

**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 SEPTEMBER 16, 2019 AT 6:00 P.M.**

- I. CALL TO ORDER – NOTING OF ROLL BY CLERK**
- II. CONSENT AGENDA**
- III. PUBLIC APPEARANCES**
 - A. PUBLIC COMMENTS**
- IV. UNFINISHED BUSINESS, REVIEW & ACTION THERE ON**
- V. NEW BUSINESS**
 - A. RESOLUTIONS**
 - B. REVIEW & ACTION**
 - 1. DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM DEERFILED
RENTALS/TERESA PELLETIER – 2 S MAIN STREET & 8/10 N MAIN STREET**
 - 2. DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM ALAN MIKKELSON – 102 N
MAIN STREET**
 - 3. DISCUSS/CONSIDER A TID #3 GRANT REQUEST FROM ALAN MIKKELSON – 218 W
NELSON 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 9/12/2019



**REDEVELOPMENT
RESOURCES**

Project Name: Apartment rentals renovations
Applicant: Deerfield Rentals LLC
Address: 2 S Main St & 8-10 N Main St
Amount requested: \$133,976

Consistency with TID Grant Guidelines

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

- #3 To encourage the leveraging of new private investment in the community.
- #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.
- #10 To improve the quality of life in the Village.
- #11 To increase the tax base of the Village.

Eligibility

As the owner of the two buildings, Deerfield Rentals, LLC 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

Teresa Pelletier has purchased these two properties under Deerfield Rentals, LLC and plans to renovate them into updated quality rental apartments. The renovations include:

2 S Main St:

- Renovate façade, improve building stability, modernize insulation - \$35,070
- Improve drainage and parking options - \$20,069
- Upgrade electricity to safer standards - \$3,398

8-10 N Main St.

- Improve façade, modernize to current standards for safety & energy efficiency - \$58,000
- Install solar panels - \$17,439

The total project investment will be \$431,800 and they are requesting a grant of \$133,976 to help with the renovations.

Community Benefits

These updates will improve curb appeal and safety of the buildings, providing much-improved housing options for Deerfield residents. Improving housing options downtown brings more life to Main Street, which benefits businesses, other downtown residents, and the overall sense of community.



Sources & Uses

These sources of funds and their uses cover the entire project Deerfield Rentals, LLC is undertaking. Acquisition costs of \$294,800 and renovation costs of \$3,000 have been included even though the buildings have already been purchased, as it shows recent investment in the Village.

	Owner Equity/Loans (69%)*	TID 3 Grant (31%)	Total
Acquisition	\$ 294,800	\$ -	\$ 294,800
Interior & Exterior Improvements	\$ 3,000	\$ 133,976	\$ 136,976
Total	\$ 297,800	\$ 133,976	\$ 431,776

* recently invested



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 12 sept 19

Fees Paid \$250.00
Per Section 2.4(1) & (2) CK# 1061

APPLICANT INFORMATION

PROJECT INFORMATION

Property Owner TERRA Deerfield Rentals LLC
Teresa Pelletier & Joe Howard

Business Name Deerfield Rentals LLC

Mailing Address PO Box 191
Deerfield, WI 53531

Project Title Beautify the Buildings

Contact Person Teresa Pelletier

Project Address 2 S Main St
810 N Main St

Contact Address same

Contact Person phone 571-276-1812
e-mail tm.pelletier3@gmail.com

Parcel Number	Year <u>2010</u> Assessed Value	Year _____ Equalized Value
<u>0712-214-6878-1</u>	<u>144,900</u>	
<u>0712-214-7515-7</u>	<u>144,800</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)

please see Attachment 1

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>134,000</i>	

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

please see Attachment 1

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

1. Benefit to TID#3 and community

Deerfield Rentals business vision is to provide modern, safe, efficient living spaces that make Deerfield an attractive place not just to work in, but also live in. Our residential renovation project (details in Attachment 2) parallel the Village's Vision to have a "safe and quality way of life," with pleasant neighborhoods and viable residential growth, as well as increase the real estate value of buildings along Main Street. Our renovations will improve the safety and energy efficiency of the buildings (a must for the Wisconsin winters!), as well as contribute to an aesthetically pleasing Main Street. By beautifying our buildings, we'll be beautifying Deerfield, creating inviting and attractive options for residents.

Improving the quality of the apartments available for rent will attract tenants who are capable of being a stable part of the economic stimulation along Main Street. This will also increase the value of the buildings, and, therefore, tax income from property taxes. Parking continues to be a premium downtown, which we will help with the addition of 2 private parking spots – 1 repaired garage spot at 8-10 N Main Street and a new spot 2 S Main Street. Modern buildings with solar panels will attract socio-economic residents who can contribute to the businesses in Deerfield, also increasing tax income to the village. In addition, starting solar panels in town could be a kickstart to creating community solar that reduces the carbon footprint in a society that is becoming increasingly eco-conscious. Deerfield can be a model for renewable energy in small towns! The majority of our contractors are Deerfield residents or Deerfield small-business owners, contributing to our community by providing economic opportunities.

