



REDEVELOPMENT AUTHORITY MEETING - SPECIAL AGENDA

MONDAY, JUNE 09, 2025 AT 5:00 PM

CITY HALL, 106 JONES STREET, WATERTOWN WI, 53094 - UPPER LEVER RM 2044

Virtual Meeting Info: <https://us06web.zoom.us/join> Meeting ID: 617 065 5357 Passcode: 53094 One tap mobile +16469313860

All public participants' phones will be muted during the meeting except during the public comment period.

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. DETERMINATION OF QUORUM AND CALL TO ORDER**
- 4. OPENING FOR PUBLIC COMMENT**

Each individual who would like to address the Committee will be permitted up to three minutes for their comments

5. NEW BUSINESS

- A.** Review and take possible action: Approval of Housing Rehab Grant Program application as recommended by ThriveEd

6. ADJOURN

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at cityclerk@watertownwi.gov phone 920-262-4000

A quorum of any City of Watertown Council, Committee, Board, Commission, or other body, may be present at this meeting for observing and gathering of information only

Mar. 26, 2025

CITY OF WATERTOWN
HOUSING REHAB GRANT PROGRAM APPLICATION FORM

Please provide information on the proposed project. Your signature below indicates your intent to apply for grant funding and that you have received a copy of the program guidelines. **Please return to Watertown Redevelopment Authority, 106 Jones Street, Watertown, WI 53094.** Note: Thrive ED conducts the initial review and assessment of applications.

Applicant name: Janice Milbrath
Address: 808 Cole St. Watertown WI 53094
Cell Phone: 920-344-5414 Work Phone:
Property Owner(s): Janice Milbrath
Project Address: 808 Cole St. Watertown WI
Project description (work to be done):

New plumbing from home to street due to dirt/sewage back up. 2 broken PBC Sanitary building sewer pipe broken & plugged

How will this project benefit the preservation of the property? Yes, waste (sewage will be sent out on sewer to street, sewage odor eliminated)

Is this project addressing an issue that you have received a notice or citation from the Watertown Building Safety and Zoning Department? No

Estimated Timeframe for Project Completion: 3 days
Person/contractor performing work: BRISC PLUMBING
Grant amount requested: \$14,000 (8000) estimated sewer
Property Mortgage Holder(s): Paid in full replacement

INCLUDE WITH APPLICATION (please check each box):

☒ Three years of personal income tax returns/financials OR last 45 days of paystubs and proof of source of income, along with any other pertinent financial statements.

☒ Copies of a minimum of two project estimates for work to be completed. (1 - given 3/20/25)

☐ For landlords: Available business financial reports such as profit/loss statement, balance sheet, receivables.

By signing, I certify that the information in this application is correct and accurate to the best of my knowledge:

Janice Milbrath
Applicant

3/26/25
Date

Loan Committee Review

Section 5, Item A.

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Subtotal	25,661.00
Sales Tax	
TOTAL	25,661.00

Proposal
Jerry Hepp Excavating, Inc.
Po Box 47, Watertown, WI 53094
Phone: 920-261-6739
Contact Name: Ryan Hepp
Email: Ryan@jerryheppexcavating.com

Proposed to: EC Plumbing
Phone: (920) 342-9419
Email: ecplumber1@gmail.com

Date: 3/11/25

Job Name/Address: 808 Cole St. Watertown, WI

Billing Address: 1007 S. 9TH ST. WATERTOWN, WI 53094

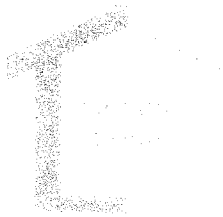
Site work to consist of: Excavate for sewer and water lateral replacement.

- Remove 3 large bushes, haul offsite.
- Excavate for laterals
- Haul overburden offsite
- Supply and place bedding stone
- Remove, dispose of, & replace necessary sidewalk
- Place topsoil from onsite

Total: **\$16,940.00**

*May be taxable.
*Does not include permit/inspection fees.
*Jerry Hepp Excavating, Inc. Is not responsible for the existing driveway, should it not hold up under the weight of equipment and truck necessary to complete the job.
*Does not include any seeding/mulching of disturbed area.
*Does not include erosion control.
*Does not include any private location or damages to private utilities.
*Not to include any additional time/material that may be needed due to delays or changes by other contractors or inclement weather.

If approved, please sign and return by April 10, 2025



Prepared For

Troy Milbrath
(920) 248-6393

Joe Vultaggio

W2862 Wis 59
Whitewater, WI 53190
Phone: (920) 723-6943
Email: vultaggiojoe@gmail.com

Estimate # 84
Date 05/19/2025

Description	Total
808 Cole st. Watertown Wi	\$3,293.00
Brace up and reattach basement staircase. Install two adjustable support posts to support the beam in center of the house. Install a functioning vent window into the downstairs bathroom area. Clean out, prime and paint all windowsills.	
Subtotal	\$3,293.00
Total	\$3,293.00



brisc plumbing

Janice Milbrath
808 Cole St
Watertown, WI 53094

☎ (920) 344-5414

ESTIMATE		Section 5, Item A.
ESTIMATE DATE	Apr 8, 2025	
EXPIRATION DATE	Mar 28, 2026	
TOTAL	\$16,000.00	

