



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

Phone: (608) 437-6884 Fax: (608) 437-3190

Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, April 10, 2024 at 6:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
 - a. Roll Call
- 2) Consent Agenda
 - a. Consideration of March 13, 2024 Meeting Minutes
 - b. Economic Development Director's report
 - c. Mount Horeb Area School District report
 - d. Mount Horeb Area Chamber of Commerce report
- 3) Agenda Items
 - a. Consideration of Residential Exterior Improvement Program Grant Application: Anthony Miller, 210 Wilson Street
 - b. Consideration of Residential Exterior Improvement Program Grant Application: 307 N Third Street, Jackie and Ryan Monfils
 - c. Discuss article on market rate housing
 - d. Discuss T-Mobile Hometown Grants.
- 4) Meeting adjournment.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

Phone: (608) 437-6884 Fax: (608) 437-3190

Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, March 13, 2024 at 6:00 PM

DRAFT MEETING MINUTES

- 1) Call to order
Marc Schellpfeffer called the meeting to order at 6:00 PM. Members present were Todd Fritz, Ben Vondra, Marc Schellpfeffer, Andy Babaer, Barb Case & Karen Tetzlaff. Also, present were Village Administrator, Nic Owen, Kristin Fish-Peterson & Office Assistant, Katie Jelle. Ryan Czyzewski was absent.
 - a. Roll Call
- 2) Consent Agenda
There were no questions or comments regarding the information provided. Motion by Fritz to approve the Minutes & consent Agenda, second by Tetzlaff.
 - a. Consideration of February 14, 2024 Meeting Minutes
 - b. Economic Development Director's report
 - c. Mount Horeb Area School District report
 - d. Mount Horeb Area Chamber of Commerce report
- 3) Agenda Items
 - a. Consider Building Improvement Grant: 100 S 1st Street, Brickpoint Properties LLC
Owen explained the Building Improvement Grant Application that was received from 100 S 1st Street. The applicant is requesting funds to make energy efficiency updates such as LED Lighting & Commercial Boilers. Brian Durtschi asked if multiple bids were required for the applications. Owen stated that multiple bids is not a requirement. Tetzlaff motioned to approve the application, Case second. Motion carried.
 - b. Consider Building Improvement Grant 132 E Main Street, Issac's Antiques
Owen explained the application received from 132 E Main Street for Grant Funds to help with the emergency replacement of their

furnace. Discussion was had regarding whether this would qualify as a reimbursement and what parameters should be put in place as to what qualifies and a time frame for reimbursement requests.

Durtschi asked if a lien waiver is required & if work is inspected prior to payment. He again suggested that it may be a good idea to require more than 1 bid. Owen said that there is no lien waiver but payment does need to be made to the contractor prior to reimbursement & the work does have to be inspected. Members agreed that multiple bids would be a good requirement in the future.

Schellpfeffer recommended that the CDA amend the rules for the Building Improvement Grant Program at next month's meeting. All members agreed.

Baber made a motion to approve the emergency reimbursement. Vondra second. Motion carried.

- c. Economic Development Topic Presentation: Affordable Housing
Fish-Peterson presented Affordable Housing using data that she found from the National Low Income Housing Coalition. Her data included what is considered affordable & how much a person/family needs to earn to be able to afford to pay rent. Fish-Peterson explained how other communities are incorporating affordable housing into their communities and some options that may support affordable housing in Mount Horeb.
Jana Hanson, Mt Horeb resident & member of Neighbors Helping Neighbors shared information that she had gathered from United Way.
- d. Follow up on Parking Study Analysis and Recommendations
Owen gave an update on the Parking Study Analysis & Recommendations. He discussed the short-term strategies, education & long-term strategies. Signage was discussed; using more positive signage, Bike Parking, charging for parking, changing parallel parking to angled parking, nighttime safety & creating more parking.
Rachel LaCasse-Ford, Mt Horeb Chamber of Commerce, discussed the possibility of using shuttles to bring people into Mt Horeb from larger parking lots.
Fritz asked about implementing a parking map to identify parking. Owen said that a map was a recommendation that was made.

4) Meeting adjournment.

Tetzlaff moved to adjourn at 7:08 PM, Fritz seconded.

April 5, 2024

To: Community Development Authority

From: Kristen Fish-Peterson, Economic Development Contracted Staff

Re: Report on work to date

What follows is a list of activities to date:

1. Meetings in person and virtual
 - a. Nic Owen individually (in person, phone, and emails)
 - b. Village Board, CDA meetings
 - c. Chamber Board meeting
 - d. Emails, virtual meetings, and phone calls with prospective new business and new property owners
 - e. Retention calls on 6 Mount Horeb (downtown) businesses
 - f. Meeting with Lukken re: acquisition
 - g. Planning meeting for Downtown Summit, with visits and follow up
2. Research
 - a. Cleanup of database for downtown property owner mailing list
 - b. Mapping for Chamber marketing community guide
 - c. Various retailers expanding in WI
 - d. Contact information for business park prospects
3. Prep, attendance and follow up at CDA and Village Board meetings.



Board of Education Recap

Resumen de la Junta de Educación

April 2, 2024



Recently, our high school students held a Board of Education Candidate Forum. In case you missed it, you can view the link at

<https://youtu.be/YI-FyDa0Zsl>

Happy election day, Vikings!

There are two Board of Education seats that will be decided by the end of today. Thank you to all candidates for expressing interest in serving our children and school community. Please get out and vote!

Last night, the Board met, and several important agenda items were discussed:

Student Showcase: The Intermediate Center recognized **Kamryn Reynolds**, a fifth grader. Her teachers, **Ms. Jung**, **Ms. Keenan**, and **Mrs. Witek** describe Kamryn and her family as “trailblazers.” They

supported the District’s efforts to provide a more inclusive learning experience for all students. This has permitted Kamryn to develop great friendships and peer connections. Board Treasurer (a liaison to the Intermediate Center), Mr. **Jim Myers**, presented a certificate, gifted a pin, and posed for a picture with Kamryn, Mr. **Robert Reynolds**, Mrs. **Jennifer Reynolds**, and myself. Also pictured is proud older brother, **Gavin** (grade 8)!



As a follow-up to the Board’s last meeting, they reviewed two returning agenda items:

- ⇒ A survey to gauge the community’s input about the District’s facility needs was approved for distribution. That anonymous survey will be mailed to households in the coming weeks, with a May 10 deadline. Thank you for taking the time to complete it.
- ⇒ The “[Advertising, Donation, and Sponsorship Guide](#)” has been approved. We are deeply thankful to all our partners who have offered their input with the document’s development.