We have demonstrated a strong commitment to building community and investing in the economy of Deerfield. We have personally invested in 2 S Main St and 8-10 N Main St with purchasing the properties (approximately \$300,000), as well as renovations (\$5000). Considering our already significant investment to the prosperity of the Village, we are asking for \$134,000 to update the buildings to continue the improvements.

4. Why Assistance is Needed:

We have invested \$149,900 and \$145,900 in the purchase of 2 S Main St and 8-10 N Main St, respectively, and exhausted our personal funds in purchasing and beginning renovations for the buildings of Deerfield Rentals. We will not be able to proceed with any renovations or upgrades without additional assistance. The buildings, particularly 2 S Main St, are delapidated and in need of repair. They are a sad representation of the living spaces available to Deerfield Residents, especially so close to Village Hall.

CR Custom Construction

P: (608)358-0539

E: crrucks@gmail.com

ESTIMATE 09-09-2019

Teresa

2 S. Main St.

Deerfield, WI 53531

teresa@deerfieldcoffeehouse.com**ESTIMATED COST****\$35070**

Item Description	Estimated Time	Estimated Cost
Basement; remove insulation, have an electrician look at electrical in floor, reinsulate between floor joists, install "1/2" from board to bottom of joists		\$2500
Basement window, remove and replace with a vinyl window with screen, low E glass		\$350 4 windows @\$350 = \$1,400
Basement door, steel door with rot free frame. Lockset with deadbolt		Door-\$600 Lockset-\$135
Roof- tear off 1 layer of shingles, shingles brought to the recycling center, new roof to include Ice and Water shield on bottom 6', #15 felt, new roof vents and Aluminum drip edge, IKO lifetime warranty shingle (customer to pick color)		\$11,000 \$700 for each additional layer of tear off
Windows- Low E vinyl sash kits Low E vinyl windows (complete unit) Front picture windows		\$450 per sash kit \$625 per vinyl window \$600 Per picture window 4 vinyl windows @ \$625 = \$2500 2 picture windows @ \$600 = \$1200
Joists hangers installed where missing		\$350

Front siding		\$3500 allowance
Concrete steps and side walls executed and replaced		\$5500
Second story porch- Remove and replace rotted frame material and replace with new. Green treated on deck area. Remove and replace windows with low E vinyl, new entry door and lockset with deadbolt, vinyl siding (color to be chosen by owner). Aluminum soffit under porch area		\$4650
Aluminum screen door		\$185-
Labor prices for addition projects		\$50 hr carpenter @ 10 hrs = \$500 \$35 hr laborer @ 10 hrs = \$350
TOTAL		\$

ESTIMATE



Teresa Pelletier
50 N Main St
Deerfield , WI 53531
(571) 276-1812

Manning Landscaping and Lawn Care LLC

1515 Hommen Rd
Deerfield, Wisconsin 53531

Phone: (608) 630-7998
Email: wsmanning10@gmail.com

Web: www.manninglandscaping.com

Estimate # 000002
Date 08/20/2019
Business / Tax # 82-5196735

Description	Total
Concrete	\$7,160.00
Removing old concrete from door all the way back, also excavating driveway out to 20 ft wide for 2 parking spots. Roughly 720 sqft. Using 6 bag mix with saw cut finish (same as Wetzels. We will have a 6" base and 4 inches of concrete	
Block Retaining wall	\$9,399.00
Removal of old block retaining wall around top of house by door and also removing soil in driveway to extend wall for a 20ft driveway. Then we will install 330 sqft of retaining wall block between both walls. We will then add a 8" base below the retaining wall and 10" base behind the wall enclosed with fabric with drain tile at the bottom so water will run through the fabric, into the rock and out the drain tile. This estimate assumes there is not a frost wall on that first wall on top of the house. If there is, we will have to estimate that (should not be too costly). The walls will also be higher than the current ones to direct water away from building	

Subtotal	\$16,559.00
Sales Tax	\$910.75
Total	\$17,469.75
Deposit Due	\$4,367.44

Payment Schedule

Deposit (25%)	\$4,367.44
2nd payment (75%)	\$13,102.31

Notes:

This is an estimate for the 2 n Main Street building.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Teresa Pelletier