CONTACT US

207 n 3rd street
watertown, WI 53094

☎ (920) 342-5308

✉ ccastro@briscwatertown.com

ESTIMATE

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as

\$347.08/mo*. Your credit score will not be affected.

	qty	unit price	amount
1.0	\$16,000.00	\$16,000.00	
<p>See your financing options</p> <p>Prequalify to find out how much you can borrow within minutes and pay as low as</p> <p>\$347.08/mo*. Your credit score will not be affected.</p>			
<p>Services to be done by others</p> <p>Bring in new sewer main in order to bring in new sewer main</p> <p>Install new floor drain and install new drain stack</p> <p>Install new kitchen sink and vent piping</p> <p>Install new electrical (has power lines etc)</p>			

Services subtotal: \$16,000.00

JEFF BUCHTA PLUMBING
N8366 E. Swansea Drive
Ixonia, WI 53036

No.

Date

3-26

Section 5, Item A.

Sheet No.

Proposal Submitted To:

Work To Be Performed At:

Name JAVICE MILBRATH
Street 808 COLE ST.
City WATERTOWN
State WI
Phone 920 344 5414

Street 808 COLE ST.
City WATERTOWN State WI
Date of Plans 3-26-25
Architect

We hereby propose to furnish the materials and perform the labor necessary for the completion of

PLUMBING WORK TO INCLUDE: INSTALL NEW 4" SANITARY SEWER FROM THE STREET TO INSIDE OF EXISTING HOME. EXISTING PIPING HAS FAILED TO WORK PROPERLY DUE TO BLOCKAGE IN THE PIPE CAUSING CONTINUED BACKLOG IN THE SEWER LATERAL. FLOOR BREAKING WOULD BE REQUIRED TO CONTINUE NEW LINE TO CONNECT TO EXISTING STACK IN HOME. A FLOOR DRAIN WOULD ALSO BE INSTALLED. CEMENTING THE FLOOR & BACK FILLING THE TRENCH BACK TO EXISTING GRADE INCLUDED

PROJECT TIME ESTIMATE 3 DAYS

WORK PERFORMED WILL MAKE THE SEWER LATERAL WORK AS IT IS INTENDED TO.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Dollars (\$17,500.00)

SEVENTEEN THOUSAND FIVE HUNDRED

as follows:

BALANCE ON COMPLETION

This proposal is made on the understanding that the work to be performed is as specified and that the materials to be furnished are as specified. It is further understood that the work to be performed is to be completed in a substantial workmanlike manner for the sum of Dollars (\$17,500.00) as specified above.

Respectfully submitted

Per

Jeffrey Buchta

JEFF BUCHTA PLUMBING
MP 231983

Note-This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above proposal is satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature

Signature

would like two projects together it is under \$10,000

CITY OF WATERTOWN
HOUSING REHAB GRANT PROGRAM APPLICATION FORM

Please provide information on the proposed project. Your signature below indicates your intent to apply for grant funding and that you have received a copy of the program guidelines. Please return to Watertown Redevelopment Authority, 106 Jones Street, Watertown, WI 53094. Note: Thrive ED conducts the initial review and assessment of applications.

Applicant name: Bradley and Cindy Mantzke
Address: 310 South Monroe Watertown, WI 53094
Cell Phone: 920-390-1085 Work Phone: _____

Property Owner(s): 310 S. Monroe Watertown WI 53094

Project Address: 310 S. Monroe Watertown WI 53094

Project description (work to be done): Paint house and get basement so it don't flood from city sewage & water

waste water comes up thru the drains and flood basement, repair roof, repair code issues in basement, painting

How will this project benefit the preservation of the property? to preserve the outside of house & work on basement to help keep water & sewage waste out of basement, be able to have a furnace, washer, dryer & hot water heater in basement and not be destroyed again

Is this project addressing an issue that you have received a notice or citation from the Watertown Building Safety and Zoning Department? No

Estimated Timeframe for Project Completion: Painting - Spring as soon as can be done

Person/contractor performing work: Painting - Heller's Basement - Paul?

Grant amount requested: Painting - \$5873.11 + Paul's - \$3600 = \$9473.11

Property Mortgage Holder(s): Midland mortgage P.O. Box 26648 Oklahoma City, OK 73126-0648

INCLUDE WITH APPLICATION (please check each box):

☒ Three years of personal income tax returns/financials OR last 45 days of paystubs and proof of source of income, along with any other pertinent financial statements. Social Security

☒ Copies of a minimum of two project estimates for work to be completed.

☐ For landlords: Available business financial reports such as profit/loss statement, balance sheet, receivables.

By signing, I certify that the information in this application is correct and accurate to the best of my knowledge:

Cindy Mantzke Paul Mantzke
Applicant

2-12-2025
Date

Loan Committee Review

Brad & Cindy Mantzke
310 S Monroe Street
Watertown, WI 53094

Bids for Project

The contractors we would like to go with are:

1. J A Homework, Jordon Leisten 262-391-1149, jahomework@yahoo.com - \$15,000.00
Roof, gutters and chimney
2. College Work – 920-350-5549, gencotony34@gmail.com - \$3,448.00
Power wash house, caulk and paint house w/Sherwin Williams paint
3. R Plumbing – 920-253-5311, rplumbingllc@gmail.com - \$6,675.00
Plumbing repair, sump pump and replace hot water heater
4. R Plumbing – 920-253-5311, rplumbingllc@gmail.com - \$9,900.00
Sewer lateral work – jet out first and replacement if needed.

