



A G E N D A
CITY OF WAUPUN BID MEETING
Waupun City Hall – 201 E. Main Street, Waupun WI
Tuesday, July 16, 2024 at 7:00 AM

The Waupun Business Improvement District will meet In-person, virtual, and teleconference. Instructions to join the meeting are provided below:

VIRTUAL LINK: <https://us02web.zoom.us/j/86945781751?pwd=WjJwcW9yV2hKT0FNdzRERON1NGRvdz09>

MEETING ID: 869 4578 1751

PASSCODE: 497340

CALL TO ORDER

ROLL CALL OF BOARD MEMBERS

CONSIDER APPROVAL OF AGENDA

CONSENT AGENDA

1. Minutes from June 18, 2024 BID Meeting
2. BID Financials for June 2024

PRIOR OUTSTANDING APPLICATIONS: (if expired, possible extension or cancellation)

3. Review Outstanding Applications and Approve Any Needed Amendments

NEW APPLICATIONS FOR REVIEW AND CONSIDERATION:

4. Consider New Business Attraction Grant for The Graceful Nest by Lavender Valley Design, LLC
5. Consider Façade Improvement Grant for 23 S Madison Street (Green Collar Grooming)
6. Consider Façade Improvement Grant for 11 N Madison Street (The Graceful Nest)

DISCUSSION ITEMS:

7. Waupun Business Alliance Update
8. City Administrator Update

ADVANCED PLANNING:

ADJOURNMENT

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.



MINUTES
CITY OF WAUPUN BID MEETING
Waupun City Hall – 201 E. Main Street,
Waupun WI
Tuesday, June 18, 2024 at 7:00 AM

Meeting called to order at 7 am by chairperson Gary DeJager.

Roll call taken. Members present include: Tyler Schulz; Gary DeJager; Bryan Yohn; Mitch Greenfield; Craig Much; Jodi Mallas; and Teresa Ruch. Absent is Steve Daute. Absent and excused is Katie Bohn. Also present Administrator Kathy Schlieve, Raina Lyman from Envision Greater Fond du Lac, Cal Gappa, Forsell Gappa, and Ava Bille.

Motion Schultz, second Greenfield to approve the agenda as presented. Carried unanimously.

Motion Schultz, second Greenfield to approve the consent agenda, including Minutes from May 21, 2024 BID meeting and May 2024 Financials. Carried unanimously.

Administrator Schlieve reviews outstanding applications and notes that there are a series of reimbursements occurring now. No action is required to extend any outstanding grant awards at this time.

Cal and Forsell Gappa are present to discuss their proposed tuckpointing project at 16 S Madison Street, noting that the work is structural on the lower portion of their building and needed to maintain the integrity of the structure. Motion Schultz, second Matravers to approve a 50% matching grant capped at \$2,100. Carried unanimously.

Raina Lyman provides an update from the Waupun Business Alliance update, highlighting upcoming events such as the Breakfast on the Farm to be held on 6/23, a Coffee Connection planned for Imagine That Studio on 8/7, and the golf outing on 9/10. She also explained the 90x90 workshop held in June at Wind & Unwined. The Session allows businesses to take 90 minutes to set goals for the next 90 days of their business. Next session is scheduled for 9/24, 8:30 am, at Wind & Unwined.

Administrator Schlieve provides an update. The tentative schedule for Food Truck Alley construction is set with concrete forms tentatively being set the week of 6/24. Anticipated construction should conclude mid-July with the muralist painting the final two weeks of August. The downtown met on beautification and is seeking the input of a landscape architect to help develop a plan. Schlieve introduces Ava Bille who is a youth apprentice in marketing and communication from Waupun Area School District. Schlieve outlines the role that Ava will play in helping to build the Connect Waupun platform. As a final update, Schlieve notes that the current Senior Center building is listed for sale and the RFP can be found online.

No advanced planning.

Motion Greenfield, second Much to adjourn the meeting at 7:34 a.m. Carried unanimously.

CASH ON HAND

Prior Month Ending Balance	\$	23,427.13
Plus Current Month Deposits	\$	-
Less Current Month Expenses (including expenses in accounts payable)	\$	(9,981.17)
Total Cash on Hand	\$	13,445.96
Less Outstanding Grants/Checks (not in accounts payable)	\$	(4,200.00)
BID Funds Available	\$	9,245.96

BUDGET

2023 Budget Revenue Carryover	\$	6,572.58
2024 Revenue	\$	24,633.28
Less Approved Grants & Expenses	\$	(21,959.90)
Remaining Budget Funds Available	\$	9,245.96

2024 Grants Approved - Not Dispersed

Stone & Suede	2024	\$	(2,100.00)
Gappa Properties	2024	\$	(2,100.00)
		\$	(4,200.00)

2024 Actual Operating Expenses

1/9/2024	Downtown Planters	\$	(500.00)
1/24/2024	Broken Threads	\$	(2,000.00)
1/29/2024	Madeline Clothing Co.	\$	(2,100.00)
3/18/2024	Madeline Clothing Co.	\$	(1,178.73)
5/22/2024	Gysbers Jewelry	\$	(2,000.00)
6/17/2024	Waupun Gymnastics	\$	(2,100.00)
6/17/2024	Kartechner & Girls Flowers	\$	(598.37)
6/17/2024	Step A Head Styling	\$	(387.00)
6/17/2024	Lost Lake Acres	\$	(1,508.30)
6/17/2024	City of Waupun - Youth Apprentice	\$	(5,000.00)
6/17/2024	Charming Reads	\$	(387.50)
		\$	(17,759.90)

Total of Grants Approved Not Dispersed and Actual Expenses **\$ (21,959.90)**

2024 Upcoming Operating Expenses

\$ -

Projected Unrestricted Funds **\$ 9,245.96**



AGENDA SUMMARY SHEET

MEETING DATE: 7/16/24
AGENDA SECTION: DISCUSSION/ACTION
PRESENTER: Schlieve

TITLE: Review Outstanding Applications and Approve Any Needed Amendments

DEPARTMENT GOAL(S) SUPPORTED <i>(if applicable)</i>	FISCAL IMPACT	
Economic Vitality	--	

ISSUE SUMMARY:

Applications for the following business are outstanding:

2024 Grants Approved - Not Dispersed			
Stone & Suede		2024	\$ (2,100.00)
Gappa Properties		2024	\$ (2,100.00)
			\$ (4,200.00)

STAFF RECOMMENDATION:

Work is in process on both applications and expected to be completed on time. No action is required currently.

