



A G E N D A
CITY OF WAUPUN CDA COMMITTEE MEETING
Waupun City Hall – 201 E. Main Street, Waupun WI
Tuesday, July 16, 2024 at 7:45 AM

The Waupun Community Development Authority will meet In-person, virtual, and teleconference. Instructions to join the meeting are provided below:

VIRTUAL LINK: <https://us02web.zoom.us/j/86945781751?pwd=WjJwcW9yV2hKT0FNdzRER0N1NGRvdz09>

MEETING ID: 869 4578 1751

PASSCODE: 497340

Phone: 312 626 6799 US (Chicago)

CALL TO ORDER

ROLL CALL

CONSIDER APPROVAL OF AGENDA

APPROVE CONSENT AGENDA

- [1.](#) Minutes from May 21, 2024 CDA Meeting
- [2.](#) Approve May and June of 2024 Financials for the CDA

CONSIDERATION - ACTION

- [3.](#) Consider Application for 23 S Madison Street (Green Collar Grooming)
- [4.](#) Consider Application for 11 N Madison Street (The Graceful Nest by Lavender Valley Designs, LLC)

DISCUSSION

5. City Administrator Update

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 CDA COMMITTEE
MEETING
Waupun City Hall – 201 E. Main Street,
Waupun WI
Tuesday, May 21, 2024 at 7:45 AM

Meeting called to order by Chairperson Mayor Bishop at 7:45 a.m.

Roll call was taken. Members present include: Mayor, Rohn Bishop; Bobbi Jo Kunz; Sue Vandenberg; Cassandra Verhage (online); Derek Drews; Steve Daute; and Gary DeJager. Also present, Administrator Schlieve, Assistant Administrator Langenfeld, Lauren Tillema, Janelle Kartechner, and Jason Whitford (online).

Motion DeJager, second Kunz to update the agenda as presented to include selection of day and time of meeting as agenda item number four. Carried unanimously.

Motion DeJager, second Drews to appoint Sue Vandenberg as Vice-Chairperson of the committee. Carried unanimously.

Meeting day and time will remain unchanged with the group meeting the third Tuesday of each month at 7:45 a.m. Motion DeJager, second VerHage. Carried unanimously.

Motion Vandenberg, second VerHage to approve minutes as presented for March 19, 2024 CDA Meeting. Carried unanimously.

Motion DeJager, second Kunz to approve CDA financials from March and April 2024 as presented. Carried unanimously.

Administrator Schlieve notes that there is one outstanding application that has been previously approved by the Common Council for Ravenvale, LLC for redevelopment of 432 and 434 E Main Street. Schlieve notes that at the time of approval, there were several critical issues with the building that, if not addressed, would have lead to ongoing and significant deterioration of the buildings. Schlieve recommends adoption of a grant for \$5,000 for 432 E Main and \$5,000 for 434 E Main Street into the current financials as previously authorized by the Common Council. Motion Vandenberg, second VerHage to approve the addition of grants totaling \$10,000 for the two properties as presented. Carried unanimously.

Lauren Tillema and Janelle Kartechner are present to overview their project and application for 417 E Main Street. The back portion of the building needs to be restored. Bricks are loose and falling from the structure and it is not financially viable to restore the brick at this point in time. The group proposes a board and batten design that fits with their overall brand and will complement the nearby food truck plaza currently under construction. Motion DeJager, second Vandenberg to approve a matching grant capped at \$5,000 for the project. Carried unanimously.

Administrator Schlieve provides an update on the following items:

- Roughly 35 businesses participated in the Design WI Kickstart meeting. Pete and Dan Siebers were in attendance at the event. Engagement was strong and there are three general projects that emerged from that discussion as follows.
 1. Back alleyway parking and design (We've already started fact finding to assess needs and this will be included as a TID funded capital improvement project in 2025 and 2026 budgets)
 2. Downtown Beautification (there is a group that is ready to meet to continue advancing beautification efforts – this will be tied to BID project plan)

3. Communications / Promotion (BID and Downtown Promotions have provided funds and are hiring a student intern to help with promotion and event coordination. I interviewed and selected the student for the role and we will process payroll as a BID expense.)

- The Common Council recently votes to authorize sale of the current Senior Center building located at 301 E Main Street. RFP details can be found on the city's website.
- Fire staffing study was presented to the council and neighboring town chairs. The council will next discuss the matter on Tuesday, May 28.
- Derek Drews and Casey Langenfeld provided an update on the revolving loan fund project being considered as a future financing option for CDA projects. The main concern cited at this point is the risk associated with securing these types of loans. Schlieve notes that RLFs typically exist because they are designed for gap financing purposes and therefore are riskier by nature as the banks will hold primary position on a project.
- Food truck alley is well underway with final construction schedule pending a meeting with the selected contractor. Additional installation of a mural, string lights/lighting, landscaping and a possible digital kiosk are being evaluated and considered in the total budget.
- The BID still has one remaining business attraction grant for 2024 and staff are working with a possible interested property owner to explore promotion opportunities to fill vacant spaces.
- Five new sculpture exhibits are being installed this week and a ribbon cutting for the Waupun Sculpture tour is being planned for June 1. Details are forthcoming.