Total Project Costs - \$35,023.00

This project will be split between two programs with homeowner paying the balance.

\$10,000 - City of Watertown Rehab Program

\$24,999 – HOME Consortium Program

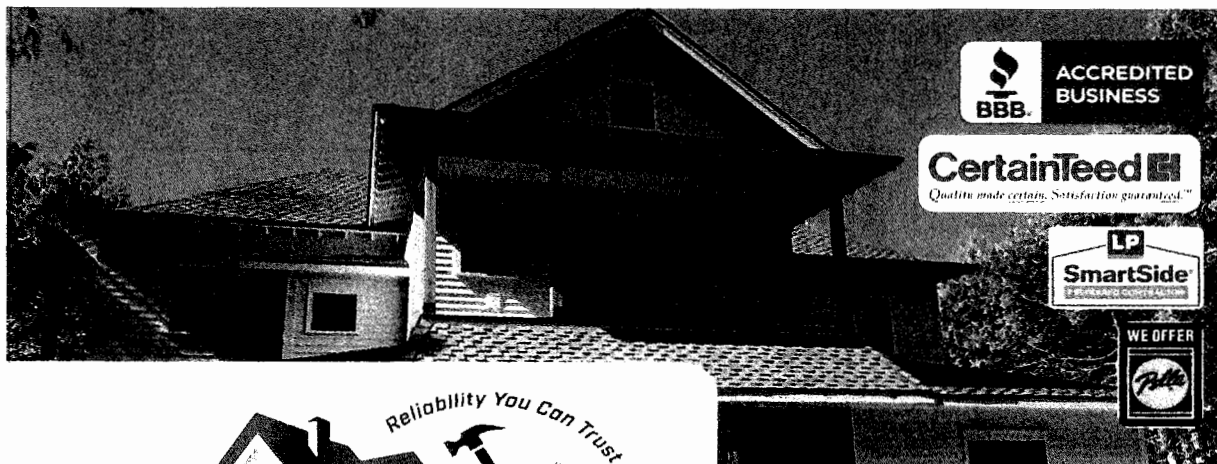
\$24 – Homeowner Funds



PREPARED DATE

April 15, 2025

Work Order # 10442



JA Homeworx is a trusted family-owned construction company committed to providing high-quality solutions for both residential and commercial clients. Backed by years of experience, our team is dedicated to going above and beyond to ensure every project is completed to the highest standard.



Services We Offer for Residential and Commercial Properties:

- | | | |
|------------------------------|------------------------------|-------------------------------|
| ✓ Roofing | ✓ Siding | ✓ Gutters |
| ✓ Window & Door Installation | ✓ Deck Repairs/Rebuild | ✓ Insurance Claim Specialists |
| ✓ Soffit & Fascia | ✓ Interior/Exterior Painting | ✓ 24-Hour Emergency Tarping |
| ✓ Chimney Repairs/Rebuild | ✓ Drywall/Plaster Repairs | ✓ Free Roof Inspections |

262-527-9768

www.jahomeworx.com

jahomeworx@yahoo.com





PREPARED DATE

April 15, 2025

Work Order # 10442

PREPARED FOR -

Cindy Mantzke

310 S. Monroe St

Watertown, WI.

Phone: 920-390-1085

E-mail:

Work to be performed as followed: New Roof Installation

1. Remove all layers to original roof decking (Roof has 1 layer except garage/carport has 2 layers of asphalt roofing)
2. Pull all nails
3. Eliminate roof vents and board over / Cut in a 2" gap at roof peaks for proper ventilation
4. Install ice and water shield at roof eaves, Step flashing, and all major roof penetrations
5. Install synthetic underlayment to remaining decking
6. Install new bath vent covers, and plumber pipe covers
7. Install universal starter course
8. Install new Certainteed landmark dimensional asphalt shingles
9. Install ridge vent at roof peaks for proper ventilation
10. Install shadow ridge over ridge vent system
11. Grind in a ¾" Raglet on chimney / install new prefinished aluminum chimney flashing
12. Seal where needed
13. Nail magnet yard after compilation
14. Protect all landscaping
15. Clean up all job related debris
16. All material supplied by JA Homeworx LLC

Work to be performed as followed: New Decking Installation

1. Install ½" OSB to entire roof decking to bring roof up in installation guidelines
2. Nail magnet yard after compilation
3. Protect all landscaping
4. Clean up all job related debris
5. All material supplied by JA Homeworx LLC

Phone: 262-527-9768

E-mail: jahomeworx@yahoo.com

Website: www.jahomeworx.com

N52W35324 W Lake Dr. Oconomowoc, WI 53066





PREPARED DATE

April 15, 2025

Work Order # 10442**Work to be performed as followed: New Gutter Installation**

1. Remove all gutters and downspouts
2. Install new 5" prefinished seamless aluminum 5" gutters with gutter straps
3. Install new prefinished aluminum 4" downspouts
4. Seal all gutter components where needed with Solar Seal 900
5. Nail magnet yard after compilation
6. Protect all landscaping
7. Clean up all job related debris
8. All material supplied by JA Homeworx LLC

Work to be performed as followed: Chimney Rebuild

1. Tear chimney down to below roof line
2. Install new chimney flue liners
3. Install new bricks and rebuild chimney
4. Install new chimney cap (Concrete)
5. Install chimney flue rain cap
6. Seal chimney after its cured
7. Nail magnet yard after compilation
8. Protect all landscaping
9. Clean up all job related debris
10. All material supplied by JA Homeworx LLC

GRAND TOTAL: \$15,000.00

****SPECIAL NOTES:** Chimney is in very bad shape. Chimney also needs flue liners approx 4 liners that are missing from chimney. The only way to repair this chimney correctly is to tear down and rebuild allowing us to install new chimney flues correctly. Roof has slate board decking and to bring up to installation guidelines the entire roof needs new decking installed over the existing decking.