ATTACHMENTS:

RECOMMENDED MOTION:



Business Attraction Program Overview:

In accordance with the City of Waupun's Market Analysis plan, Waupun's Business Improvement District (BID) that operates in the City's central business district is providing a business recruitment grant for 2024. The purpose of the program is to diversify the business mix and support new business starts in the Waupun BID. First review of applications will be January 16, 2024 and then ongoing until funds are depleted. Selected businesses will receive a \$2,100 grant to support startup operations in the Waupun BID. Business applying to the program must meet the following criteria:

- Businesses must be ready to open their business within 90 days of award and be open for a minimum of a 4-month period thereafter.
- Location of operation must be in the Waupun Business Improvement District.
- Ideal applicants are individuals with a current business run out of their home, businesses looking to open a second location, or business concepts with minimal startup inventory.

Eligible Expenditures:

- Lease or mortgage payments
- Operating expenses
- Building repairs
- Tenant improvements or other qualified expenses authorized by BID Board

Ineligible Expenditures:

- Storage spaces or for residential uses

Eligibility Requirements:

- Retailers must maintain regular store hours.
- Retailers will pay all necessary sales tax on proceeds, obtain any necessary state permits and carry insurance for liability.
- Retailers must proactively market via social media, relationship marketing, etc. and identify the shop as a part of Waupun's Business Improvement District.
- Retailers are responsible for maintaining building's interior and exterior.
- Selected retailer agrees to one (1) consultation with a small business expert.

Selection:

- The Selection committee reserves the right to request clarification or additional information from candidates as well as to request that some make presentations.
- Evaluation criteria for selection shall be based on product mix, store concept, marketing approach, operations strategy, availability to install, events, experience, references, willingness to work with the City of Waupun and other retailers, store design, and other issues the selection committee deems appropriate.

Application:

Applications will be accepted via email, hand delivery, or US mail. First review of applications will occur on January 16, 2024, and then on a rolling basis until funds are depleted.

Waupun City Hall
Attn: Kathy Schlieve
201 E. Main St.
Waupun, WI 53963
kathy@cityofwaupun.org

For questions contact: 920-324-7912

Attach a separate sheet with narrative that includes the following items:

- Applicant Name:
- Address:
- Email:
- Phone:
- Describe your business concept (i.e., inventory, sales channels, target market, etc.):
- Is the business currently operational? If yes, describe current location, length of time in business, how product is sold.
- Explain how this business will be successful.
- Outline the marketing strategies you will use to get the word out about your store.
- Describe your staffing strategy and hours of operation.
- Describe any events that you may have during your tenancy that would be open to the public.

Please include the following additional items with this application:

- A resume or brief biographical summary of your professional career and community work. Provide two references and their contact information.
- You may provide any additional information that you think will assist the selection committee in making their decision.
- Copy of a signed one-year lease agreement.
- Budget outlining items for how you intend to utilize the funds.

- Angelica Grebel
- Mailing Address: W8174 N. Crystal Lake Rd Beaver Dam WI, 53916
- Store Location: 11 N. Madison St. Waupun, WI 53963
- lavendervalleydesigns@gmail.com
- 920.763.5698
- The Graceful Nest by Lavender Valley Designs, LLC
 - Lavender Valley Designs, LLC was opened in August of 2022. We have been successful with vendor events, and craft shows. We have been part of more than a dozen shows coming out with excellent profits from each show. An increasing number of people have asked us for an address for our brick and mortar location to visit.
 - Lavender Valley Designs was completely handmade items. The Graceful Nest will include those items as well as home decor items carefully selected for our store.
 - Our target market has primarily been women. We have had shoppers from young children looking for decorations to elderly ladies looking for gifts or for new decorations for their homes. We have some many items to mens as well. Many are gifts, but some did shop for themselves.
 - We have had an Etsy shop for the entire time the business has been in operation and we have done well with online orders as well.
 - Another part of our business is interior decorating. Doing several decorating projects in the Dodge, Fond du Lac, and Jefferson Counties. We are receiving an increasing number of calls for that service as well
- Marketing:
 - We have primarily advertised via social media.
 - Vendor events advertising has been helpful as well.
 - Our interior decorating has been primarily word of mouth.
- Staffing and hours of operation:
 - To start staffing would just be myself and me sister, Rebecca. We own the business together.
 - Hours have not completely been determined at this point. We are tentatively planning Friday, Saturday, Sunday 9AM-5PM. We will have hours at least 2 other weekdays, but haven't decided on the times at this point.
- Events:
 - We are in the process of planning a Grand Opening event.
 - We look to have Open House events and other sorts of events throughout the year when new seasonal products come in. Christmas, Fall, Spring, Summer.
 - We would love to participate in other downtown events that are planned, and we would be happy to help in any way we can.

Utilization of funds planning:

-The building needs to be painted. I do have a painter who has given me a good price on painting the entire exterior of the building. All 4 sides of building and all trim: \$4,250 (plus materials)

-The roof is in good condition. The rust is surface rust and just needs to be cleaned up and repainted. Prep and painting of roof: \$2000 (plus materials)

-There are several areas of the metal siding panels that need to be replaced due to rust/damage. Along with that there are several areas of wood and wood trim that need to be replaced. (I do not have a cost on this at this time)

-The gutters on the entire building need to be replaced. They are rusted through completely. (I do not have a cost on this at this time either)

-We will be replacing the front door of the building as well. The door is currently on sale for \$848 at Lowe's.