Next meeting is planned from Tuesday, June 18, 2024 at 7:45 a.m. at Waupun City Hall, Common Council Chambers.

Motion Kunz, second Daute to adjourn the meeting at 8:06 a.m. Carried unanimously.



CDA Financial Statement

For the Month Ending:

5/31/2024

BUDGET

REVENUE				\$ 251,642
EXPENSE	Budget Amt	YTD Actual	Balance	
WAGES	\$ 14,958	\$ (5,725)	\$ 9,233	
PROFESSIONAL SERVICES/AUDIT FEES	\$ 3,000	\$ (933)	\$ 2,067	
DEBT PAYMENTS	\$ 33,000	\$ -	\$ 33,000	
PAYOUT FOR 2024 PROJECTS	\$ 10,000	\$ (55,039)	\$ (45,039)	
TARGETED REINVESTMENT	\$ 100,000		\$ 100,000	
FOOD TRUCK ALLEY MATCHING	\$ 70,000	\$ (26,619)	\$ 43,381	
FAÇADE IMPROVEMENT PROJECTS	\$ 100,000	\$ -	\$ 100,000	
TOTAL EXPENSE	\$ 330,958	\$ (88,316)	\$ 242,642	

AVAILABLE PROJECT FUNDS

IMPROVEMENT PROJECTS	\$ 80,046
TARGETED INVESTMENTS	\$ -
CARRYOVER FUNDS PRIOR YEAR(S)	\$ 77,777
REINVESTMENT PROJECTS	\$ 43,381
	\$ 201,204

Funds Disbursement		
REINVESTMENT ACTIVITY	Date	AMOUNT
FOOD TRUCK ALLEY MATCHING FUNDS		\$ 70,000
FOOD TRUCK ALLEY	Feb/24 - May/24	\$ (26,619)
		\$ 43,381

Funds Disbursement		
GRANTS APPROVED	Date	\$ 110,000
BROKEN THREADS 2023	1/24/2024	\$ 5,000
STATE FARM 2023	12/20/2023	\$ 5,000
MADELINE CLOTHING 2024	3/31/2024	\$ 589
WAUPUN GYMNASTICS CLUB		\$ 4,365
RAVENVALE, INC 434 E MAIN	5/22/2024	\$ 5,000
RAVENVALE, INC 432 MAIN	5/22/2024	\$ 5,000
STONE & SUEDE		\$ 5,000
		\$ 80,046

Funds Disbursement		
GRANTS - TARGETED INVESTMENTS	Date	\$ 139,300
GYSBER'S JEWELRY 2023	5/13/2024	\$ 39,300
BREWERY 2023		\$ 100,000
		\$ -

Funds Disbursement		
GRANTS - CARRYOVER FUNDS	Date	\$ 77,777
		\$ 77,777



CDA Financial Statement

For the Month Ending:

6/30/2024

BUDGET

REVENUE	\$ 251,642		
EXPENSE	Budget Amt	YTD Actual	Balance
WAGES	\$ 14,958	\$ (7,126)	\$ 7,832
PROFESSIONAL SERVICES/AUDIT FEES	\$ 3,000	\$ (933)	\$ 2,067
DEBT PAYMENTS	\$ 33,000	\$ -	\$ 33,000
PAYOUT FOR 2024 PROJECTS	\$ 10,000	\$ (55,039)	\$ (45,039)
TARGETED REINVESTMENT	\$ 100,000		\$ 100,000
FOOD TRUCK ALLEY MATCHING	\$ 70,000	\$ (33,604)	\$ 36,396
FAÇADE IMPROVEMENT PROJECTS	\$ 100,000	\$ -	\$ 100,000
TOTAL EXPENSE	\$ 330,958	\$ (96,702)	\$ 234,256

AVAILABLE PROJECT FUNDS

IMPROVEMENT PROJECTS	\$ 80,046
TARGETED INVESTMENTS	\$ -
CARRYOVER FUNDS PRIOR YEAR(S)	\$ 77,777
REINVESTMENT PROJECTS	\$ 36,396
	\$ 194,219

Funds Disbursement		
REINVESTMENT ACTIVITY	Date	AMOUNT
FOOD TRUCK ALLEY MATCHING FUNDS		\$ 70,000
FOOD TRUCK ALLEY	Feb/24 - May/24	\$ (33,604)
		\$ 36,396