Understand school funding in less than 4 minutes



This Wednesday at 6:00 p.m. (in the HS Cafeteria) we will be unveiling Stadium Scoreboard Sponsorship opportunities. Businesses are encouraged to invest in our schools, staff, and students while reaching a captive audience. Don’t miss out!

In other Board action, they...

- ⇒ approved our District’s “[Self-Evaluation of the Status of Pupil Nondiscrimination and Equality of Educational Opportunity](#)”. This document is completed every five years and sets the table for our efforts moving forward. Here, again, our community was instrumental in our planning. Feedback received from our survey and the recent parent engagement night was very helpful.



Board of Education Recap

Resumen de la Junta de Educación

- ⇒ approved, on first reading, the Board's policy (#851) "[Advertising and Sponsorships](#)". Revisions made support the Board's approval of the aforementioned "Advertising, Donations, and Sponsorship Guide." If you are interested in seeing the procedure the District will use for vetting requests [please see this link](#).

I hope the time your family spent together over the recent break was enjoyable. As we turn the page to April, school-work and activities begin to ramp up. If I can assist your student/family in successfully reaching June 6's finish line, please give me a call, won't you? 608-437-7010 or salernosteve@mounthorebschools.org.

I am proud to be a Viking, and I hope you are too!



Tip of the Hat Award

I am very happy to report that our 7th/8th Grade Math Team won at a recent regional meet. They competed against 8 other teams from the area and outscored everyone. **Mrs. Parker** and

Mrs. Sita Powell were so proud of them. The students have really put in the time (with some of them even doing problems on their Thursday off). Our Vikings will advance to the "Mega Math Meet" at Madison College on May 15th. The team consists of 4 seventh graders (**Bronte Bethel, Liam Crolla, Caleb Gaulke, and Abigail Marshaus**) and 4 eighth graders (**Patrick Chappell, Henry Healy, Geoffrey Lawrence, and Josie Sailor**). The entire team is excited to see their trophy in the Middle School Trophy Case!





Board of Education Recap

Resumen de la Junta de Educación

1 de abril de 2024

¡Feliz día de las elecciones, vikingos!



Nuestros estudiantes de secundaria celebraron un Foro de Candidatos para la Junta de Educación el martes pasado por la noche. En caso de que te lo hayas perdido, puedes ver el enlace en <https://youtu.be/Y1-FyDa0ZsI>

Hay dos puestos en la Junta de Educación que se decidirán al final de hoy. Gracias a todos los candidatos por expresar interés en servir a nuestros niños y a la comunidad escolar. ¡Por favor sal y vota!

Anoche, la Junta se reunió y se discutieron varios puntos importantes del orden del día:

Exhibición estudiantil:

El Centro Intermedio reconoció a **Kamryn Reynolds**, estudiante de quinto grado. Sus maestras, **la Sra. Jung, la Sra. Keenan y la Sra. Witek** describen a Kamryn y su familia como "pioneros". Apoyaron los esfuerzos del Distrito para



brindar una experiencia de aprendizaje más inclusiva para todos los estudiantes. Esto le ha permitido a Kamryn desarrollar grandes amistades y conexiones con sus compañeros. El Tesorero de la Junta (un enlace con el Centro Intermedio), el Sr. **Jim Myers**, presentó un certificado, regaló un pin y posó para una fotografía con Kamryn, el Sr. **Robert Reynolds**, la Sra. **Jennifer Reynolds** y yo. ¡También en la foto aparece el orgulloso hermano mayor, **Gavin** (grado 8)!

Como seguimiento de la última reunión de la Junta, revisaron dos puntos recurrentes de la agenda:

- ⇒ Se aprobó para su distribución una encuesta para evaluar la opinión de la comunidad sobre las necesidades de las instalaciones del Distrito. Esa encuesta anónima se enviará por correo a los hogares en las próximas semanas, con fecha límite el 10 de mayo. Gracias por tomarse el tiempo para completarlo.
- ⇒ Se ha aprobado la "[Guía de Publicidad, Donaciones y Patrocinios](#)". Estamos profundamente agradecidos a todos nuestros socios que han ofrecido sus aportes para el desarrollo del documento.

Comprenda la financiación escolar en menos de 4 minutos



Este miércoles a las 18.00 horas. (en la cafetería de HS) estaremos revelando oportunidades de patrocinio del marcador del estadio. Se alienta a las empresas a invertir en nuestras escuelas, personal y estudiantes mientras llegan a una audiencia cautiva. ¡No te lo pierdas!

En otra acción de la Junta, ellos ...

- ⇒ aprobó la "[Autoevaluación del estado de no discriminación de los alumnos y la igualdad de oportunidades educativas](#)" de nuestro Distrito. Este documento se completa cada cinco años y sienta las bases para que



Board of Education Recap

Resumen de la Junta de Educación

nuestros esfuerzos avancen. Aquí, nuevamente, nuestra comunidad jugó un papel decisivo en nuestra planificación. Los comentarios recibidos de nuestra encuesta y de la reciente noche de participación de padres fueron muy útiles.

- ⇒ aprobó, en primera lectura, la política de la Junta (#851) "[Publicidad y Patrocinios](#)". Las revisiones realizadas respaldan la aprobación por parte de la Junta de la "Guía de publicidad, donaciones y patrocinio" antes mencionada. Si está interesado en ver el procedimiento que utilizará el Distrito para examinar las solicitudes, [consulte este enlace](#).

Espero que el tiempo que su familia pasó junta durante las recientes vacaciones haya sido agradable. A medida que pasamos la página hacia abril, el trabajo y las actividades escolares comienzan a aumentar. Si puedo ayudar a su estudiante/familia a alcanzar con éxito la meta del 6 de junio, llámeme, ¿no?

salernosteve@mounthorebschools.org o 608-437-7010.

Estoy orgulloso de ser vikingo y espero que tú también!



Premio a la punta del sombrero

Estoy muy feliz de informar que nuestro equipo de matemáticas de séptimo y octavo grado ganó en una reunión regional reciente. Compitieron contra otros 8 equipos de la zona y superaron a todos. **La señora Parker** y **la señora Sita Powell** estaban muy orgullosas de ellas. Los estudiantes realmente han dedicado su tiempo (algunos de ellos incluso hicieron problemas en su jueves libre). Nuestros Vikings avanzarán al "Mega Math Meet" en Madison College el 15 de mayo. El equipo está formado por 4 alumnos de séptimo grado (**Bronte Bethel, Liam Crolla, Caleb Gaulke** y **Abigail Marshau**) y 4 alumnos de octavo grado (**Patrick Chappell, Henry Healy, Geoffrey Lawrence** y **Josie Sailor**). ¡Todo el equipo está emocionado de ver su trofeo en la vitrina de trofeos de la escuela secundaria!