Phone: 262-527-9768

E-mail: jahomeworx@yahoo.comWebsite: www.jahomeworx.com

N52W35324 W Lake Dr. Oconomowoc, WI 53066





PREPARED DATE
April 15, 2025

Work Order # 10442

Upon signing this work order it becomes a legally binding contract. All material and work will be guaranteed as specified above.

30% down payment is due upon acceptance of this work order. Final payment is due in full within 10 days upon completion of said job. If payment is not received within agreed time, all remaining balances on work agreed upon shall be subjected to a 3% per month fee from the date of compilation. JA Homeworx LLC shall be entitled to recover all costs for collection, including attorneys and court fees on past due bills. JA Homeworx LLC has the right to file a lien if failure to make final payment is not made.

Material is ordered through JA HOMEWORX LLC.

Make all checks payable to JA HOMEWORX LLC. **We accept cash, checks, and credit card payments (Credit card payments are subjected to 3.5% interest on purchase total).**

We stand behind and guarantee this proposal will be performed as outlined on said job. We are fully insured with Workman's Comp, and General Liability. All permits needed will be disclosed and cost will be added to the final invoice. JA Homeworx LLC is not responsible for any building structure shifting that may affect long term performance.

This work order is only valid for up to 60 days. JA Homeworx LLC has the right to terminate the contract at any time before work has begun, and deposit will be refunded in full. Once signed, the customer has 3 days to cancel the contract, and get the 30% deposit back. After 3 days if the customer cancels the contract 30% deposit will not be refunded. Once material is ordered for the project the customer can not cancel the contract.

Any questions or concerns please contact us at any time. Thank you for your time and considering JA HOMEWORX LLC for your home improvements.

We at JA HOMEWORX LLC give a transferable limited lifetime warranty on workmanship. We are reliability that you can trust!

Customer Signature: _____ JA Homeworx LLC : _____

Date : _____ Date : _____

Phone: 262-527-9768
E-mail: jahomeworx@yahoo.com
Website: www.jahomeworx.com
N52W35324 W Lake Dr. Oconomowoc, WI 53066





HOME IMPROVEMENT CONTRACT

gencatony34@gmail.com

- ☒ EXTERIOR PAINT JOB
☐ INTERIOR PAINT JOB

5215 Birdseye St
Columbus, WI
53925

CONTRACTOR

Section 5, Item A.

IA LIC #C126057
MI LIC #2104200124 • NE LIC #34847
WI LIC #1251181 • WI LIC #1413651

NAME Brad and Lindy Mantzke		EMAIL (REQUIRED)		DATE 04/05/25	
ADDRESS 310 S Monroe St.				CWP REP Tony Genco	
CITY Water town	STATE WI	ZIP CODE 53094	YEAR BUILT	CELL PHONE (420) 350-5548	
CELL PHONE NO (420) 340-1085	HOME PHONE NO. 53094		PHONE 1-888-450-WORK		

With my signature here, I give my express written consent for College Works Painting to contact me by email, phone, or text about its services and future offers at the contact information provided above, including calls or texts using automated technology and/or prerecorded messages. I understand that I am not required to provide this consent to purchase services from College Works Painting. I also consent to allow College Works Painting and its affiliates to contact me to provide a quotation related to home improvement activities by using the contact details I am providing on this form. At anytime I can remove my consent by contacting info@collegeworks.com.

ONE YEAR WRITTEN WARRANTY OF QUALITY

DECKS NOT COVERED

- \$1,000,000 LIABILITY INSURANCE COVERAGE
- FULL WORKERS COMPENSATION COVERAGE

AREA	WASH	SCRAPE	WIDE BRUSH	SAND	SPOT PRIME	CAULK	PAINT GRADE	COLOR	FINISH	NOTES	
Siding	X						superpaint	Orange	—	Sherwin	Williams
Gar port	X						Duration			Paints	
- siding	X						or				
- Fascia	X						Emerald			Included -	Electrol Emulations

- Daily clean up
- Nightly walk around
- DC - 3 free colors
- Reference letter is good
- VALID EMAIL ADDRESS REQUIRED FOR WARRANTY (ENTER ABOVE)
- SHERWIN WILLIAMS PAINTS USED.
- NO SANDING OR POWER WASHING WILL BE DONE ON PRE-1978 LEAD HOMES.
- FOR INTERIOR JOBS: NO ROOM HAS MORE THAN 6 SQUARE FEET OF DISTURBED AREA. (INITIAL)
- FOR EXTERIOR JOBS: COLOR CHANGE WILL LIKELY REQUIRE PURCHASE OF A 2ND COAT. (INITIAL)

OPTION	PRICE	OPTION	PRICE	ADDITIONAL SERVICES	PRICE
2 coat superpaint	3433		3089		
2 coat Duration	3832	10% DISCOUNT	3448	this one	3448
2 coat Emerald AR	4222		3808		

APPROX. START DATE	EARLY SUMMER	MID SUMMER	LATE SUMMER
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Three-Day Right to Cancel - You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. The law requires that the contractor give you a notice explaining your right to cancel. Please see section 11.18 on reverse side for complete "Notice of Three-Day Right to Cancel." If you choose to cancel this contract after the prescribed 3 day period, you will be charged a Cancellation Fee of 10% of the Contract Price.