Funds Disbursement		
GRANTS APPROVED	Date	\$ 110,000
BROKEN THREADS 2023	1/24/2024	\$ 5,000
STATE FARM 2023	12/20/2023	\$ 5,000
MADELINE CLOTHING 2024	3/31/2024	\$ 589
WAUPUN GYMNASTICS CLUB		\$ 4,365
RAVENVALE, INC 434 E MAIN	5/22/2024	\$ 5,000
RAVENVALE, INC 432 MAIN	5/22/2024	\$ 5,000
STONE & SUEDE		\$ 5,000
		\$ 80,046

GRANTS - TARGETED INVESTMENTS	Funds Disbursement Date	\$ 139,300
GYSBER'S JEWELRY 2023	5/13/2024	\$ 39,300
BREWERY 2023		\$ 100,000
		\$ -

Funds Disbursement		
GRANTS - CARRYOVER FUNDS	Date	\$ 77,777
		\$ 77,777

Waupun Community Development Authority
Downtown Revitalization Grant Application

Applicant Name: Amber Lackey
Applicant Address: 818 E. Jefferson St. Waupun WI 53963
Phone: 900-219-2112 Fax: _____ Email: 89freeasabird@gmail.com
Name of Business/Property: Green Collar Grooming
Property Address: 23 S. Madison St.
Property Use: Business

For Tenants:

The CDA requires you to work with your landlord to obtain project approval indicated by signature below. If you are the owner of the building, you can leave this section blank.

Property Owner Name: Amber Lackey
Phone: _____ Email: _____
Property Owner Address _____
Property Owner Signature: _____ Date _____
Expiration Date of Current Lease Agreement: _____ Owner Initials _____

Project Summary: (Provide a brief project summary)

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

Estimated Start Date: 8-1-24 Estimated Completion Date: 1-1-25

City Building Inspector Approval: Duane Leary Date: 7/8/24

Required Attachments:

Cost Estimates

Project plan(s) drawn to 1/4-inch scale, if applicable

Current photo(s) of property

Paint color(s) or material sample(s), if applicable

Project Budget:

Projects located in the Business Improvement District: (CDA will consider non-BID covered expenses only)

Did you apply for BID's Façade Improvement Grant? Yes No

If yes, BID Meeting Date: 7/16/24 BID Grant Awarded: \$ _____

Total Estimated Cost of Application: \$ 35584.09

Total CDA Grant Request: \$ 5,000 (50% of non-BID covered expenses)

Release of Information:

I hereby authorize the Waupun Community Development Authority (CDA) permission to share all application materials with CDA members who will be reviewing my application. I acknowledge that information provided to the CDA 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 CDA meeting in which this request will be reviewed and that the City of Waupun will notify me of that meeting.

Applicant Name (print): Amber Lackey

Applicant Signature: Amber Lackey

Date: 7-8-24

Submit application and attachments to:
Waupun Community Development Authority - City of Waupun
201 E. Main Street, Waupun WI 53963
Kathy@cityofwaupun.org