-Signage: Large sign on the front of the building. Protruding from the building stabilized on the top and bottom, along with vinyl lettering on the 2 front picture windows. (store hours) (I have not yet gotten the rendering or price from Able Signs out of Beaver Dam) The large sign will be the logo and wording that is shown on the front of the business plan. The power lines in the front of the building will need to be relocated, if possible.

-We would like to construct a small awning over the entrance of the upper apartment. This would be a 24" awning located directly over the apartment door in the narrow alleyway.



Waupun Business Improvement District (BID)
~ Façade Improvement Program – Grant Application ~

Applications missing any materials will be returned for completion.

Date: 7-8-24

Applicant Name: Amber Lackey

Applicant Address: 818 E. Jefferson St. Waupun WI 53963

Phone: 920-219-2112 Fax: _____ Email: 89freesabird@gmail

Name of Business/Property: Green Collar Grooming

Property Address: 23 S. Madison St. Waupun WI 53963

Property Use: Business

Property owner, if different than applicant: _____

Owner address: _____ Owner Phone: _____

Project Summary:

Brief Project Summary: Re painting building, restoring the look of the gas station it once was by fixing stucco with look alike overhead garage doors. Planting more grass up front, wrapping windows with metal. Replacing gravel parking lot with concrete

Total Estimated Cost: \$ 35584.09

Total Grant Request: \$ 2100⁰⁰

Projected Start Date: 8-1-24

Projected Completion Date: 1-1-25

Name of Contractor: Craftsmen of Integrity

Issue Payment if approved: Applicant or Business (circle)

Approval of City Building Inspector: OLL (Inspector's Initials)

Required attachments:

- Project plan(s) to 1/4" scale, if applicable
- Current photo(s) of property
- Release of Information Letter (attached)
- Paint color(s) or material sample(s), if applicable
- Quotes/Estimates

Submit application form and attachments to:

Waupun Business Improvement District – City Clerk, Waupun City Hall
201 E. Main Street, Waupun WI 53963
920-324-7915 ext. 5

To be completed by City staff only:

Date application received: 7/8/24
Application reviewed for completeness by KS (Initials). Date: 7/8/24
Applicant notified of scheduled BID meeting by ES (Initials). Date: 7/8/24

Waupun Business Improvement District (BID)
~ Façade Improvement Program - Release of Information Letter ~

Date: _____

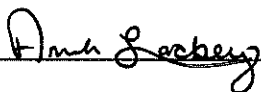
To: Waupun Business Improvement District – Clerk’s Office, Waupun City Hall
201 E. Main Street, Waupun WI 53963

To Whom It May Concern:

I hereby authorize the Waupun Business Improvement District (BID) permission to share all application materials with BID board members who will be reviewing my application. I acknowledge that information provided to the BID may be released upon request in compliance with the open record requirements and in accordance with the freedom of information act. I acknowledge that I am to attend the BID board meeting in which this request will be reviewed and that the City of Waupun will notify me of that meeting.

Signed,

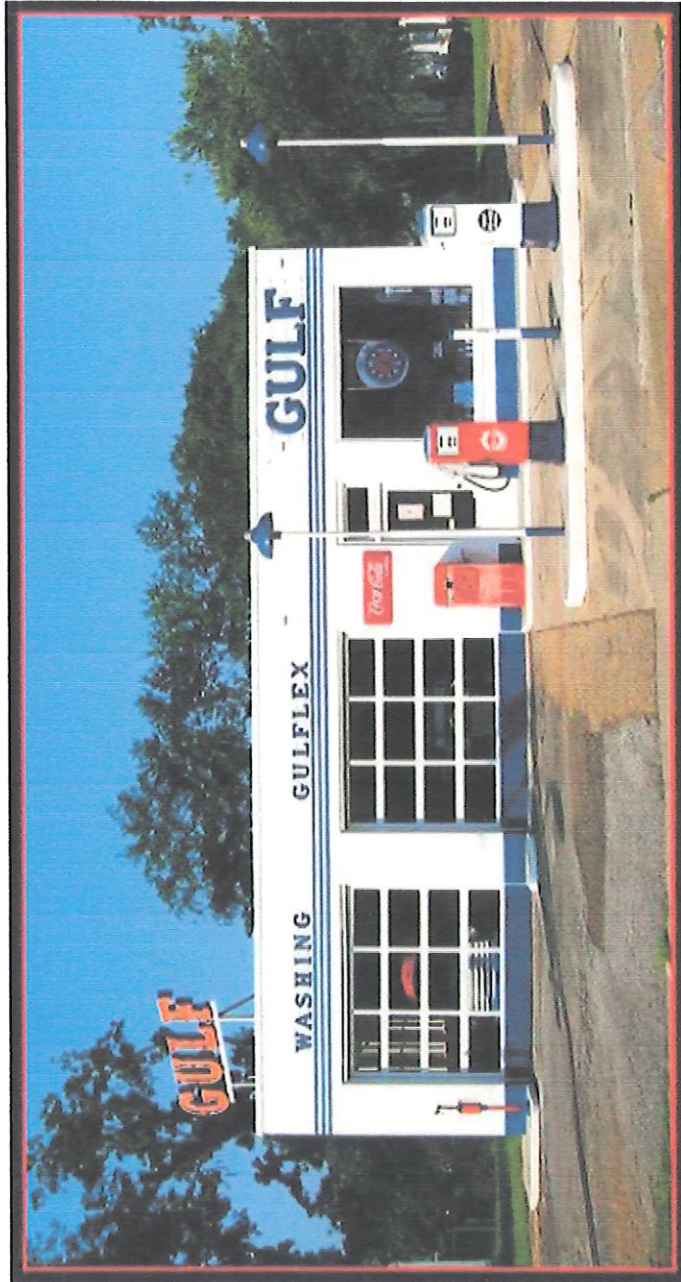
Name (print): Amber Lackey

Signature: 