NOT LATER THAN MIDNIGHT OF _____ I HEREBY CANCEL THIS TRANSACTION _____
 (DATE) (BUYER'S SIGNATURE/DATE)

CUSTOM OPTION

1 COAT OPTION

FULL HOME 2 COAT OPTION

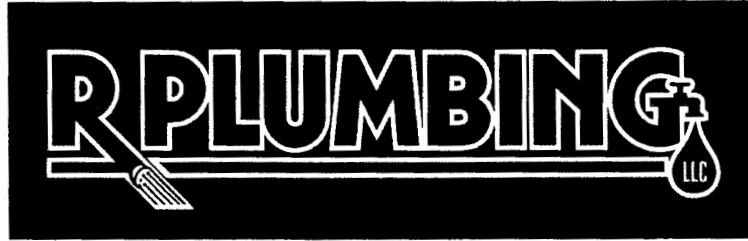
TOTAL CONTRACT PRICE	\$ _____	TOTAL CONTRACT PRICE	\$ _____	TOTAL CONTRACT PRICE	\$ _____
DOWN PAYMENT RECEIVED	\$ _____	DOWN PAYMENT RECEIVED	\$ _____	DOWN PAYMENT RECEIVED	\$ _____
BALANCE OWED	\$ _____	BALANCE OWED	\$ _____	BALANCE OWED	\$ _____

THE DOWN PAYMENT IS 25% OF THE CONTRACT PRICE.
 THE DOWN PAYMENT WILL BE APPLIED TO THE BALANCE. BALANCE IS DUE UPON COMPLETION.

I AGREE TO THE CONTRACT PRICE PURSUANT TO THE TERMS OF THIS AGREEMENT

CLIENT _____ DATE _____ COLLEGE WORKS PAINTING _____ DATE _____

DECKS AND GALVANIZED METAL ARE NOT COVERED UNDER THE WARRANTY
 CARPENTRY, EXTERIOR & INTERIOR PROJECTS REQUIRE SEPARATE CONTRACTS
 CONTRACT NOT CONSIDERED PAID IN FULL UNLESS CHECK IS MADE PAYABLE TO COLLEGE WORKS PAINT



Date: 5-19-2025

Plumbing bid for Cindy Mantzke at 310 s Monroe St, Watertown.

Scope of Work: Miscellaneous plumbing repairs throughout home.

Cut out a 4 x 4 area in the basement and install sump pit. Excess spoils to be hauled out of the basement and off the property. Install new 1/3 horse clearwater sump pump and pipe to exterior of home. Plumbers to pour back concrete in basement to rough finish.

\$2,250.00

Kitchen area on first floor of home:

- Install new drop in, Dayton, stainless steel sink. Plumbers to repipe the drain piping down into basement in PVC. New Delta Classic 300 faucet in chrome to be installed. Currently there is no dishwasher.
- Dayton sink, D-23322

\$1,775.00

Camera existing sewer at property, we completed this around May 16th and could only get the camera out to about 27 feet, not sure if there is a pipe collapse or what is going on exactly as camera was submersed in dark water, not allowing us to be able to see anything.

\$300

Replace 40 gallon electric water heater and clean up piping above the heater itself. Add new shut off valve for heater. Existing one works on/off at time

\$1650

Replace the toilet in the bathroom to Mansfield round bowl, white toilet, standard seat. Redo piping in nearby sink, drain piping only.

\$700

All plumbing to be installed in accordance to Wisconsin Administrative Plumbing Code.

Total for Labor, Piping, Fittings, and Fixtures for Above Described: \$ 6,675.00

***Bid valid until 7/1/2025.*

50% payment required before work begins.

50% due within 24 hours of completion of work.

Any questions or concerns please feel free to contact me at (920)253-5311.

*Thank you,
Ryan Kohlhoff*



Date: 5-18-2025

Plumbing Bid for Cindy Mantzke at 310 South Monroe St, Watertown, WI.

Scope of Work: (Main Sewer and new water service install)

- Plumbers to dig up sewer and replace with new PVC pipe and fittings.
- Beginning of repair will start at the water curb stop and end just inside the basement of the building. This is for both water and sewer.
 - o At the time we scoped the sewer, we could not get past about 27 feet. If the sewer needs repair downstream of the water curb stop, extra charges will incur. No work will be completed on the sewer downstream of the curb stop(meaning into the street) until approval(s) are agreed to in a signed contract.
- Water service pipe to be replaced with 1" endopure piping.
- Water and sewer piping to be installed with code compliant tracer wire per code.
- No more than 15 yards of stone are included in this quote.
- Extra spoils will be hauled away if needed.
- Permit for above work to be pulled for this project.
- A few bushes may need to be taken out, others to replace.
- If the sewer and water are under the concrete steps out front, different tasks may be taken to complete this process, the sewer might not fully be replaced, 5-10 feet less than planned on, we will address the issue at that time. We are avoiding having to replace the steps/demolish the concrete steps.
- Concrete sidewalk to be poured back by others.
- Landscape repairs by others.
- Water meter will be replaced at this time also, plumbers to coordinate with Watertown Water Department.