Windows • Siding • Roofing • Doors • Gutters
Since 1982

Direct-225-8987
Office-221-4447
Fax- 222-2838

Info@Weathertightdoneright.com

**for over 30
 years!**

PROPOSAL SUBMITTED TO Teresa pelletier	PHONE (571)-276-1812	DATE 9/11/19
STREET	JOB NAME Deerfield rentals	
CITY, STATE, ZIP CODE Deerfield WI	JOB LOCATION 2 S. Main	

We hereby submit specifications and estimates for the following:

- Remove existing gutters and downspouts, haul away
- Install approximately 230' of seamless .032 gutters and 3x4 .024 downspouts all around building
- Install drop in gutter covers in all gutters
- Total \$2600

10 year craftsmanship warranty

Any other wood work is on a time and material basis

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO THE STANDARD PRACTICES. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AN OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE.

WE PROPOSE hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. CANCELLATION MUST BE DONE IN WRITING.	Payment to be made as follows: upon completion of job
	Authorized Signature:
Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	
Signature:	Signature:
Date:	Date:



6320 Monona Dr. Suite 203
Madison, WI 53716

Phone # (608) 221-3563
E-mail Info@DesignElectricMadison.com

Proposal

Date	Job #
9/5/2019	5647

Proposal Prepared For
Teresa Pelletier 50 N. Main St. Deerfield, WI 53531

Job Address	
Teresa Pelletier Rental Inspection correction 2 S. Main St. Deerfield, WI 53531 (571)276-1812	
P.O. No.	Terms
	50% Down Payment

Description	Total
<p>Proposal notes and clarifications</p> <ul style="list-style-type: none"> •Price includes electrical permit and inspection fees •Price assumes that any vermiculite insulation discovered is to be removed by others at owners expense prior to electrical installation •Price does not include repair of unknown or unlisted code violations •All work to be completed during normal business hours •Project may be rescheduled due to inclement weather •Electricity will be turned off during portions of proposed project. All tenant notifications to be given by owners to allow required access to tenant units. •Price assumes owner's personal belongings be relocated away from required work areas prior to job start •While damage to drop ceiling tiles is not expected in this project it is always possible when removing & replacing ceiling tiles. Price does not include replacement of broken or damaged drop ceiling tiles •Drywall, plaster damage is expected in this project. Price does not include drywall and/or plaster repair •Panel change & service upgrade in and of itself does not correct individually over-fused branch circuits. Some re-feeding of branch circuits may be found to be necessary and can be performed at additional cost at later date •Price contingent on Utility site approval •Price does not include any utility fees that may be imposed by utility company •Design electric does not provide warranty investigation, repair or replacements of any wiring not installed by Design Electric of Madison •50% Down payment and signed contract requested to begin scheduling process •Allow 3 to 4 weeks scheduling lead time •Includes industry leading warranty, 5 years from time of completion, on all workmanship and products provided and installed by Design Electric of Madison, Inc 	

Prepared by Richard J.D. Logan, V.P. Design Electric of Madison, Inc may withdraw this proposal if not accepted within 60 days	Subtotal	\$3,398.00
	Sales Tax (5.5%)	\$0.00
ACCEPTANCE OF PROPOSAL - The prices, specifications and conditions are satisfactory and are hereby accepted. Design Electric of Madison, Inc is authorized to perform the work as specified. Payments will be made as per terms detailed above.	Total	\$3,398.00
Signature _____ Date _____		

Customer Info:

Job #: N/A
PELLETIER, TERESA
8-10 MAIN ST,
DEERFIELD, WI, 53531
(571) 276-1812

Badgerland General Contracting LLC

418 Kleine St. Deerfield, WI 53531
Phone: (608) 250-0187
Company Representative:
Justin Horstman
(608) 250-0187
justin.badgerlandgc@gmail.com

Deck

Description
deck removal and replacement completely remove and replace deck green treated lumber foundation verification before installation of new deck

cement removal/replacement

Description
cement removal of existing cement flower pot, addition of support to foundation, addition to curb appeal with stone work

windows

Description
windows complete removal and replacement of approx 40 custom windows. includes trim and install of each window. includes window wraps of frames for each installed window GARAGE DOOR REMOVE AND REPLACE 2 DOORS

Total for all sections: \$58,000.00

Total: \$58,000.00

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

This estimate was last edited by Justin Horstman ((608) 250-0187, justin.badgerlandgc@gmail.com) on August 12, 2019. The estimate may be withdrawn if not accepted within ____ days.