Date: 7-8-24



A FULL SERVICE
NATURAL
GROOMING
SALON THAT
HAS YOUR
FURRY FRIENDS
AND
ENVIROMENT
IN MIND



Green Collar
GROOMING

All Natural
Pet Salon
CALL FOR AN APPOINTMENT
(920) 524-0664

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Pet Salon

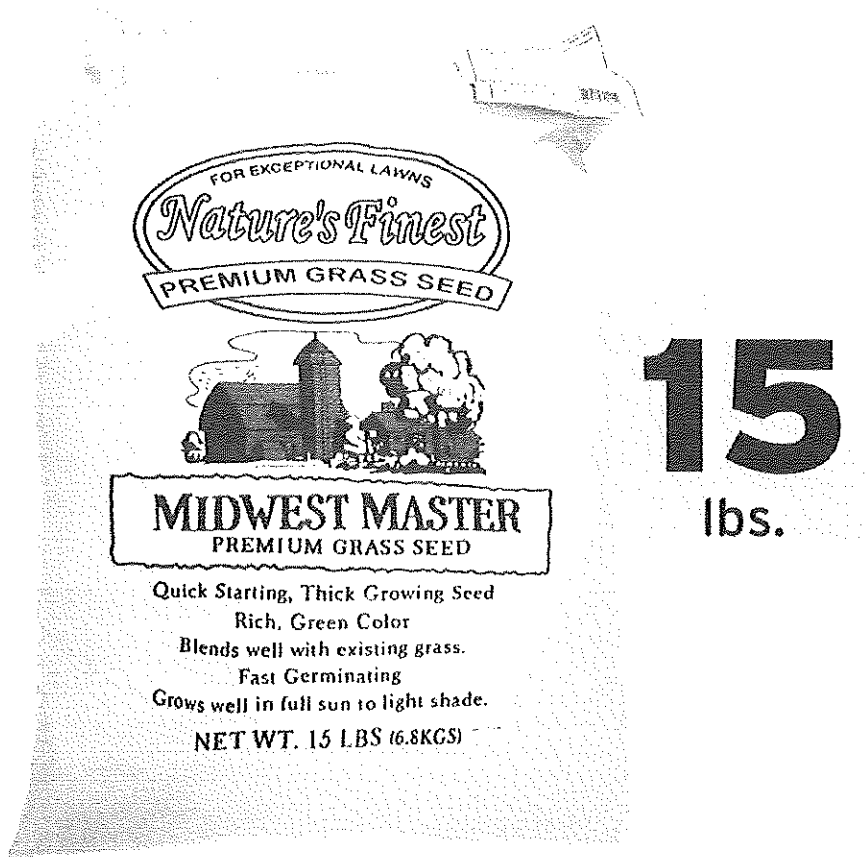


Blue wall with 'FIT' and 'BIOKAT' logos and a window.



Nature's Finest™ Midwest Master Premium Grass Seed - 15 lbs.

Model Number: 32415 | Menards® SKU: 2661112



15

lbs.

EVERYDAY LOW PRICE

\$49.99

31% REBATE* Good Through 7/7/24

\$5.50

PRICE

AFTER

REBATE*

\$ **44** ⁴⁹ each

You Save \$5.50 After Mail-In Rebate*

- Starts fast, blends well
- A great all-purpose blend of ryegrass, fescues and bluegrass
- High quality varieties

[View More Information >](#)

Ship To Store - Free!

Enter your ZIP Code for store information

[View Shipping & Delivery Options](#)

[Share](#)

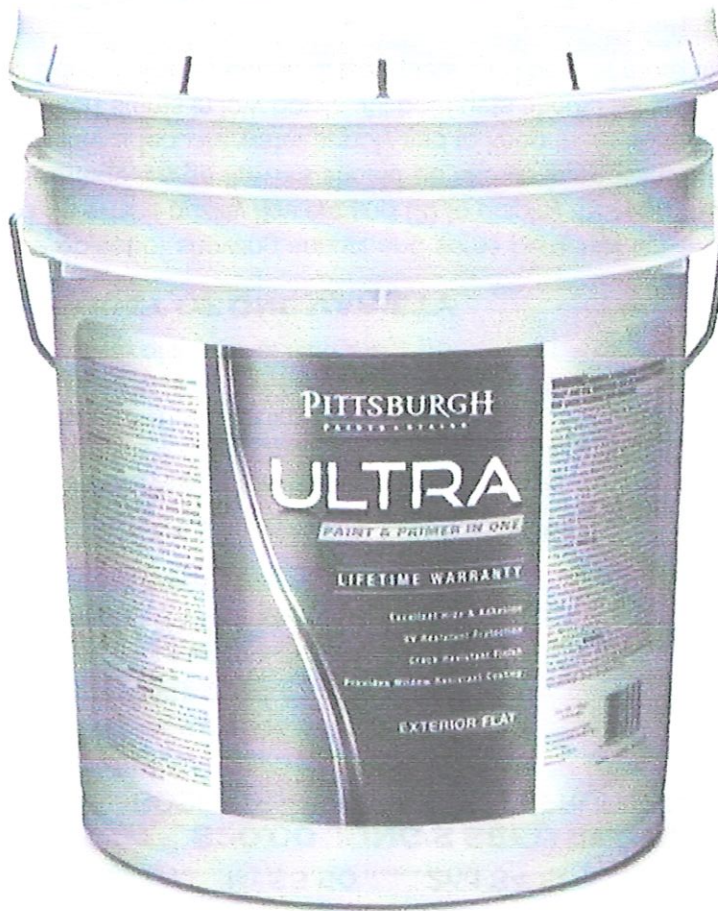
[Viewing 1 of 10 products](#) [Specifications](#) [Optional Accessories](#)

Pittsburgh Paints & Stains® Ultra Exterior Flat White Latex Paint & Primer - 5 gal.