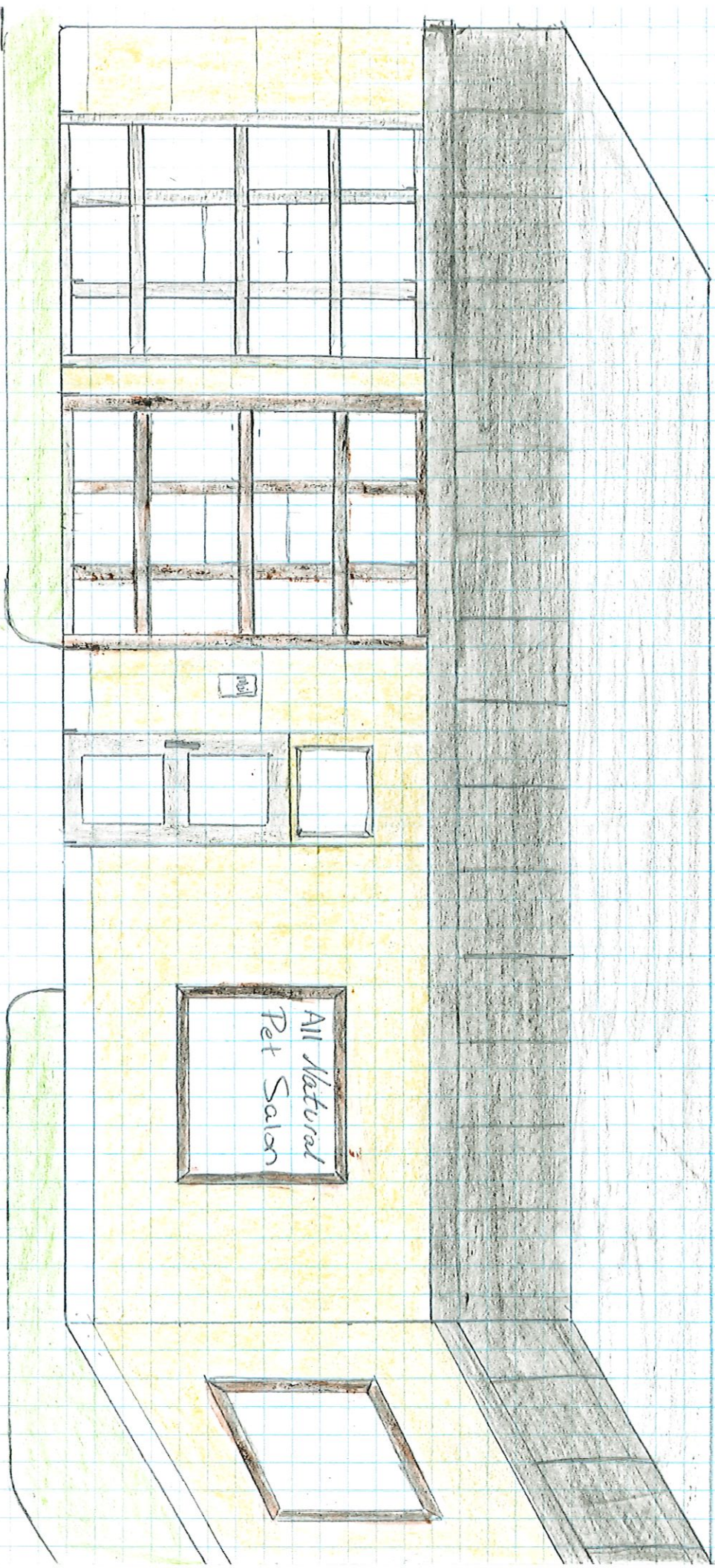
City Staff Use Only:

Date application received: _____

Application reviewed for completeness by _____ (initials). Date: _____

Property reviewed for delinquency by _____ (initials). Date: _____

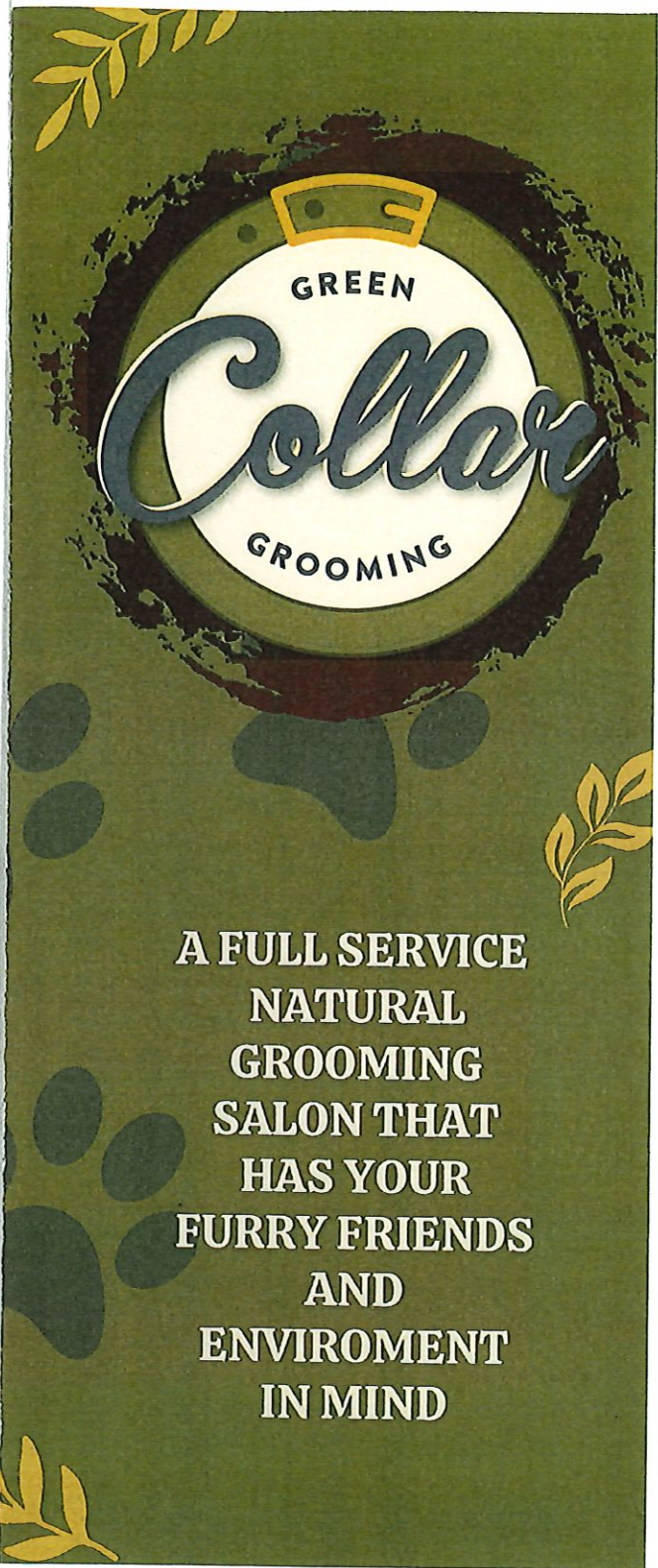
Applicant notified of scheduled CDA meeting by _____ (initials). Date: _____