SYSTEM AND SITE INFORMATION

Contact: Teresa Pelletier
8-10 N Main St
 Deerfield, WI 53531

Phone: (571) 276-1812
 Email:



SITE PERFORMANCE	Solar Electric (PV) System	
	System Brand	SolarEdge / Adani
	System Model	SE5000 / 345
	Proposed System Size	5.175 kW
	Mount Type	IronRidge Roof Mount
	Derate Factors (Efficiency, Snow, Age)	0.83
	Array Tilt (Default = Lat.)	18.43 (4:12)
	Array Azimuth	196°
Possible Shading Percentage Estimate	TBD	

Electric Rates	Alliant
Current Eff. Rate \$/kWh	\$0.1262
Est. Annual Inflation	5%
Your Solar Electric Rate	\$0.0660
25-Year Utility Cost Savings	\$41,171

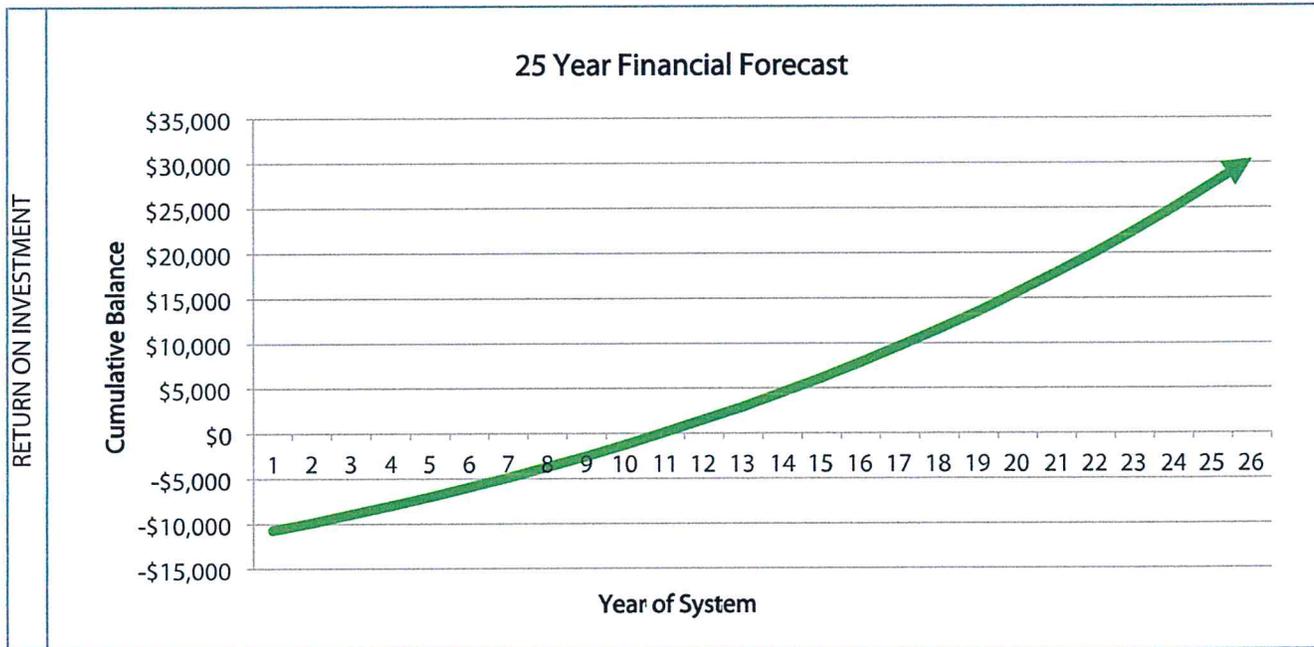
Estimated Production	
	6,510 kWh/year
	543 kWh/month ave



SOLAR LAYOUT

FINANCIAL JUSTIFICATION

Cost After Available Incentives			
COST ANALYSIS	Typical Installed System Cost	\$3.37 /per watt	\$17,439.75
	Sales Tax (Exempt in WI)		\$0.00
	Focus on Energy Rebate (12%, max \$4000)		(\$2,092.77)
	Fed. Investment Tax Cred. 30%: Residential and Commercial		(\$4,604.09)
	Your Net Total Cost:		\$10,742.89



Your Net Installed Cost:	\$10,742.89
Internal Rate of Return:	11.1%
Approximate Years to Payback:	9.9 Years

*The inputs, outputs, costs and available incentives shown in this cost evaluation are estimates only and projects may vary from this analysis. System quotes will be provided after a full assessment of the proposed site. This analysis does not constitute nor is it meant to replace a Certified Site Assessment. Federal, State, and Utility incentives, which vary by location, eligibility of the purchaser, and the date of installation, are the responsibility of the system purchaser. Internal Rate of Return represents the estimated annualized effective compounded return rate. Returns are based on system production and inflation-adjusted utility rates. **Hub height average annual wind speed is an estimated value, which can vary by location, site obstructions, weather patterns, and other factors. Maintenance costs of 1/4% of system cost per year are included for Wind turbines.