Model Number: 41545Xc | Menards® SKU: 5542017



Tan



EVERYDAY LOW PRICE

11% REBATE* Good Through 3/24/24

PRICE
AFTER
REBATE*

\$165.00

\$18.15

\$**146**⁸⁵ each

You Save \$18.15 with Mail-In Rebate*

- 100% acrylic latex formula for very good adhesion to multiple substrates
- Paint & primer in-one for excellent hide and coverage
- Provides a mildew-resistant coating for lasting beauty

[View More Information >](#)

Sheen: Flat

Size: 5 Gallon

Pick Up At Store



3 In-Stock at [Beaver Dam](#), Aisle 84 Section H



[Check Another Store for Availability](#)



[View Shipping & Delivery Options](#)



[Share](#)

Foots Landscaping LLC

920-219-1331

Frank Vanbever

6 yards top soil
delivered

Total \$120.00

Pittsburgh Paints & Stains® Ultra Exterior Satin Midnight Hour Paint & Primer - 5 gal.

Model Number: MIDNIGHT_HOUR_MEN7030-6_UL_EXT_SA_05 | Menards® SKU: 5542037



Black



EVERYDAY LOW PRICE

11% REBATE* Good Through 7/14/24

\$175.00

\$19.25

PRICE
AFTER
REBATE*

\$155⁷⁵ each

You Save \$19.25 After Mail-In Rebate*

- Low temperature application down to 35°F extends the painting season
- Paint & primer in one for excellent hide and coverage
- 100% Acrylic Latex Formula for Very Good Adhesion to Multiple Substrates

[View More Information >](#)

Sheen: Satin

Size: 5 Gallon

Color: Midnight Hour

Pick Up At Store

13 In-Stock at **Richmond**
Item located in Aisle 88 Section H

[View Shipping & Delivery Options](#)

[Check Another Store for Availability](#)

FEULING CONCRETE CONSTRUCTION, INC.

635 South Bird St., P.O. Box 147
Sun Prairie, WI 53590-0147
(608) 837-7912
Fax: (608) 837-0309

Bryan Weber 608-279-8900

279-8900 called 6-6

PROPOSAL SUBMITTED TO Dustin Perdzoeh
PHONE DATE
STREET JOB NAME
CITY STATE AND ZIP CODE JOB LOCATION
ARCHITECT DATE OF PLANS JOB PHONE

We hereby submit specifications and estimates for

Exterior Flatwork Approx:

Option #1)

2,868 sf. Driveway 6" thick reinf. fibermesh and #3 rebar

24 sf. Sidewalk 4" thick reinf. fibermesh and #3 rebar

Concrete sealed W/ Intra-seal

Total \$25,240.00

Option #2)

2,624 sf. Driveway 6" thick reinf. fibermesh and #3 rebar

244 sf. Colored Sidewalk 4" thick reinf. fibermesh and #3 rebar

Concrete truck clean out charge

Concrete sealed W/ Intra-seal

Total \$ 26,955.00

Please Note: If gravel is needed for driveway

ADD \$ 475.00 Per load

*If there are any questions about bid, please contact Bryan Weber at 608-279-8900

Notice of Lien Rights 779.02 (2) Wis. Stats.

As required by Wisconsin Construction Lien Law, contractor 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 buildings, if not paid. Those entitled to lien rights, in addition to the undersigned contractor are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner will probably receive notices from those who furnish labor or materials for the construction, and should give a copy of each to the mortgage lender. If any, contractor agrees to cooperate with the owner and lender, if any, to see that all potential lien claimants are duly paid.

We Propose hereby to furnish material and labor to complete in accordance with above specifications for the sum of

See above

Payment to be made as follows

dollars (\$)

Upon invoicing for work completed

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

Authorized Signature

[Signature]

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

A 1.5% per month service charge is added to accounts not paid within 30 days of billing date. Oct-April seasonal concrete additives not included; High early and hot water at \$ per yard.

Any extra labor not quoted in bid will be \$ per hr. We'll do everything possible to assure a quality job, but cannot guarantee concrete will not crack.

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

Date of Acceptance

Signature

Craftsmen Of Integrity

511 Bronson St
WI US
19202735002
smartinsen@craftsmenofintegritywi.com

Estimate

ADDRESS
Amber Lackey
23 Madison Street
Waupun, WI 53963

SHIP TO
Amber Lackey
23 Madison Street
Waupun, WI 53963

ESTIMATE 1143
DATE 05/20/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
		Time frame 11-14 days			
11/04/2024	Carpentry, Custom	resheath openings for imitation garage doors look alike move one of the windows to make both windows even - remove window & frame out for new window to make even so it matches the other side (water tight) install plexi glass panels about 14.5" x 30", or Install aluminum black custom bent look alike window glass) install PVC trim around Tan PVC or white - will need change order if you choose tan wrap border of garage with aluminum (bronze pella) install aluminum wrap around two 6'x7' windows matching color	1	9,877.00	9,877.00

Due to the volatility of the market, our quotes/estimates are only good for 48 hours. After which pricing is subject to change and re-quote/re-estimate.