WEEKLY MEMBER NEWSLETTER

[Chamber Board](#)

[Chamber Trustees](#)

[Event Media Kits](#)

[Member Guides](#)

[Refer a New Member!](#)



Happy April Fool's Day! I hope you had a great Easter weekend and got to enjoy friends, family, and some nice spring weather!

We are excited for [Good Morning, Mount Horeb](#) this **Wednesday, April 3**, at **8:00am** at **Martinson Hall at Buck & Honey's**. [Tisha's Delicious Bakery](#) will be our sponsor and so you will have the chance to learn about her home-based bakery and sample some of her delicious gluten- and dairy-free treats! [Register now.](#)

Then next week, we will kick off our second quarter of our **Power Up! Professional Development** series. This quarter's focus will be on **Cultivating a Thriving Workplace**, presented by [Lake Effect HR & Law](#). You can [register now](#) for all three sessions this quarter. (As a reminder, we are looking for speakers for our 2025 series.)

This is your reminder to reserve your [Street Pole Banner](#) sponsorship and your [Proud Member Banner](#) sponsorship. Space is limited so act now!

Don't forget to **list your sale** for the week of **April 24-27** or **purchase an ad in our paper and online program**. If you bundle the spring and fall ads, you can save. [Register here.](#)

The Chamber and the Community Development Authority (CDA) are co-hosting a [Downtown Summit](#) next **Tuesday, April 9**. All business and property owners from the Historic Downtown District (roughly 8th St to Washington St) are invited to attend. Everyone fitting that description should have received an invitation, but if you qualify and did not, please feel free to reach out. Our goal will be to connect with the downtown stakeholders and gather feedback as the CDA considers the future of downtown development.

And finally, we are so excited to partner with the Mount Horeb High School and host the [Mount Horeb Career Fair](#) on **May 22**. This Career Fair will take place during the school day and will focus solely on high school students. If you are looking to add staff to your team for the summer, this will be a great way to make a lot of connections. You can find more information and [register here](#).

Have a great week!

UPCOMING MEETINGS

April 9
[Mount Horeb Downtown Summit](#)

April 11
[Business Advocacy Committee](#)

April 16
[Tourism Events Committee](#)

April 18
[Membership Committee](#)

April 26
[Chamber Executive Committee](#)

Every Monday
[Online Office Hours](#)
with Rachel!

HOT DEAL SPOTLIGHT

[Free Football Game on May 18 For the Mt Horeb Community](#)

Valid: **Now-May 18**

Submitted by: **Green Bay Blizzard Football**

[Got Tirzepatide? We do!](#)

Valid: **Now - Dec 31**

Submitted by: **Viva Infusions & Wellness**

[How do I submit a Hot Deal?](#)

COMMUNITY CALENDAR

[Mount Horeb Area School District to Unveil Anticipated Stadium Scoreboard Sponsorship Opportunities](#)

April 3

Submitted By: **Mount Horeb School District**

[Blacklight Tour](#)

April 5-7

Submitted By: **Cave of the Mounds**

[English Country Dance & Music Weekend](#)

April 5-7

Submitted By: **Folklore Village**

[6th Annual Flavor of the Year Ice Cream Tasting](#)

April 8

Submitted By: **Driftless Historium**

[See More Events on the Community Calendar](#)

[How do I submit an Event?](#)

MARKETSPACE SPOTLIGHT

[OFFICE SPACE FOR RENT](#)

[For Sale 303 E. Main St.](#)

[For Lease 220 E. Main St.](#)

[For Lease - upper level 128 E. Main St.](#)

[For Lease 113 E. Main St.](#)

[For Lease - 209 E. Main St.](#)

[For Sale - 219 E. Main St.](#)

[For Lease - 1217 Springdale St.](#)

[For Lease - 125 N. Brookwood 1,842 Sq. ft.](#)

[Retail Shopping Center Space](#)

APR 3
WEDNESDAY

Good Morning 
MOUNT HOREB

8:00 AM - 9:00 AM

SPONSOR



Good Morning, Mount Horeb

Martinson Hall

Date: April 3 @ 8:00am

First Wednesday of the Month

Speakers:

Tisha's Delicious Bakery - Session Sponsor

Trollway Diabetes

Mount Horeb Recreation Department

Register

Registration is appreciated but not required.

Open to members and non-members.

2024 Session Sponsorship are Available!

[Sign Up Here](#)

APR 9
TUESDAY



POWERUP
PROFESSIONAL DEVELOPMENT SERIES
MOUNT HOREB AREA CHAMBER OF COMMERCE

8:00 AM - 9:00 AM

GRANDSTAY HOTEL & SUITES

Power Up! Professional Development Series

In-Person Session

Q2 Session 1 - We will kick off a 3-part series on **Cultivating a Thriving Workplace**. Join us for networking and learning!

Date: April 9 @ 8:00am

Second Tuesday of the Month

Location: GrandStay Hotel & Suites

175 Lillehammer Lane, Mount Horeb

Presenters: Jane D Clark, J.D. & Leann

Ploessl, **[Lake Effect HR & Law](#)**

Register

Please register ahead of time.

----Upcoming Sessions This Quarter----

Q2 Session 2 (May 14 @ 1pm) - Virtual

Q2 Sessions 3 (June 11 @ 1pm) - Virtual

PROFESSIONAL DEVELOPMENT

professional development

CULTIVATING A THRIVING WORKPLACE

SESSION 1: TUES, APRIL 9 @ 8AM - 9AM

WHERE: GRANDSTAY HOTEL & SUITES, MOUNT HOREB

TOPIC: EMPLOYEE ENGAGEMENT AND RETENTION

SESSION 2: TUES, MAY 14 @ 1PM - 2PM

WHERE: VIRTUAL SESSION

TOPIC: FORMAL AND INFORMAL EMPLOYEE COACHING

SESSION 3: TUES, JUNE 11 @ 1PM - 2PM

WHERE: VIRTUAL SESSION

TOPIC: MANAGING EMPLOYEES UP OR MOVING THEM OUT

.....

COST: \$0 FOR CHAMBER MEMBERS | \$10 FOR NON-MEMBERS



JANE D. CLARK, J.D.
CEO AND MANAGING PARTNER
LAKE EFFECT HR & LAW

PRESENTERS:



LEANN PLOESSL
STRATEGIC HR ADVISOR
LAKE EFFECT HR & LAW

POWERUP
PROFESSIONAL DEVELOPMENT SERIES
MOUNT HOREB AREA CHAMBER OF COMMERCE

REGISTER NOW

We are seeking presenters for 2025. Fill out [this form](#) to be considered.
Have an idea for a topic that you'd like covered? Complete [this survey](#).