101

All Natural
Pet Salon

4



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



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(920) 324-0664

Green Collar
Pet Salon

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The Original
Waterproof
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Waterproof



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

Model Number: 32415 | Menards® SKU: 2661112



15

lbs.

EVERYDAY LOW PRICE

11% REBATE* Good through 7/7/24

PRICE
AFTER
REBATE*

\$49.99

\$5.50

\$ **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

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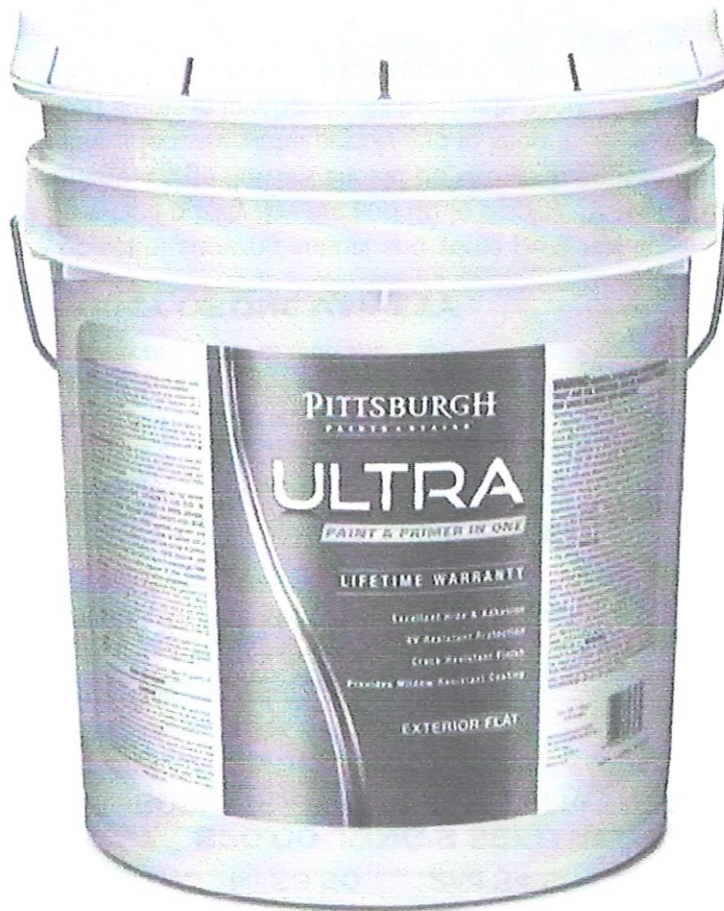
[Description & Documents](#) [Specifications](#) [Optional Accessories](#)