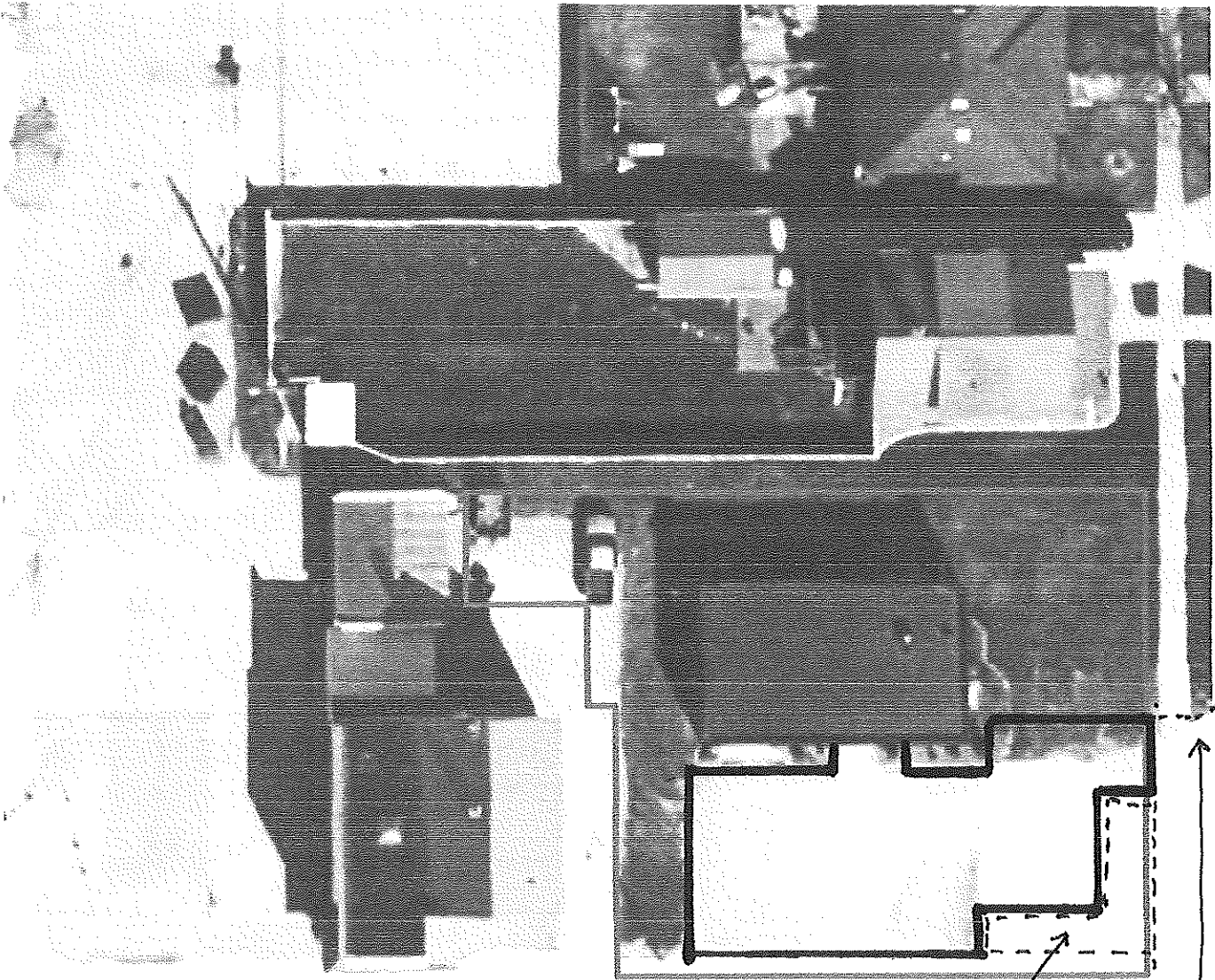
We are honored that you have chosen us to come into your home & understand how unsettling these rapid changes can be. We are committed to giving you our best price & look forward to working with you.
We also are on-call for emergency work.

The time frame we are estimating here is subject to change due to our commitment to any emergency calls. If we are called to a new situation that requires our assistance in making someone's home safe. We will inform you of these changes if that happens.

If you agree to the project price (proposed in the description) to make this a binding agreement, please sign and date with a 50% deposit of current total. Once the payment has processed we will confirm with you with the date we are able to start.

Thank you! Looking forward to helping.

SUBTOTAL	9,877.00
TAX	0.00
TOTAL	\$9,877.00



Existing New
Concrete from
Madison St.
Construction

Concrete in line
with Jefferson St
Approach

**Waupun Business Improvement District (BID)
~ Façade Improvement Program – Grant Application ~**

Applications missing any materials will be returned for completion.

Date: 6/28/24

Applicant Name: Angelica Grebel

Applicant Address: W8174 N. Crystal Lake Rd. Beaver Dam, WI 53916

Phone: 920.763.5698 Fax: _____ Email: lavendervalleydesigns@gmail.com

Name of Business/Property: The Graceful Nest by Lavender Valley Designs

Property Address: 11 N. Madison St. Waupun, WI 53963

Property Use: Home decor / craft retail shop

Property owner, if different than applicant: _____

Owner address: _____ Owner Phone: _____

Project Summary:

Brief Project Summary: Update exterior of the property - repaint, repair/replace any damaged siding areas, replace gutters, front door, re-paint rusted portion of roof, install new signage.

Total Estimated Cost: \$ 11,000 Total Grant Request: \$ 2,100.00

Projected Start Date: 8/12 if possible Projected Completion Date: 11/1/24

Name of Contractor: Jay Kroneman, Able Signs, Jason Bass, LLC, Art Paint LLC Issue Payment if approved: Applicant or Business (circle)

Approval of City Building Inspector: _____ (Inspector's initials)

Required attachments:

- | | |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> Project plan(s) to 1/4" scale, if applicable | <input type="checkbox"/> Current photo(s) of property |
| <input type="checkbox"/> Release of Information Letter (attached) | <input type="checkbox"/> Paint color(s) or material sample(s), if applicable |
| <input type="checkbox"/> Quotes/Estimates | |

Submit application form and attachments to:

Waupun Business Improvement District – City Clerk, Waupun City Hall
201 E. Main Street, Waupun WI 53963
920-324-7915 ext. 5

To be completed by City staff only:

Date application received: _____
Application reviewed for completeness by _____ (initials). Date: _____
Applicant notified of scheduled BID meeting by _____ (initials). Date: _____

Waupun Business Improvement District (BID)
~ Façade Improvement Program - Release of Information Letter ~

Date: 6/29/24

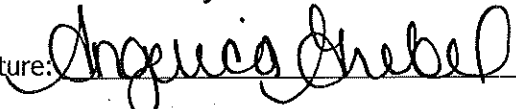
To: Waupun Business Improvement District – Clerk’s Office, Waupun City Hall
201 E. Main Street, Waupun WI 53963

To Whom It May Concern:

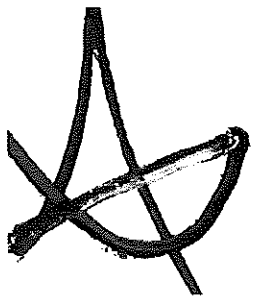
I hereby authorize the Waupun Business Improvement District (BID) permission to share all application materials with BID board members who will be reviewing my application. I acknowledge that information provided to the BID may be released upon request in compliance with the open record requirements and in accordance with the freedom of information act. I acknowledge that I am to attend the BID board meeting in which this request will be reviewed and that the City of Waupun will notify me of that meeting.