ADVOCACY
advocacy

Upcoming Public Meetings & Discussion Topics

Mon, April 1 @ 7:00pm - School Board Meeting

The board will consider approval for community survey regarding capital referendum. They will also consider approval of the MHASD Advertising, Donations, and Sponsorship Guide.

Agenda

Wed, April 3 @ 7:00pm - Village Board Meeting

The village board will recognize the Mount Horeb Schools for their commitment to Diversity, Equity, and Inclusion. They will receive a legislative update from Morgan Salli, representative from Congressman Mark Pocan's office. They will also consider updates to the Sidewalk Cafe ordinance.

Agenda

Recent Meetings

Wed, Mar 27 - Historic Preservation Commission Meeting

The commission discussed forms and process for nominations and certificate of appropriateness.

[Agenda](#)

Wed, Mar 27 - Joint Village Board/Plan Commission Meeting

The Village Board and Plan Commissions hosted a joint meeting/public hearing in order to address several agenda items relating to properties at 109 & 113 Valley Drive and 302 Adams Street. The Plan Commission then held a public hearing for a conditional use permit for a proposed dental building at 1920 Commerce St.

[Agenda](#)

EXPOSURE
exposure

VILLAGE WIDE GARAGE SALES

MOUNT HOREB APRIL 24-27



Register Your Sale
\$32



Reserve an Ad in the Paper &
Online Program
(\$45 spring only; \$80 spring/fall combo)



Example design. Actual banner may differ

PROUD MEMBER BANNER

Are you a proud supporter of the Mount Horeb Area Chamber of Commerce and Mount Horeb Community?
Display your logo proudly over Main Street. Limited space is available. Cost: \$100.00

RESERVE YOUR SPOT

LIGHT POLE BANNER SPONSORSHIP

Show your Mount Horeb pride by sponsoring a light pole banner in the Village. Two different sizes are available. There are limited sponsorships available.

New!

One side of the banner will feature the District where it located (Historic Downtown, Springdale Street, or West Main Street). You can select to place your banner in a specific District (based on availability). The other side will display your customized message.

The banner will be red, grey, or white, depending on its location.

2X5 DOWNTOWN BANNER \$150.00

Only 30 sponsorships are available.

2X7 BANNER \$200.00

Larger banners can be found on West Main Street and Springdale Street.



RESERVE YOUR BANNER

WORKFORCE DEVELOPMENT

resources



MOUNT HOREB CAREER FAIR

CONNECT WITH HIGH SCHOOL STUDENTS

Mount Horeb High School
Main Gym



May 22, 2024
11:00 AM - 2:00 PM



Looking to hire **part-time,**
seasonal, or **youth apprentices?**

Connect with Mount Horeb
high school students!

REGISTER



WORKING *wednesdays*

Mount Horeb High
School Cafeteria



Every Wednesday
11:30 AM - 1:00 PM



SIGN UP



REGISTER FOR CAREER FAIR

**SIGN UP FOR WORKING
WEDNESDAYS**

It's free!

Direct questions to Jessie at
jbedward@trollway.com.

To learn more, [download info sheet](#).

MAXIMIZE YOUR MEMBERSHIP

tips to help you make the most of your chamber membership

The 2024 Membership Guide, Trustee Guide,
and Events Sponsorship Guides are here!

[Download](#) your copy today!



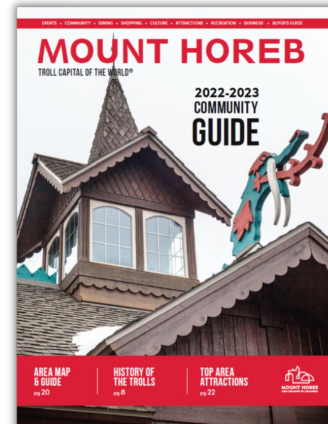
Need Troll Maps?

You can submit a request for **Troll Maps, Community Guides, Sugar River Valley Maps,** and **Relocation Guides** on our website!

Fill out the request, and in the **comment box**, let us know how many of each publication you would like.

If you'd like to **pick up** the items at the Mount Horeb Welcome Center, let us know that in the comment box. Otherwise, we will **mail them** to you or **drop them off**.

SUBMIT REQUEST



BUSINESS FINANCING OPPORTUNITIES

business financing opportunities

Mount Horeb Revolving Loan Fund

[The Mount Horeb Revolving Loan Fund](#) was created with a grant from the USDA to encourage business start-ups and expansions within the Village limits. The fund initially started with \$191,463 and is loaned out as applications are received.

[Mount Horeb Revolving Loan Fund Manual](#)

Tax Incremental Financing Districts

There are several [Tax Incremental Financing Districts](#) in Mount Horeb. There are special funding opportunities in the different districts.

[A TID Manual](#), [Joint Review Board Common Questions](#)

Please contact [Nic Owen](#), Village Administrator, for additional information.



Village of Mount Horeb

(608) 437-6884
mounthorebwi.info

BUSINESS EDUCATIONAL OPPORTUNITIES

business educational opportunities

Did you know there are free resources to help small business owners?

[SCORE](#) has the largest network of free volunteer small business mentors in the nation. No matter what stage your business is at, SCORE has a mentor for you. Easily request a mentor to help you start, grow, or transition your business today! [Learn More](#)



[The Wisconsin Small Business Development Center](#) (SBDC) offers consulting, education, referrals, sophisticated tools and resources, whether you're just getting started or looking for ways to improve your business. [Learn More](#)

[WWBIC](#) provides targeted individuals who are interested in starting, strengthening or expanding businesses with access to critical resources such as responsible financial products and quality business and financial education.

Small Business Resources

[COVID-19 Loan Program](#)
[WWBIC On-Demand Classes](#)
[Business Financing](#)
[Other Resources](#)

Visit: www.wwbic.com



ENTREPRENEURSHIP FINANCIAL IMPACT

- EDUCATION
- LENDING
- COACHING

Chamber

[Chamber Talk Blog](#)

[Member Portal](#)

[Events Calendar](#)

[News Releases](#)

Village

[Village of Mount Horeb](#)

Regional

[MadREP](#)

[Public Health Madison + Dane County](#)

[Dane County Buy Local](#)

[Wisconsin Small Business](#)

[Development Center \(SBDC\)](#)

Connect with Us!

Follow us on Social Media.

Join our Members Only Facebook Group.



community and take pride in being community leaders.