REDEVELOPMENT
RESOURCES

Project Name: Chimney removal and roof restoration
Applicant: Alan Mikkelson
Address: 102 N Main St
Amount requested: \$1,325

Consistency with TID Grant Guidelines

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

- #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.
- #11 To increase the tax base of the Village.

Eligibility

As the owner of the building, Alan Mikkelson 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. Mikkelson intends to invest in his building where he runs his Badger Realty business by removing the chimney which is no longer in use and repairing the roof and gutter in that space. The total project investment will be \$2,650 and they are requesting a grant of \$1,325 to help with the renovations.

Community Benefits

These updates will improve the overall appearance and maintenance of the building, which is one of the first buildings visitors see when entering town on Main Street from the north.

Sources & Uses

These sources of funds and their uses cover the entire project Mr. Mikkelson is undertaking.

	Owner Equity/LOC (50%)	TID 3 Grant (50%)	Total
Chimney removal, roof repair, gutter	\$ 1,325	\$ 1,325	\$ 2,650



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 9/11/19

Fees Paid \$6.63
Per Section 2.4(1) & (2) CK# 3989

APPLICANT INFORMATION

PROJECT INFORMATION

Property Owner ALAN MEKELSON

Business Name —

Mailing Address 334 WASHINGTON RD
DEERFIELD WI

Project Title CHEMNEY REMOVAL/RESTORE

Project Address 102 N MAIN ST ^{ROOF}

Contact Person ALAN

DEERFIELD WI

Contact Address SAME

Contact Person phone 608 347 3444
e-mail BADGERREALTY@GMAIL.COM

Parcel Number	Year <u>2018</u> Assessed Value:	Year _____ Equalized Value
<u>117/0712-214-7219-6</u>	<u>\$ 219,500</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.

SEE ATTACHED

Construction Year	Value	Type

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

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

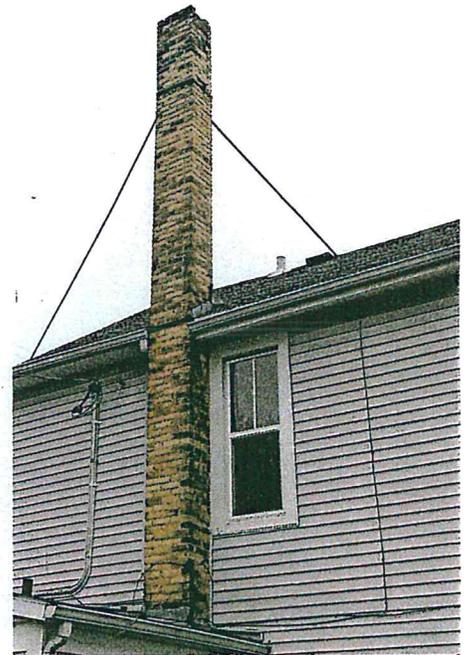
6) For Grant/Incentive request over \$25,000.00 the following are also required.

- a) Site Plans
- b) Building Plans
- c) Plat Plans

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

102 N Main TIF Assistance Application

- 1) The benefit of this commercial project to TID 3 & the community is to keep the downtown buildings in good repair & appearance. The current chimney has loose bricks at the top that could fall onto anyone using the parking lot at the business located here. This project is to remove the existing chimney at 102 N Main St since it is no longer in use and repair the roof section that will be missing. In addition, the gutter will need to be spliced in where the chimney was located. Local contractors will be used to perform the work.
- 2) We are looking for a "Pay as you go" 50/50 match for this project. Projected total cost is \$2650.
- 3) Long term this will help protect the value of the building. Projected market value increase of \$3000.
- 4) Assistance is needed because we are also taking on additional cost with upgrading a 2nd building in the district & need funding to complete both properly.
- 5) We have cash on hand and a Line of Credit with the Bank of Deerfield of \$1325 to cover half the cost & need funding to complete the entire project.



Summary Report

Parcel Summary		More +
Municipality Name	VILLAGE OF DEERFIELD	
Parcel Description	NELSONS ORIGINAL PLAT BLOCK 5 LOTS 9, 10...	
Owner Name	ALAN T MIKKELSON 	
Primary Address	102 N MAIN ST	
Billing Address	881 MIKKELSON FARM DR DEERFIELD WI 53531	

Assessment Detail Less -

<< < Newer Older > >>

Assessment Year ⓘ	2018	2017
Valuation Classification	G2	G2
Assessment Acres	0.215	0.215
Land Value	\$52,700.00	\$52,700.00
Improved Value	\$166,800.00	\$166,800.00
Total Value	\$219,500.00	\$219,500.00
Average Assessment Ratio ⓘ	0.8913	0.9447
Estimated Fair Market Value ⓘ	\$246,271	\$232,349
Valuation Date ⓘ	09/15/2009	09/15/2009

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

Contact your local city, village or town office for municipal zoning information.