All plumbing to be installed in accordance to Wisconsin Administrative Plumbing Code.

Total for Labor, Piping, Fittings, and Fixtures for Above Described: \$ 9,900.00

***Bid valid until 6-30-2025.*

50% payment required before work begins.

50% due within 24 hours of completion of work.

Any questions or concerns please feel free to contact me at (920)253-5311.

*Thank you,
Ryan Kohlhoff*

PROPOSAL

PAULI PLUMBING INC.

708 W. Madison St., Watertown, WI 53094
(920) 261-1755 Dan Pauli Master Plumber #221011
www.pauli plumbing.com

Proposal submitted to:

Cindy Mantzke *Mantzke*

Job name: Plumbing updates

Job location: 310 s Monroe st watertown

Date: 04/17/25

Phone: 920-390-1085

We hereby submit specifications and estimates for:

This bid includes all labor, piping, and fittings needed to install the following in accordance with current Wisconsin state plumbing codes.

All vent & waste piping installed in Schedule 40 PVC; all water piping in type M copper

- amount for rough plumbing is due upon completion; upgrade charges will be included on rough billing; any other upgrades will be billed and are due as changes are authorized by owner; finish plumbing fixtures and faucets are ordered when rough billing is paid; amount for finish plumbing is due upon completion

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for The sum of

six thousand seven hundred seventy five and 00/100 (\$6775.00)-----Dollars

with payments as follows: two equal payments; if paying with credit card, add 3% to the total cash/check discount price

Any deviation or alternation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by

Respectfully submitted,

Nick Pauli President

Note- this bid may be withdrawn by us if not accepted within 90 days.

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.

Date:

Signature:

Signature:

Specifications

- 1- JMI Pumps PVL-PRO-33V sump pump w/ float
- 1- JMI Pumps silent check valve for sump pump
- 1- 18x22 sump pump basin with sealed lid
- 1- Mansfield 130-160 round bowl standard height toilet
- 1- Dayton D-23322 double bowl stainless steel kitchen sink
- 1- Delta 300-DST kitchen sink faucet
- Pipe and fittings needed to redo kitchen drain and pipe sump pump discharge

SCOPE OF WORK:

Install a new sump crock in basement. We will break up approx. 4x4 area to install sump crock and bed around crock with gravel. Install new sump pump and pipe too exterior of house. We will dispose of all spoils and rough patch concrete in this area.

\$2290

Redo kitchen sink drain in pvc from underneath kitchen sink all the way down to 4" cleanout in basement. WE will also replace kitchen faucet and kitchen sink at this time as well.

\$1800

Camera existing sewer line in basement to see condition of existing sewer pipe to makes sure everything is working properly. (We can determine if drain cleaning needs to be done at this time or if there are any other problems.)

\$350

Replace 40 Gal electric water heater and redo some of the water lines in this area.

\$1650

Replace Toilet in bathroom and also fix/replace drain on sink.

\$685

PAULI PLUMBING
INC.

SUBMITTED BY __NP__ DATE __02/25; revised 04/17/25__



ESTIMATE	#523
ESTIMATE DATE	Feb 10, 2025
SERVICE DATE	Jan 21, 2025
TOTAL	\$4,500.00

brisc plumbing

Cindy Mantzke
310 S Monroe St
Watertown, WI 53094

CONTACT US
207 n 3rd street
watertown, WI 53094

📞 (920) 390-1085

📞 (920) 342-5308
✉ ccastro@briscwatertown.com

ESTIMATE

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as \$205.37/mo*. Your credit score will not be affected.

Services	qty	unit price	amount
Drain Work	1.0	\$700.00	\$700.00
Install new Sump pump	1.0	\$3,800.00	\$3,800.00