[I'm Interested in becoming a Chamber Trustee](#)

MHACC | 300 E Main St, Mount Horeb, WI 53572 www.mounthorebchamber.com

[Unsubscribe rlacasseford@trollway.com](mailto:rlacasseford@trollway.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by byrachel@mounthorebareachamberofcommerce.ccsend.com powered by



Try email marketing for free today!



AGENDA ITEM REPORT

MEETING DATE

April 10, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.a

Consideration of Residential Exterior Improvement Program Grant Application:
Anthony Miller, 210 Wilson Street

BACKGROUND

The project consists of three separate improvements to the exterior of the home: window replacement, gutter replacement and masonry repair/replacement. Using the scoring rubric for reviewing grant applications, the project scores well for the home being 100 years old, being below 100% of the average assessed value, using quality materials, the thoroughness of the application, improving energy efficiency with window replacement, and it is restoring the existing brick elements. The scoring rubric is included in your packet as well.

RECOMMENDATION

ATTACHMENTS

1. Miller 210 Wilson St
2. Miller Scoring
3. Scoring Rubric



HERITAGE
COMMUNITY
OPPORTUNITY

VILLAGE OF MOUNT HOREB

E. Main Street
Mount Horeb, WI 53572
Phone: (608) 437-6884 Fax: (608) 437-3190
Email: rahinfo@mounthorebwi.info Web: mounthorebwi.info

RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

(Please complete and submit one application for the complete project)

APPLICANT INFORMATION

Applicant Name Anthony Miller
Property Address 210 Wilson St.
Phone (608) 769-5311 Email anthonymiller161@gmail.com

PROPERTY INFORMATION

Year Home Built 1923 Purchase Year of Home 2018
Assessed Value of Home \$ 346,400.00

PROJECT INFORMATION

Proposed Start Date 4/15/24 Proposed Completion Date 8/30/24
Contractor Name - see attached - Contractor License # - see attached -
Contractor Address - see attached -
Street City State Zip
Contractor Phone - see attached - Contractor Email - see attached -
Total Project Estimate \$ 6,830.00 Grant Request \$ 3,415.00
Other funding sources that will be used: personal savings

Project Narrative (attach additional sheets if necessary).

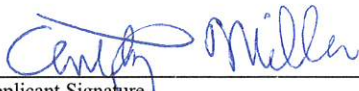
Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

- see attached page -

DOCUMENTS TO INCLUDE

- ☒ Two contractor proposals
- ☒ Site plan
- ☒ Copy of Contractor License
- ☒ Proof of Insurance
- ☒ Photos of what will be repaired

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the Village of Mount Horeb Residential Exterior Improvement Program and agree to abide by its conditions. I acknowledge that the Village Board has the right to terminate this agreement under the Residential Exterior Improvement Program if I, as the applicant, am found to be in violation of any conditions set forth in the guidelines of the program. I understand this is a matching grant up to \$5,000.


Applicant Signature

4/1/24
Date

Office Use Only	
Date Application Received: _____	Does this applicant qualify for a building permit? ☐ Yes ☐ No
Community Development Authority Review Date: _____ ☐ Recommended approval without conditions ☐ Recommended approval with conditions ☐ Recommended denial	
Recommended conditions or reason for denial (if applicable): 	
Common Council Review Date: _____ ☐ Approved without conditions ☐ Approved with conditions ☐ Denied (reasons below)	
Conditions or reason for denial (if applicable): 	
Authorized Grant Amount: _____	
Date Check Issued: _____	

Project Narrative:

This project is proposed to include three aspects of improvement to the exterior of the house that will include window replacement, gutter replacement, and masonry repair/replacement.

The first aspect is the replacement of five exterior windows to the lower level of the house. The current windows are wood framed plexi-glass with insulation stuffed between them and the interior single pane window or wood framed plexi-glass that exists on the interior of the house. The date of the windows is unknown and does not provide sufficient insulation or protection to the interior of the house. This aspect of the project would include removal of the existing windows, assessment of the existing framing and replacement if necessary, installation of new vinyl slider windows in bronze color to match the existing exterior/trim color and trim to match. Removal of existing widows as well.

Preferred contractor: Howard Carpentry
Address: S8103 Dale Rd
Loganville, WI 53943
Phone: (608) 635-6324

E-mail: customcarpentry00@gmail.com
License number: 667-DCQ
Window quote: \$2,900.00

The second aspect of the project is the removal and replacement of gutters. The current gutters are a combination of steel and aluminum gutters that do not match around the house and have missing downspouts in multiple locations. The age of the current gutters is unknown. There are two locations where the gutters have pulled away from the house, causing water to drop next to the house which has caused water to enter the basement of the house due to lack of drainage in those areas. The lack of downspouts has caused mortar to be compromised in multiple locations that needs to be repaired. This aspect of the project would include the removal of the existing gutters and replacement with 5" gutters with 3"x4" downspouts in the identical locations to the existing gutters. The color would be brown to match the existing trim of the house. This will allow proper water removal around the house and prevent water from entering the basement or damaging the brick/motor exterior of the house.

Preferred contractor: Seamless Gutters Ultd
Address: 240 Industrial Dr.
New Glarus, WI 53574
Phone: (608) 527-5699

E-mail: Mike@sgullc.com
License number: 031700018
Gutter quote: \$1,430.00

The third aspect of the project is the masonry repair/replacement. There are multiple locations on the exterior of the house where mortar has fallen out and needs to be replaced. Tuck-pointing will be completed on multiple locations around the house to include: North side of garage where downspout is missing and around window frame, west side of garage around window frame and where mortar has cracked down to towards ground, southwest corner of house where brick has broken and mortar is missing, front steps of house where mortar is missing in multiple locations. The proposal is the tuck-point locations around the house and check joints the need to be re-sealed to prevent water from getting in and then to replace the front step walls due to the condition of the walls and the water damage that has already occurred. The current condition looks visually unappealing and if further deterioration occurs it could lead to compromised integrity of the structure. The color used in motor and brick would match the current colors used as communicated by the contractor.

Preferred contractor: Bill Markin
Address: 2251 State Rd. 92
Mount Horeb, WI 53572
Phone: (608) 957-6339

E-mail:
License number:
Masonry quote: \$2,500.00

Total project cost: \$6,830.00



HERITAGE
COMMUNITY
OPPORTUNITY

VILLAGE OF MOUNT HOREB

E. Main Street
Mount Horeb, WI 53572
Phone: (608) 437-6884 Fax: (608) 437-3190
Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM *PROJECT CLOSE-OUT*

Grant Recipient _____

Property Address _____

☐ Attach photos of completed project.