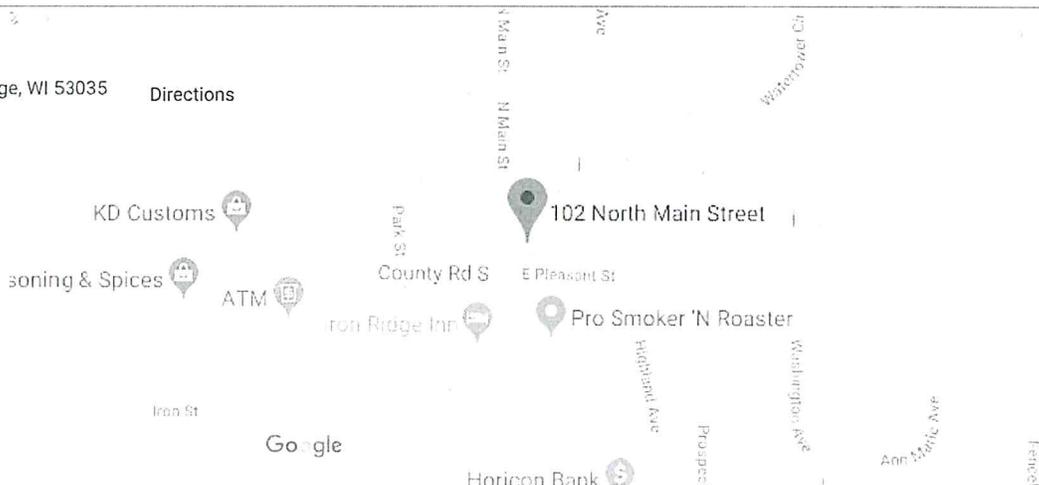
Parcel Maps

102 N Main St

102 N Main St, Iron Ridge, WI 53035

[Directions](#)

[View larger map](#)



Google

Horicon Bank

DCiMap

Google Map

Bing Map

[E-Statement](#)[E-Bill](#)[E-Receipt](#)[Pay Taxes Online](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$52,700.00	\$166,800.00	\$219,500.00
Taxes:		\$4,800.70
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$77.01
Specials(+):		\$296.59
Amount:		\$5,020.28

District Information

Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
TIF/TID	4403	TIF 03

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	08/28/2007	4342904		

[Show More](#) ▼**DocLink**

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

By Parcel Number: 0712-214-7219-6

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

Dane County
Land Information Office
GIS SERVICES

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 Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



Meek J's Masonry Work Agreement

The agreement is made between Meek J's Masonry LLC ("contractor") with the principal place of business in Madison, WI {License effective February 2017} and the jobsite where work will be performed at 102 Main St. Deerfield, WI 53531 ("customer") Alan Mikkelson owner of the property. If accepted the Contractor agrees to perform the following services for the customer as indicated by the work order.

Chimney Removal/Small Roof Installation

- Apply demo hammer to existing chimney.
- Apply angel grinder to cut iron rods supporting chimney.
- Remove all ricks from top of chimney to under roof line.
- Remove all ricks and debris from property.
- Cap off chimney cap with concrete cap.
- Restore missing roof area with plywood, tar paper, roof shingles and gutter.
- Clean jobsite.

Customer will pay 2,000.00 for labor and materials. (Snorkel lift day rental \$650.00)

Contractor will need 60% down to start the job and purchase the materials that's needed.

Customer any changes in contract there will be an upcharge.

Contractor will carry insurance needed to cover bodily injury liability and personal property damage.

Contractor will comply with all Federal, State, and local laws requiring business permits, certificates, and license required to carry out the services to be performed under this agreement.

**MEEK J's
All About
Masonry**



Contractor signature _____

Customer signature _____

Date _____

Date _____



Project Name: Exterior renovations
Applicant: Rocking M Investments
Address: 218 W Neslon
Amount requested: \$8,730

Consistency with TID Grant Guidelines

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

- #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.
- #11 To increase the tax base of the Village.

Eligibility

As the owner of the building, Rocking M Investments 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. Mikkelson, through Rocking M Investments, intends to invest in this building to completely overhaul the exterior through blasting off the old peeling paint, replacing cement block that has failed, tuckpointing, sanding & prepping trim, caulking and painting the entire exterior of the building including the walls and all 6 overhead doors. The total project investment will be \$17,460 and they are requesting a grant of \$8,730 to help with the renovations.