Services subtotal: \$4,500.00

Subtotal	\$4,500.00
Tax (3% 3%)	\$0.00

Total \$4,500.00

MBA EXTERIORS INC**QUOTE**

1531 RADHIKA STREET
 FORT ATKINSON, WI 53538
 www.mbaexteriorsinc.com



Bill To
 CINDY MANTZKE
 310 SOUTH MONROE STREET
 WATERTOWN, WI 53094
 920-390-1085

Quote # 1868
Quote Date 04/08/2025

DESCRIPTION	AMOUNT
PROJECT DESCRIPTION: REMOVE UP TO 2 LAYERS OF SHINGLES DOWN TO WOOD DECK. INSTALL 6' OF ICE AND WATER BARRIER AROUND THE ROOF PERIMETER. INSTALL SYNTHETIC UNDERLAYMENT ON THE REST OF THE ROOF. INSTALL GAF TIMBERLINE HDZ SHINGLES (COLOR TO BE SELECTED BY HOMEOWNER) WITH A GAF SYSTEM PLUS WARRANTY. CUT IN AND INSTALL GAF RIDGEVENT. NEW DRIP EDGE AND GUTTER APRON. ALL ROOF ACCESSORIES WILL BE REPLACED (VENTS, PIPE BOOTS, ETC). REPLACE COUNTER FLASHING AROUND CHIMNEY. (GAF SYSTEM PLUS WARRANTY COVERS AGAINST MANUFACTURING DEFECTS FOR 50 YEARS NON-PRORATED MATERIAL, LABOR, & TEAR OFF. THIS WARRANTY IS ALSO TRANSFERABLE FOR NO COST TO THE NEXT HOMEOWNER.) MBA EXTERIORS ALSO PROVIDES A 10 YEAR WORKMANSHIP WARRANTY FOR ANY ISSUES RELATED TO THE QUALITY OF LABOR AND/OR INSTALLATION.	6,300.00
INSTALL NEW ROOF DECKING	1,950.00
REPLACE ALL GUTTERS AND DOWNSPOUTS: INSTALL NEW 5" ALUMINUM SEAMLESS GUTTERS AND 3 X 4" DOWNSPOUTS. CLEAN JOBSITE AND CONDUCT A MAGNETIC SWEEP OF THE YARD FOR NAILS. ALL MATERIAL, LABOR, AND DISPOSAL INCLUDED IN PRICE.	2,080.00
TOTAL	\$10,330.00

*30% downpayment required before work begins
 - balance due upon job completion -*



Rock River Chimney & Fireplace/Northern Lights Chimney

Cindy Mantzke
310 S Monroe St
Watertown, WI 53094

(920) 390-1085

CONTACT US

7036 US-45
Three Lakes, WI 54562

(715) 457-8797

office@wisconsinchimneysweep.com

Service completed by: Deric Darst

ESTIMATE

Uncategorized - Clay Tile Removal	1.0	\$2,500.00	\$2,500.00
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Utilize mechanical means to remove failed clay liner inside chimney system. Zip wall and other dust control methods will need to be used. Proper disposal of debris included.

Chimney Parts - 6" Stainless Steel Liner Kit	1.0	\$3,331.00	\$3,331.00
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Supply and install 6 inch diameter stainless steel flex liner tee kit. Kit includes: liner, tee, tee snout, top plate, storm collar, and cap with screening.

Masonry Work - Tuckpointing	1.0	\$1,800.00	\$1,800.00
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Grind out and replace failed mortar joints on chimney exterior above the roofline

Uncategorized - Crown Repair	1.0	\$310.00	\$310.00
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Apply CrownCoat to concrete crown area to waterproof the structure and preserve structural integrity

Chimney Services - Scaffolding/Lift & Safety Equipment	1.0	\$1,200.00	\$1,200.00
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This fee covers labor and extra equipment needed to safely access the work area and complete repairs. This is a requirement when work area is over 10 feet.

Services subtotal: \$9,141.00

Heller's Painting
Interior & Exterior Painting
Deck Staining- Power Washing
Window Washing
Corey Heller 920-988-1152
N8622 County Road E Watertown, WI 53094

Section 5, Item A.

Proposal Submitted To:

NAME: Cindy Mantzke
PROPERTY: 310 South Monroe Street
CITY: Watertown STATE: WI ZIP: _____
PHONE: _____

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

I will perform work as follows: Exterior Quote Entire Exterior

- *Power wash entire house, face of carport, screen door and entry door included, and awnings
- *Scrape, and sand all wood sections on exterior of carport siding. Apply oil base primer to any bare spots after the prep work
- *Mask off windows, cover windows, cover anything where paint does not belong
- *Apply two coats of A100 paint to siding on entire house. Emulsa Bond will be mixed into both coats of paint for the siding on the house for adhesion purposes. Worth the extra few dollars. Helps with the durability of the paint job
- *Apply two coats of A100 paint to awnings, and patio door and front door, and wood sections on exterior of carport
- *All paint will be applied with brush and roller, this will give you maximum coverage, and give you the most life out of the paint job
- *All material and labor included in price
- *Owner selects color choices (Sherwin Williams's products will be used)
- *Clean up and scrap removal included
- *Any questions please call; I can promise you no corners will be cut.

All materials are guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a workmanlike manner for the sum of: **\$5,873.11 due upon completion**

Payment schedule:

All 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 upon above work. Our workers are fully covered by Workers' Compensation Insurance.

Respectfully Submitted:
Corey Heller Heller's Painting

Acceptance Of Proposal:

If the above prices, specifications, and conditions are to your approval, please sign and return one copy. You are welcome to keep remaining copy for your own records. Thank You!