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

Footes Landscaping LLC

920-219-1331

Frank Vanbever

6 yards top soil
delivered

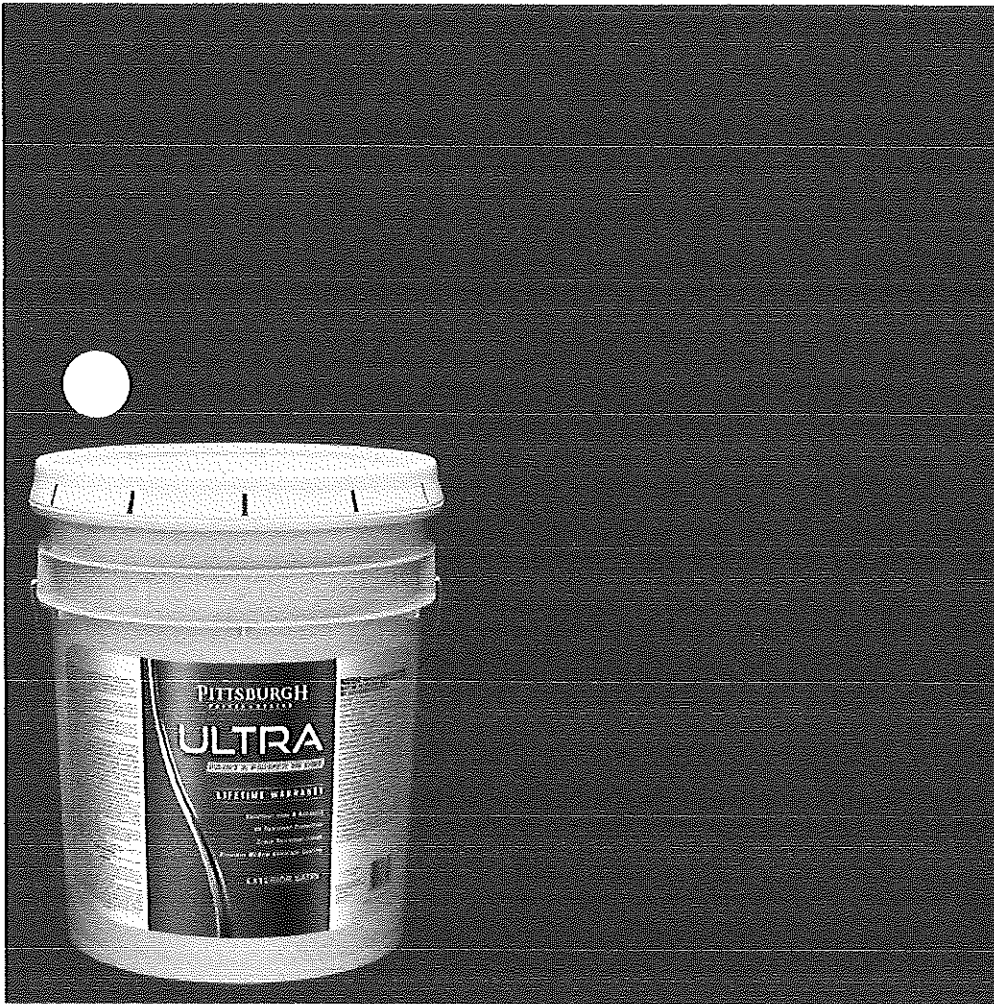
Total \$120.00

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

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

Bryan Weber 608-279-8900 called 6-6

PROPOSAL SUBMITTED TO Dustin Perdzoch
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 dollars (\$)

Payment to be made as follows
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
Signature

Date of Acceptance:

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
11/04/2024	Carpentry, Custom	<p>Time frame 11-14 days</p> <p>resheath openings for imitation garage doors look alike</p> <p>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)</p> <p>install plexi glass panels about 14.5" x 30", or Install aluminum black custom bent look alike window glass)</p> <p>install PVC trim around Tan PVC or white - will need change order if you choose tan</p> <p>wrap border of garage with aluminum (bronze pella) install aluminum wrap around two 6'x7' windows matching color</p>	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.

