conditions, is hereby agreed to and accepted in the amount of **\$11,885.00** plus any accepted change orders. Please sign and return contract before work is started.

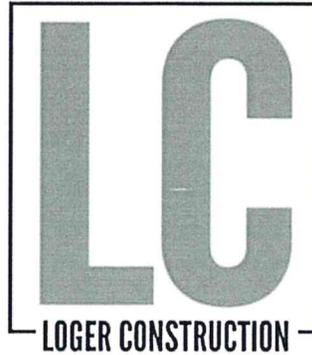
DATE _____ SIGNED _____

DEER POINT BUSINESS PARK – 1480 Oak Opening Drive Stoughton, WI 53589

608-873-8903 608-222-8903 fax: 608-873-4130
www.rhdplumbing.com

TO: Theran Springstead
Project Manager
R.G. Harriman
10 E Doty St
Madison, WI 53703

RE: Surco
Deerfield, WI



Loger Construction proposes to supply labor and materials necessary to complete the above referenced job as outlined below, per plan and site notes from Theran Springstead.

This proposal is good for 30 days from July 11, 2019:

Framing | Walls and furring \$2,495

- Interior walls, to deck
- Blocking
- 1 1/2" Z-furring @ exterior block wall

Insulation/GWB \$6,775

- Batt insulation @ interior partitions
- 1 1/2" Rigid foam @ exterior walls
- 5/8" Type X GWB on walls and ceilings

FRP \$5,215

- Kitchen walls

EXCLUSIONS

- Drywall finishing
- Paint

If you have any questions, please contact me by email at nic@logerbuidls.com or by phone at 608-444-3694.