Signed,

Name (print): Angelica Grebel

Signature: 

Date: 6/29/24



Art and Paint LLC
509 W 3rd St
Beaver Dam, WI
920-344-3534

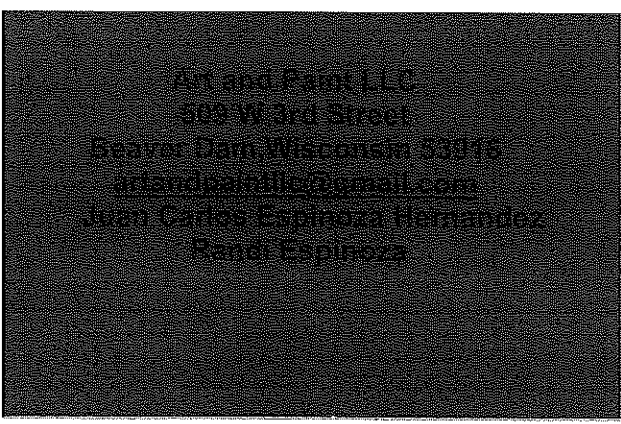
DATE: 07/03/2024

QUOTE

TO:
Angelica Grebel
11 N Madison Street
Waupun Wisconsin
lavendarvalleydesigns@gmail.com

QTY	DESCRIPTIONS	RATE	COSTS
	Exterior Painting Of Commercial Building		5,510
	SuperPaint Trim Color: Iron Ore Siding Color: Snowbound		

	SUB TOTALS	5,510
	GRAND TOTAL	5,510





Jason Bass LLC.

Jason Bass
 Business Number 920-539-1432
 Jason Bass
 W8185 Vielbig Rd
 Oakfield WI 53065
 920-539-1432
 bassjason76@gmail.com

ESTIMATE
 TR07102024

DATE
 07/10/2024

TOTAL
 USD \$2,000.00

TO

Timeless Remodeling and Design LLC

Timeless Remodeling
 11 N Madison St.
 Waupun WI 53963
 ☐ 9202103963

DESCRIPTION	RATE	QTY	AMOUNT
Exterior Metal Roof Painting This price is for the labor and materials to paint the metal roof at the address listed. This includes area set up prep along with cleanup.	\$2,000.00	1	\$2,000.00
TOTAL			USD \$2,000.00

Upon acceptance of this agreement, 70% of the total labor and materials is due prior to any work being scheduled or performed. Upon completion of the item listed the remaining 30% is due immediately. Any unforeseen circumstances that may arise during the process listed will be addressed immediately to the owner. If any additional Labor and/or materials are required. It will need to be approved by the owner and the additional materials and/or labor will need to be paid for in full before continuing the process. This estimate is good for 10 days from the date listed. The area where the ladders will need to be set up must be cleaned and free of any objects that may obstruct the set up of the equipment prior to Jason Bass LLC getting to the job site and setting up. Any questions or concerns should be addressed immediately through phone or email prior to any work being scheduled or completed or acceptance of this agreement.

Timeless Remodeling & Design, LLC

ESTIMATE

EST460

Jay Kroneman
Business Number 920.210.3963
W8174 N Crystal Lake Rd
Beaver Dam, WI 53916
timelessremodelinganddesign@gmail.com

DATE
Jul 10, 2024

TOTAL
USD \$1,583.00



TO

Angelica Grebel

11 N Madison St
Waupun, WI 53963
☐ 9207635698
lavendervalleydesigns@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
Removal and disposal of current gutters.	\$1,583.00	1	\$1,583.00
Installation of new 5" seamless gutters and downspouts.			
	SUBTOTAL		\$1,583.00
	TAXABLE		\$0.00
	TAX		inc \$0.00
	TOTAL		USD \$1,583.00

DATE SIGNED

Jul 10, 2024

Thank you for your business.
Additional cost will be added for any additional materials, if needed.
50% of total is due upon acceptance of estimate.

Remaining balance is due upon completion of work.

This estimate is valid for 30 days from date issued.

Signed by Jay Kroneman, employee of Timeless Remodeling and Design, LLC

- Angelica Grebel
- Mailing Address: W8174 N. Crystal Lake Rd Beaver Dam WI, 53916
- Store Location: 11 N. Madison St. Waupun, WI 53963
- lavendervalleydesigns@gmail.com
- 920.763.5698
- The Graceful Nest by Lavender Valley Designs, LLC
 - Lavender Valley Designs, LLC was opened in August of 2022. We have been successful with vendor events, and craft shows. We have been part of more than a dozen shows coming out with excellent profits from each show. An increasing number of people have asked us for an address for our brick and mortar location to visit.
 - Lavender Valley Designs was completely handmade items. The Graceful Nest will include those items as well as home decor items carefully selected for our store.
 - Our target market has primarily been women. We have had shoppers from young children looking for decorations to elderly ladies looking for gifts or for new decorations for their homes. We have some many items to mens as well. Many are gifts, but some did shop for themselves.
 - We have had an Etsy shop for the entire time the business has been in operation and we have done well with online orders as well.
 - Another part of our business is interior decorating. Doing several decorating projects in the Dodge, Fond du Lac, and Jefferson Counties. We are receiving an increasing number of calls for that service as well
- Marketing:
 - We have primarily advertised via social media.
 - Vendor events advertising has been helpful as well.
 - Our interior decorating has been primarily word of mouth.
- Staffing and hours of operation:
 - To start staffing would just be myself and me sister, Rebecca. We own the business together.
 - Hours have not completely been determined at this point. We are tentatively planning Friday, Saturday, Sunday 9AM-5PM. We will have hours at least 2 other weekdays, but haven't decided on the times at this point.
- Events:
 - We are in the process of planning a Grand Opening event.
 - We look to have Open House events and other sorts of events throughout the year when new seasonal products come in. Christmas, Fall, Spring, Summer.
 - We would love to participate in other downtown events that are planned, and we would be happy to help in any way we can.