By signing below, you verify that all work on this project had been completed to the best of your knowledge and, in your opinion, is acceptable to you and completed in accordance with the requirements of the Residential Exterior Improvement Program and consistent with the nature of this application.

Contractor Signature

Date

Applicant Signature

Date

Village Staff

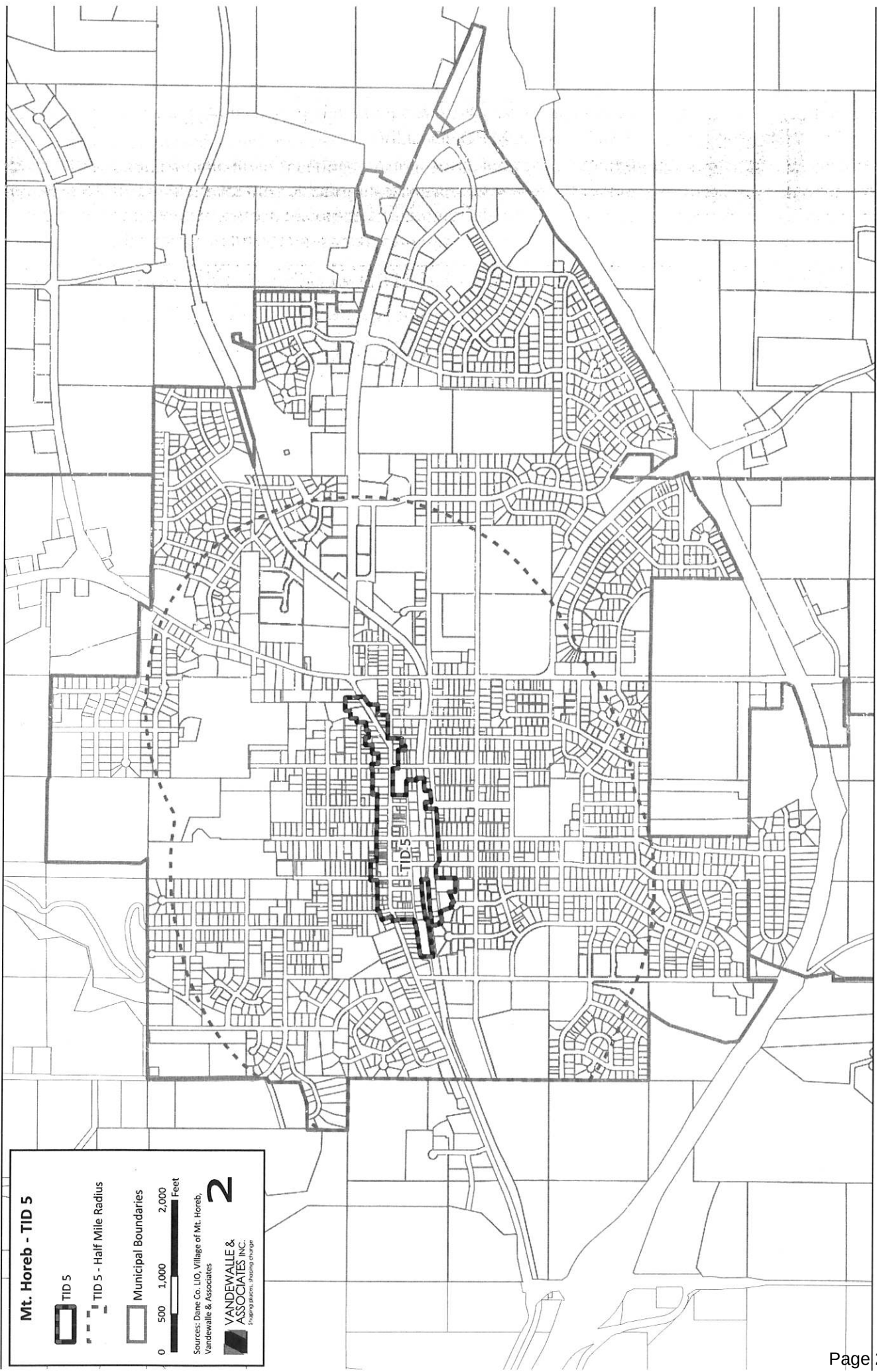
Date

Village Treasurer Signature

Date

Village Administrator Signature

Date



Mt. Horeb - TID 5

 TID 5

 TID 5 - Half Mile Radius

 Municipal Boundaries

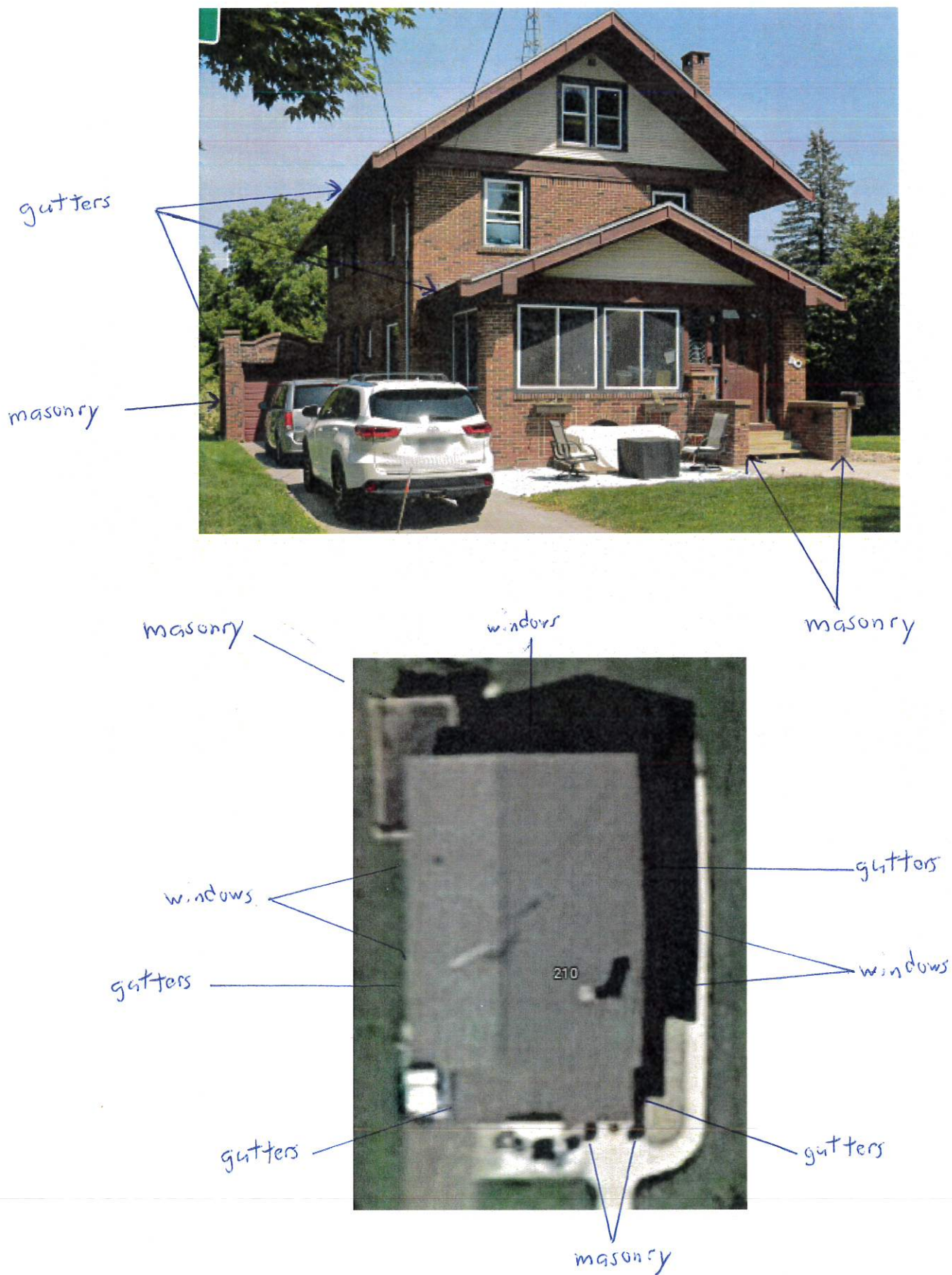
0 500 1,000 2,000 Feet

Sources: Dane Co. I/O, Village of Mt. Horeb,
Vandewalle & Associates

2

VANDEWALLE & ASSOCIATES INC.
PLANNING, DESIGN, ENGINEERING, CONSTRUCTION

Site Plan:

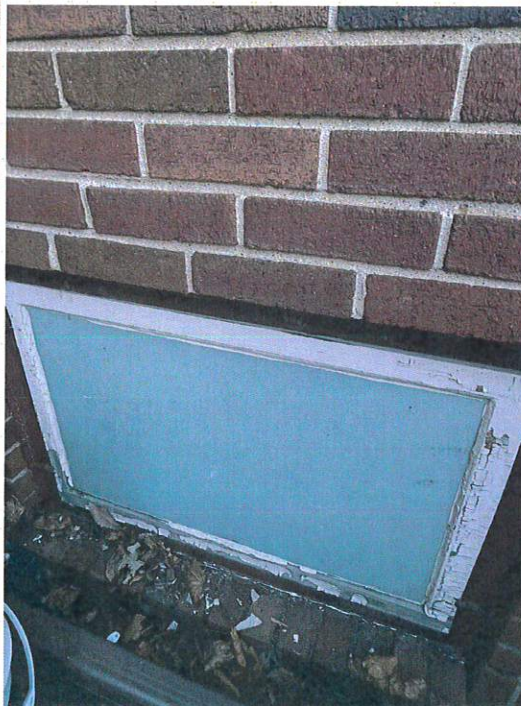
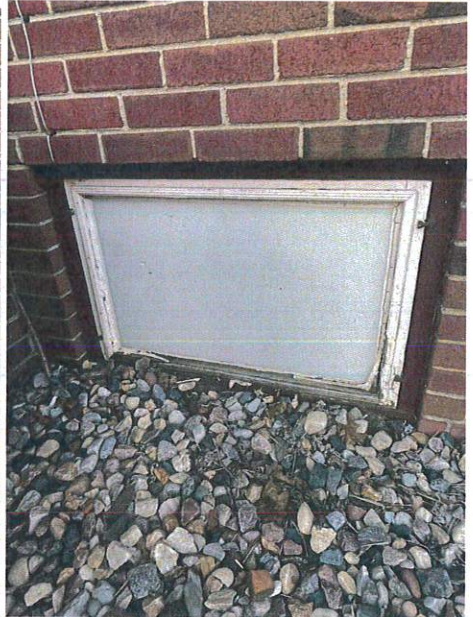




masonry

gutters

windows





Quote
Howard Carpentry LLC
6086356324
customcarpentry00@gmail.com

BILL TO
Tony Miller
anthonyrmiller161@gmail.com

Quote # 131
Date 20 Mar 2024

Item	Quantity	Price	Amount
Basement windows	1	\$2,900.00	\$2,900.00
Six basement sliders			
Bronze out, white in vinyl window			
Caulk and install			

Subtotal \$2,900.00

Grand Total

\$2,900.00

contractor license # 667-DCQ

State of Wisconsin

DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES
COMMITTED TO EQUAL OPPORTUNITY IN EMPLOYMENT AND LICENSING

DWELLING CONTRACTOR QUALIFIER