ESTIMATE

Cardinal Painting
900 Jones St
Watertown, WI 53094

cardinalpaint90@gmail.com
+1 (262) 370-8668



Bill to
Cindy Manski
310 S menroe st
watertown, wi

Ship to
Cindy Manski
310 S menroe st
watertown, wi

Estimate details
Estimate no.: 1338
Estimate date: 02/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	paint exterior of home, all siding, fascia, soffits, gutters, and down spouts. if needed Wood areas will be primed before painting			\$4,500.00
2.		caulk exterior	caulk all areas with failing or missing caulk	1	\$1,000.00	\$1,000.00
3.		Pressurewash entire house	Pressurewash exterior of home prior to painting	1	\$900.00	\$900.00
Total						\$6,400.00

Accepted date

Accepted by

ARPA Monies Budgeted		Received					
FY 2024		City transferred money to RDA	100,000.00				
		RDA fee for administrtion of grant program (5%)	5,000.00				
		Remaining total available	95,000.00				
Property Address	Project Description	Requested	Approved Amount (Thrive ED & RDA)	Disbursed	Status	RDA Approve/Deny	CHK #
408 Baxter St	Replace windows, enclose screen porch structure	10,000.00	3,000.00	3,000.00	Agreement signed. Invoice and photos showing completion received 12-4-24	Approved March 26, 2024	Invoice received. Check #1682 mailed 12-5-24
915 N Second St	Exterior pressure wash & paint, gutter replacement	13,350.00	9,345.00	9,345.00	Agreement signed. Paint job finished.	Approved June 19, 2024	#1665 (Heuel Painting), #1666 Midwest Repair Svcs
512 Pearl St	New windows, entry door, roof repair	10,000.00	10,000.00	10,000.00	Agreements have been signed 11-12-24. Signed agreement w/ MTB 11-27-24	Approved June 19, 2024	Paid C&D Construction \$7250 - #1696, Carew Heating \$2750 - #1697
702 S Tenth St	Porch and stairway repair, roof and railing repair.	10,000.00	10,000.00	8,500.00	Agreement signed. Roofing contractor (Kent Const.) said roof be finished first thing in spring. Approved. Agreement signed 10-11-24.	Approved June 19, 2024	Complete Roofing (Jesus Garcia) finished roofing portion. Chk #1683 mailed 12-5-24
218 S Montgomery St	Drainage upgrades, interior/exterior repairs	10,000.00	10,000.00	10,000.00		Approved 10-2-24	Mailed check #1686 12-23-24
410 Baxter St	Replace windows	10,000.00	5,460.18	0.00	Approved. Agreement signed 10-24-24.	Approved 10-2-24	Windows are done, waiting for pics/invoices.
208 S 8th St	AC replacement/chimney rehab	1,817.70	1,817.70	1,817.70	Approved. Agreement signed 10-8-24. Work completed, inspection done.	Approved 10-2-24	Some windows arrived damaged, need replacement. #1657 Daizy Sweeps
310 S Monroe St	Exterior painting, basement water/flooding issues	9,473.11	10,000.00	0.00	In approval process w/ Thrive...probably going up to \$10K w/ lead paint found Submitted paperwork to HOME Consortium.		Pending future RDA approval after 5-21-25
808 Cole St	New plumbing, fix sewer issues	16,000.00	10,000.00	0.00	In initial review with Thrive. Approved for HOME Consort. Added more work (beam etc) Submitted updated paperwork 3-26-25		Pending future RDA approval after 5-21-25
320 E Green St	Furnace replacement	10,000.00	4,678.10	0.00	RDA approved 5-21-25, grant agreement signed.		
407 Terry Ln	Window replacements	10,000.00	10,000.00	0.00	RDA approved 5-21-25, grant agreement signed.		
This list does not include applications rejected or projects no longer moving forward.							
Totals to date:		110,640.81	84,300.98	42,662.70			
Remaining Available			10,699.02				
On-Hand Balance:			57,337.30				

From: [RoxAnne Witte](#)
To: [Mason Becker](#)
Subject: Milbrath - Application for Approval for Rehab Program,
Date: Tuesday, May 20, 2025 3:19:10 PM
Attachments: [Outlook-p4yixhaq.png](#)
[milbrath.pdf](#)

Mason,

I would like to submit this application to the RDA for approval.

This project is for new plumbing from house to street due to sewage backup in the basement. She will also be using the HOME Consortium program to address code issues in the home.

Based on the bids she has submitted and contractor she has chosen the total cost of the project would be \$30,154.00. There may be additional costs if additional permits need to be pulled with the city.

Based on Income he would be able to get 70 % of the project costs or grant maximum of \$10,000.00.

Request from RDA would be for \$10,000 with balance of \$20,154.00 being paid by using the HOME Consortium Loan program and personal funds if needed.

Thank you,

Rox

RoxAnne L. Witte



864 Collins Rd, Suite 111
Jefferson, WI 53549
920-674-8711

www.thriveed.org

roxanne@thriveed.org

From: [RoxAnne Witte](#)
To: [Mason Becker](#)
Subject: Mantzke - Application for Approval for Rehab Program
Date: Tuesday, May 20, 2025 4:24:19 PM
Attachments: [Outlook-dqjio4kk.png](#)
[mantzke - Watertown0001.pdf](#)

Mason,

I would like to submit this application to the RDA for approval.

This project is for new plumbing from house to street due to sewage backup in the basement, roof, chimney and gutter replacement, and home painting. They will also be using the HOME Consortium program to address code issues in the home.

Based on the bids they have submitted and the contractor they have chosen the total cost of the project would be \$35,023.00 There may be additional costs if additional permits need to be pulled with the city.

Based on Income they would be able to get 70 % of the project costs or grant maximum of \$10,000.00.

Request from RDA would be for \$10,000 with balance of \$25,024 being paid by using the HOME Consortium Loan program and personal funds.

Thank you,

RoxAnne L. Witte



864 Collins Rd, Suite 111
Jefferson, WI 53549
920-674-8711

www.thriveed.org

roxanne@thriveed.org