Utilization of funds planning:

-The building needs to be painted. I do have a painter who has given me a good price on painting the entire exterior of the building. All 4 sides of building and all trim: \$4,250 (plus materials)

-The roof is in good condition. The rust is surface rust and just needs to be cleaned up and repainted. Prep and painting of roof: \$2000 (plus materials)

-There are several areas of the metal siding panels that need to be replaced due to rust/damage. Along with that there are several areas of wood and wood trim that need to be replaced. (I do not have a cost on this at this time)

-The gutters on the entire building need to be replaced. They are rusted through completely. (I do not have a cost on this at this time either)

-We will be replacing the front door of the building as well. The door is currently on sale for \$848 at Lowe's.

-Signage: Large sign on the front of the building. Protruding from the building stabilized on the top and bottom, along with vinyl lettering on the 2 front picture windows. (store hours) (I have not yet gotten the rendering or price from Able Signs out of Beaver Dam) The large sign will be the logo and wording that is shown on the front of the business plan. The power lines in the front of the building will need to be relocated, if possible.

-We would like to construct a small awning over the entrance of the upper apartment. This would be a 24" awning located directly over the apartment door in the narrow alleyway.

SW 7004
Snowbound

MI 03



4:10



lowes.com



Lowe's Home Improvement
Download the Lowe's app to search and shop
all our products with ease.

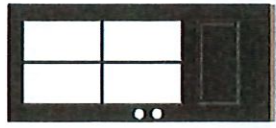


OPEN

Warrington Lowe's
Open until 10 PM

Delivery to
19376

Windows & Doors / Exterior Doors / Front Doors



Therma-Tru 36-in x 80-in Fiberglass 3/4 Lite Right-
Hand Inswing Obsidian Painted Prehung Front Doo...
Item #54591251 | Model #TT648907

Shop Therma-Tru ★★★★★ 16

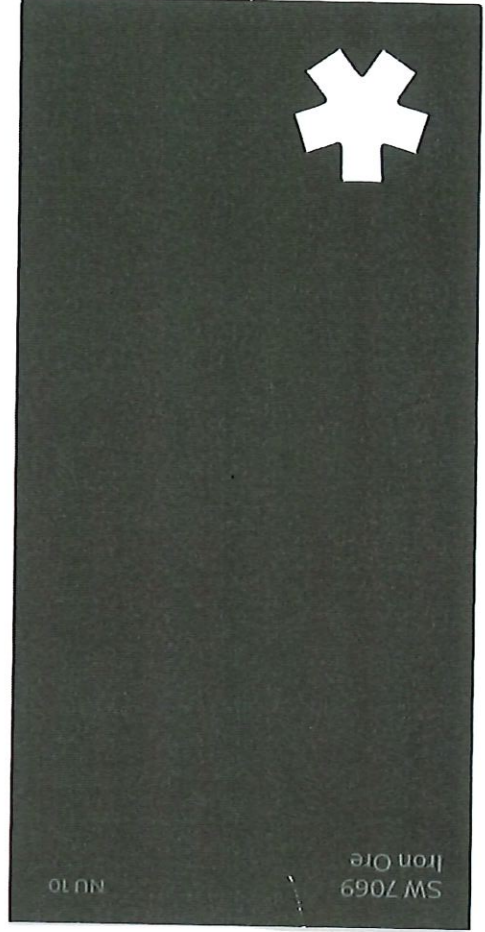
11 bought last week

\$848.00

Manufacturer Color/Finish: Obsidian

Overview Specifications Compare Re >

1 + Add to Cart

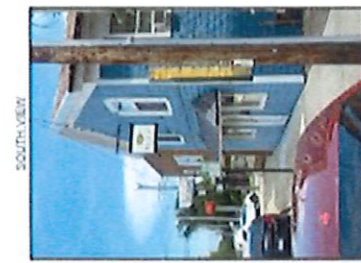
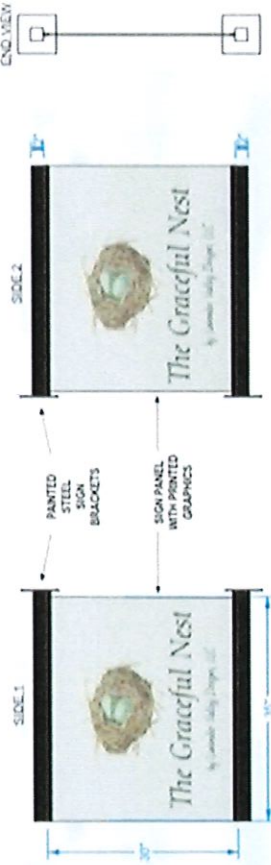


Signage



TF: 800-246-6448 • P: 920-219-9556 • INFO@ABLESIGN.NET • WWW.ABLESIGN.NET

SCOPE: D/F NON-LIT SIGN PANEL WITH SIGN BRACKETS TOP & BOTTOM (FIXED)



ABLE SIGN 1100 N. Shiloh Road P.O. Box 271124 Chandler, AZ 85227 Phone: 480.246.6448 Fax: 480.246.6449 www.ablesign.net	PROJECT Landscape Architect: [Redacted] Designer: [Redacted]	SITE ADDRESS 11 N. Shiloh Road Chandler, AZ	REVISIONS	CLIENT APPROVAL
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Scale: 1/2" = 1'