NO. 667 - DCQ

STEPHEN A HOWARD
S8103 DALE RD,
LOGINVILL, WISCONSIN 53943
UNITED STATES

Expires: 02/21/2026

The person whose name appears on this document has complied with the provisions of the Wisconsin Statutes and holds the credential specified on the front of this card. To verify the current status of this credential, use "Lookup a License" at dsps.wi.gov.

The named person has complied with Wisconsin Statutes and holds the credential specified.
Signature: Stephen A Howard

Ch 440.11, Wis Statutes, requires you to notify the Department of a name or address change within 30 days. Please submit corrected information via the web at dsps.wi.gov or by mail to DSPS at PO Box 8935, Madison WI 53708-8935.



Customer Proposal

Dealer Information

Tri State Custom Windows
3940 Wisconsin 23
DODGEVILLE WI 53533
Noah Bocek
☎ 1-608-930-1945
✉ noah@tristatecustomwindows.com

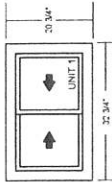
Customer Information

Tony Miller
210 Wilson St
Mt. Horeb WI 53572
☎ 608-769-5311
✉ anthonymiller161@gmail.com

Order Information

Quote Name: Tony Miller Basement Sliders
Quote ID: Q142964
Date Created: March 19, 2024
Date Modified: March 19, 2024
Expiration Date: April 18, 2024

10



Quantity: 4
Series: Midwest
Interior Color: White
Interior Trim: No - "
Notes:

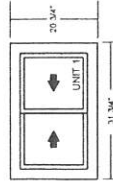
Unit Price: \$305.83
Location: Basement Sides
Exterior Color: White
Exterior Trim: Wrap Exterior in Metal