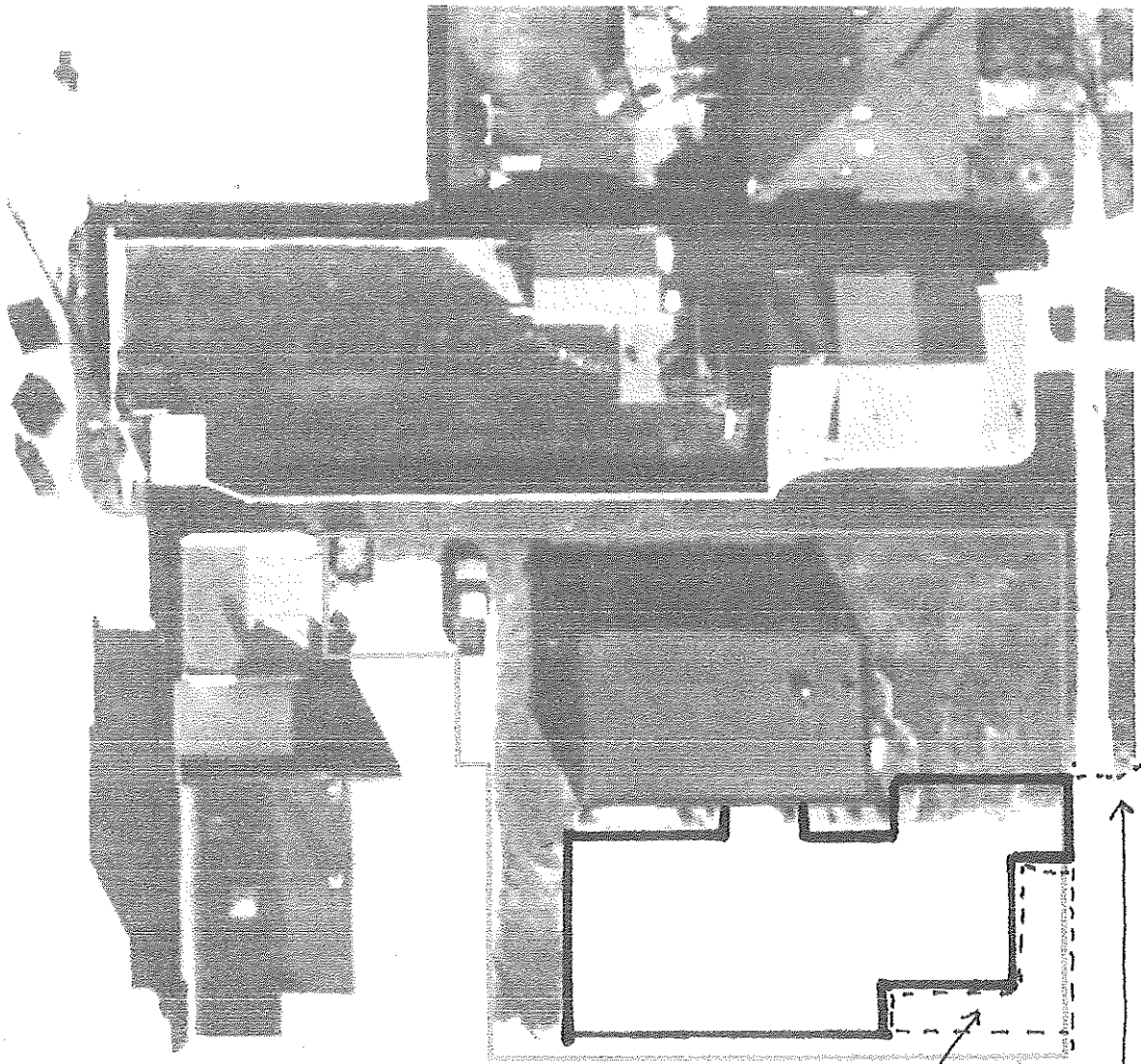
We are honored that you have chosen us to come into your home & understand how unsettling these rapid changes can be. We are committed to giving you our best price & look forward to working with you. We also are on-call for emergency work.

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 Community Development Authority
Downtown Revitalization Grant Application

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, LLC
Property Address: 11 N. Madison St. Waupun, WI 53963
Property Use: Home decor / Craft retail shop

For Tenants:

The CDA requires you to work with your landlord to obtain project approval indicated by signature below. If you are the owner of the building, you can leave this section blank.

Property Owner Name: Same

Phone: _____ Email: _____

Property Owner Address _____

Property Owner Signature: _____ Date _____

Expiration Date of Current Lease Agreement: _____ Owner Initials _____

Project Summary: (Provide a brief project summary)

Update entire exterior. Re-paint, repair/replace any damaged siding areas, replace gutters, front door, re-paint rusted portion of the roof, install new signage, and install awning over side entry.

Estimated Start Date: 8/12/24 Estimated Completion Date: 11/1/24

City Building Inspector Approval: _____ Date: _____

Required Attachments:

- Cost Estimates
- Current photo(s) of property

- Project plan(s) drawn to 1/4-inch scale, if applicable
- Paint color(s) or material sample(s), if applicable

Project Budget:

Projects located in the Business Improvement District: (CDA will consider non-BID covered expenses only)

Did you apply for BID's Façade Improvement Grant? Yes No

If yes, BID Meeting Date: 7/16/24 BID Grant Awarded: \$ _____

Total Estimated Cost of Application: \$ ~~11,000~~ 13490.68

Total CDA Grant Request: \$ 5000 (50% of non-BID covered expenses)

Release of Information:

I hereby authorize the Waupun Community Development Authority (CDA) permission to share all application materials with CDA members who will be reviewing my application. I acknowledge that information provided to the CDA 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 CDA meeting in which this request will be reviewed and that the City of Waupun will notify me of that meeting.

Applicant Name (print): Angelica Grebel

Applicant Signature: Angelica Grebel

Date: 6/29/24

Submit application and attachments to:
Waupun Community Development Authority – City of Waupun
201 E. Main Street, Waupun WI 53963
Kathy@cityofwaupun.org

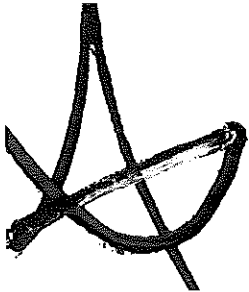
City Staff Use Only:

Date application received: 7/10/24

Application reviewed for completeness by KS (initials). Date: 7/10/24

Property reviewed for delinquency by KS (initials). Date: 7/10/24

Applicant notified of scheduled CDA meeting by KS (initials). Date: 7/10/24



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

Art and Paint LLC
509 W 3rd Street
Beaver Dam Wisconsin 53916
artandpaintllc@gmail.com
Juan Carlos Espinoza Hernandez
Katal Espinoza



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

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

ESTIMATE

EST460

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



Timeless Remodeling & Design, LLC

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

ESTIMATE

EST461

DATE

Jul 10, 2024

TOTAL

USD \$1,350.00

TO

Angelica Grebel

11 N Madison St

Waupun, WI 53963

☐ 9207635698

lavendervalleydesigns@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
Removal and disposal of front door	\$1,350.00	1	\$1,350.00
Installation of new front door			
Cost of new front door (Materials included)			
	SUBTOTAL		\$1,350.00
	TAXABLE		\$0.00
	TAX		inc \$0.00
	TOTAL		USD \$1,350.00

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.

4:10

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Windows & Doors / Exterior Doors / Front Doors



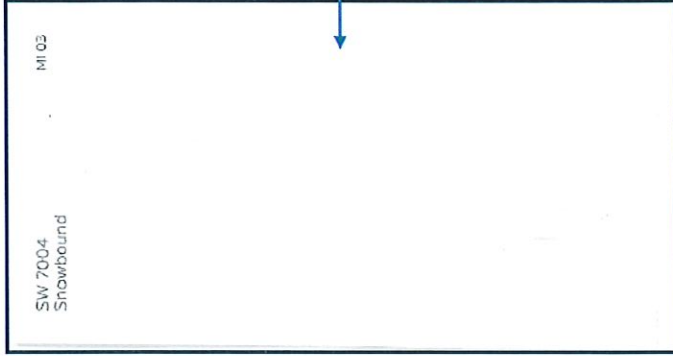
Front Door Replacement

Thermo-Tru 36-in x 80-in Fiberglass 3/4 Lite Right-Hand Hinging Obsidian Painted Prehung Front Door

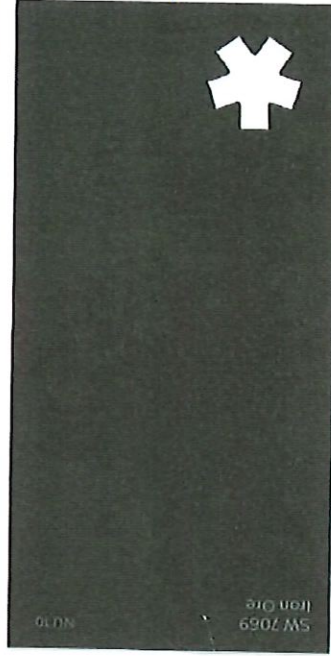
\$848.00

Manufacturer Color/Finish: Obsidian

1 + **Add to Cart**



Exterior Wall Color



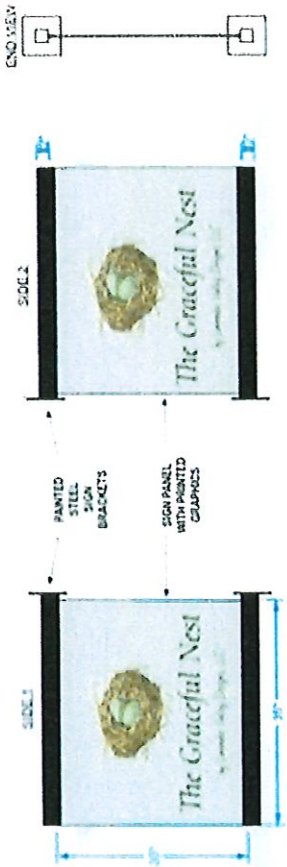
Exterior Trim Color

Signage



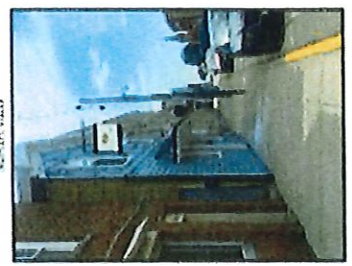
TF: 800-246-6648 • P: 320-219-9556 • INFO@ABLESIGN.NET • WWW.ABLESIGN.NET

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



PAINTED STEEL SIGN BRACKETS

SIGN PANEL WITH PAINTED GRAPHICS



ABLE SIGN	PROJECT
11111 Main Street Charlotte, NC 28203 Phone: 320-219-9556 Fax: 320-219-9557 www.ablesign.net	11111 Main Street Charlotte, NC 28203 Phone: 320-219-9556 Fax: 320-219-9557 www.ablesign.net
DATE	REVISIONS
11/11/2011	1. Initial Design
	2. Final Design
	3. Production
	4. Installation

Scale: 1/2" = 1'