Community Benefits

These updates will improve the overall appearance and maintenance of the building, which is one of the first buildings visitors see when approaching downtown from W Nelson St.

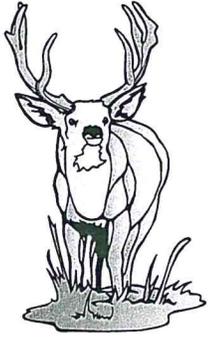
Sources & Uses

These sources of funds and their uses cover the entire project Rocking M Investments is undertaking.

	Owner Equity/LOC (50%)	TID 3 Grant (50%)	Total
Renovations	\$ 8,730	\$ 8,730	\$ 17,460



REDEVELOPMENT
RESOURCES



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 9/11/19

Fees Paid \$43.65
Per Section 2.4(1) & (2) CK#3990

APPLICANT INFORMATION

PROJECT INFORMATION

Property Owner ROULONG M INVESTMENTS

Business Name ROULONG M INVESTMENTS

Mailing Address PO Box 2

Project Title W NELSON FENCE LEFT

DEERFIELD WI

Project Address 218 W NELSON

Contact Person ALAN MARKUSON

DEERFIELD WI

Contact Address PO Box 2

DEERFIELD WI

Contact Person phone 608 347 3444
e-mail _____

Parcel Number	Year <u>2018</u> Assessed Value	Year _____ Equalized Value
<u>117/0712-214-4850-7</u>	<u>\$83,600</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.

See ATTACHED

Construction Year	Value	Type

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

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

218 W Nelson TIF Assistance Application

- 1) The benefit of this commercial project to TID 3 & the community is to create a more welcoming entrance to the Village from the Savannah Park subdivision & keep this older building in good repair & appearance. We will be blasting off the old peeling paint, replacing cement block that has failed, tuckpointing, sanding & prepping trim, caulking and painting the entire exterior of the building including the walls and all 6 overhead doors. In addition, the overhead doors also need new seals & keepers installed. We will use local contractors when available to perform the work.
- 2) We are looking for a "pay as you go" 50/50 match for this project. Projected total cost is to be \$17,460. Block repair & tuck point \$3,800, Prep & Paint \$11,860 and 6 commercial door seals & keepers \$1,800.
- 3) Long term this will help protect the value of the building. Projected market value increase of \$20,000.
- 4) Assistance is needed because this is an extensive project and we are also taking on additional cost with upgrading a 2nd building in the district & need funding to complete both properly.
- 5) We have some cash on hand and a Line of Credit with the Bank of Deerfield of \$8730 to cover half of the cost & need funding to complete the entire project.

Please see enclosed bids and pictures. Garage Door seal & keeper quote to be delivered before next planning meeting.

Parcel Summary

More +

Municipality Name	VILLAGE OF DEERFIELD
Parcel Description	LOT 2 CSM 3813 CS15/340&341-11/3/81 F/K/...
Owner Name	ROCKING M INVESTMENTS LLC
Primary Address	218 W NELSON ST
Billing Address	881 MICKELSON FARM DR DEERFIELD WI 53531

Assessment Detail

Less -

<< < Newer Older > >>

Assessment Year ⓘ	2018	2017
Valuation Classification	G2	G2
Assessment Acres	0.270	0.270
Land Value	\$37,700.00	\$37,700.00
Improved Value	\$45,900.00	\$45,900.00
Total Value	\$83,600.00	\$83,600.00
Average Assessment Ratio ⓘ	0.8913	0.9447
Estimated Fair Market Value ⓘ	\$93,796	\$88,494
Valuation Date ⓘ	04/18/2012	04/18/2012

Show Valuation Breakout

Show Assessment Contact Information ▾

Zoning Information

Contact your local city, village or town office for municipal zoning information.

Parcel Maps

218 W Nelson St

218 W Nelson St, Deerfield, WI 53531

Directions

View larger map



Map data ©2019

DCiMap

Google Map

Bing Map

Meek J's Masonry Work Agreement

The agreement is made between Meek J's Masonry LLC ("contractor") with the principal place of business in Madison, WI {License effective February 2017} and the jobsite where work will be performed at 218 W. Nelson St. Deerfield, WI 53531 ("customer") Badger Realty a@ owner of the property. If accepted the Contractor agrees to perform the following services for the customer as indicated by the work order.

Block Buliding Restoration

- Demo and remove concrete caps on top row of wall.
- Demo and remove all damaged 8" block on front of building upper wall.
- Apply angel grinder with diamond blade to clean around removed 8" block.
- Demo and remove all damages closure block on both sides of building.
- Remove crumbling concrete foundation on lower rear end of building.
- Install 8" blocks on front wall of building.
- Level, plumb and straightedge each block for accurate installation.
- Install concrete cap on top of last row of block.
- Install all top row of block on side walls with cap.
- Apply concrete to damage foundation corners for accurate look.
- Clean jobsite.

Customer will pay 3,800.00 for labor and materials.

Contractor will need 60% down to start the job and purchase the materials that's needed.

Customer any changes in contract there will be an upcharge.

Contractor will carry insurance needed to cover bodily injury liability and personal property damage.

Contractor will comply with all Federal, State, and local laws requiring business permits, certificates, and license required to carry out the services to be performed under this agreement.

NEW TECH



WWW.NEWTECHPAINTING@GMAIL.COM
123 E. Cottage Grove Road Cottage Grove, WI 53527
PHONE: (608) 333-2500

NAME: Alan Mikkelson
ADDRESS: 218 W. Nelson st
CITY: Deerfield, WI
ZIP:
PHONE: 347-3444
EMAIL: badgerrealty@gmail.com

WORK TO BE PERFORMED:

DATE: 5/3/19

Powerwash all exterior areas of the building to remove all dirt, mildew & oxidation. Scrape all loose & peeling paint. Once everything is prepped we will prime all exterior wood trim in a Sw exterior latex primer, we will caulk all wood trim as needed. Apply 1 complete coat of a SW Pro block block primer to all block walls then apply 1 complete coat of a SW A100 exterior latex paint, Sand, prime & paint exterior sides of the metal entry doors & frames.

Labor \$7,260.00 Materials \$3,160.00

EXTRAS

Prep & paint large overhead garage doors 6 total. \$240 each includes labor & materials

+ \$1,440-

PAYMENT: 50% down & the balance due when the work is complete.

ANY ALTERATIONS OR DEVIATIONS FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER & ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON ACCIDENTS OR DELAYS BEYOND OUR CONTROL.

TOTAL

\$11,860-

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS & CONDITIONS ARE SATISFACTORY & ARE HERBY ACCEPTED, YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED, PAYMENT WILL BE MADE AS OUTLINED ABOVE.

ACCEPTED BY:

DATE:

RESPECTFULLY SUBMITTED: New Tech Painting LLC



Estimate

1905-0709-5953

2019-05-11

Megna Painting
2726 Atwood Avenue
Madison WI 53704
mike.megna@megnapainting.com
608-438-2845

Alan Mikkelson
218 W Nelson St
Deerfield WI 53531
alan@badgerrealtygroup.com
+1 608-347-3444

Services

Description

Power Wash

Cleanse exterior of home with pressure washing preparatory to painting. We use a mild detergent safe for people, pets and plants to thoroughly clean all areas being painted. We thoroughly rinse the areas treated with our washing however in some cases a film is apparent on windows and in that case windows will need to be cleaned. We also offer the option to wash windows for \$25 per window before we reinstall exterior storms. Some of our customers find this the perfect opportunity to hire outside window cleaning professionals as well, especially if we are removing storm windows for painting purposes.

Scrape/Sand

Scrape loose paint and sand rough areas. We do a thorough cleanup to collect chips and other debris. We do also use exterior drops or tarps where applicable to collect fallen chips.

Caulking

Caulk cracks with high elasticity exterior caulking. We regularly use a 55-65 year paintable siliconized caulk. The type of caulk we use may change depending on what is best for a particular substrate. In nearly all cases horizontal and vertical cracks in boards need to be caulked as well as where siding meets trim and casework.

Siding

Paint siding. On areas that we hand painted by brush and roller, we will often need to do two separate coats, unless the color is the same. We trust the professionalism of our team to get the best possible finish in terms of looks and surface protection.

Fascia

Paint and/or stain fascia

Doors

Paint and/or stain doors

Door Frames

Paint and/or stain doors frames

Garage Doors

Paint and/or stain garage doors

Materials

Description

Materials

Prepping materials such as plastic, tape, caulking and patching compound.

Paint*Description*

PremiumSherwin Williams Loxon XP

<i>Subtotal</i>	\$9,868.89
<i>Tax</i>	\$0.00
<i>Total</i>	\$9,868.89

Compensation. Client shall pay as set forth above. Price is subject to change, with customer's approval.

Invoicing & Payment. Invoice will be issued to Client upon completion of the Work. Client shall pay invoice within 10 days of Client's receipt of the invoice. Client shall also pay a late charge of 1-1/2% per month on all balances unpaid 30 days after the invoice date. Credit card payments can be made via Pay Pal with a 3% processing fee.

Deposit. 20% deposit due upon acceptance of terms.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Megna Painting is authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ **Date** _____

Accept via Email: Reply to this email to confirm your acceptance of this pricing and project. No signature/date required.