Line Price: \$1,223.32
Installation: Insert- Wrap Exterior
Glass Package: 272
Hardware: White

Overall W x H: 32 3/4" X 20 3/4"
Screen: FLEX - STD
Decorative Glass: N/A
Accessory: N/A

Unit #	Type	Width	Height	Glass Strength	Grilles	Grille Pattern	U-Factor SHGC
1	Slider	32.7500"	20.7500"	Annealed	No	N/A	

20



Quantity: 2
Series: Midwest
Interior Color: White
Interior Trim: No - "
Notes:

Unit Price: \$300.12
Location: Basement Back
Exterior Color: White
Exterior Trim: Wrap Exterior in Metal

Line Price: \$600.24
Installation: Insert- Wrap Exterior
Glass Package: 272
Hardware: White

Overall W x H: 31 3/4" X 20 3/4"
Screen: FLEX - STD
Decorative Glass: N/A
Accessory: N/A

Unit #	Type	Width	Height	Glass Strength	Grilles	Grille Pattern	U-Factor SHGC
1	Slider	31.7500"	20.7500"	Annealed	No	N/A	



Sub Total: \$1,823.56
Installation: \$2,250.00
Delivery Fee: \$0.00
Material Surcharge: \$0.00
Sales Tax - 5.50 % : \$100.29
Your Project Cost: \$4,173.85

Tony Miller

Customer Name

Customer Signature

Noah Bocek

Sales Rep Name

Noah Bocek

Sales Rep Signature

March 19, 2024

Date

Notes

Windows quoted as exact size, white on white, replacements. No interior trim work included. Wrap exterior with brown aluminum

Weighted Average Energy Values & Project Square Feet

U-Factor: 0 SHGC: 0 VT: 0

Windows FT²: 28.03

Doors FT²: 0

Payment Terms

Down Payment: 50% = \$2,086.93

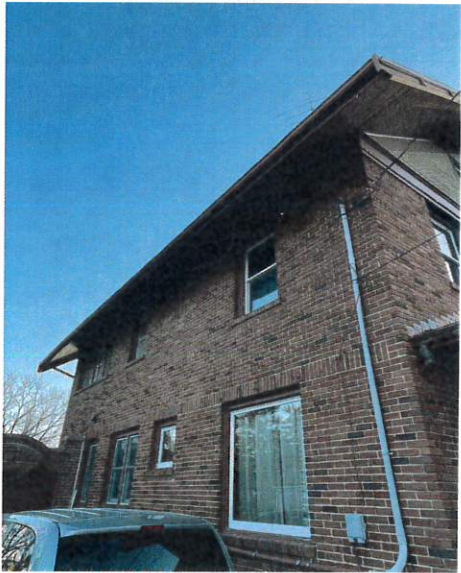
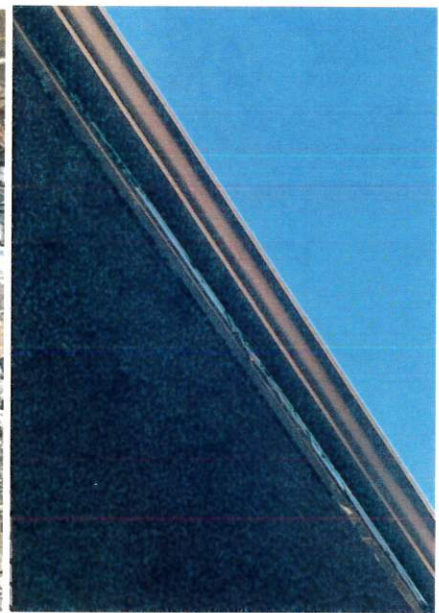
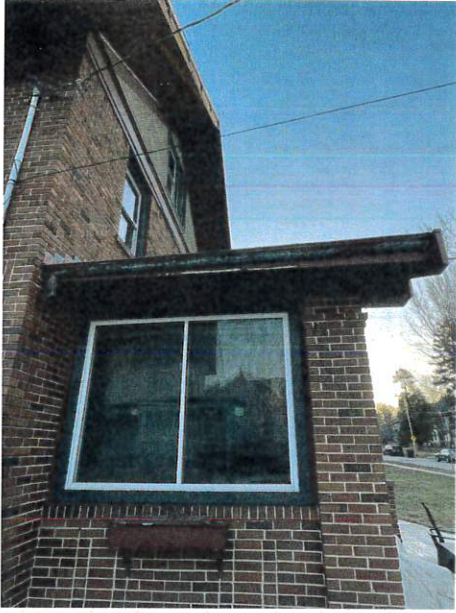
Balance Due: 50% = \$2,086.93

Payment Terms: Payment due upon project completion.

Late Payment:

Disclaimer

When Tri State Custom Windows (TSCW) is installing, the install price includes all materials, labor and disposal fees. This quote also includes replacing any existing framing that we find to be deteriorated during the removal/installation process. All window coverings, including blinds and curtains, must be removed by the customer, prior to the install teams arrival. All operable windows come with a full FlexScreen. Windows installed by anyone other than TSCW, DO NOT include pre-made jamb extensions. Post installation: It may be necessary for customers to paint and/or do minor drywall repairs after installation of windows and trim.



Proposal

SEAMLESS GUTTERS UNLIMITED

Seamless Gutters Unlimited
P.O. Box 485
New Glarus, WI 53574
(608)527-5699

PROPOSAL SUBMITTED TO:

TONY MILLER

JOB NAME:

STREET:

210 WILSON ST.

JOB LOCATION:

CITY, STATE AND ZIP CODE:

MT MOREB

Contractor

HOME PHONE:

CELL PHONE:

769-5311

License #

031700018

WORK PHONE:

DATE:

3-4-24

We hereby submit specifications and estimates

Color:

BROWN

Five-inch gutters: \$ 110'

Six-inch gutters: _____

Mitres: _____

Downspout-2x3 _____

Downspout-3x4 84'

New flashing: _____

Hinges: _____

Remove existing: _____

Haul away old: _____

Gutter cover: _____

Other: _____

Price complete: \$ 1430.-

SATISFACTION GUARANTEED!!!

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

_____ dollars (\$ _____)

Payment to be made as follows: Payable upon completion or as agreed upon acceptance of proposal.

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 executed only on written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmens Compensation insurance.

Authorized

Signature

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

Wayne Hosterman

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 of acceptance: _____

Signature: _____

Signature: _____

Division of Professional Credential
Processing
4822 Madison Yards Way
Madison, WI 53705
Phone: (608) 266-2112
Fax: (608) 267-0592
Email: dpscredtrades@wi.gov
Website: www.dps.wi.gov

Certification, License, or Registration Card

Below you will find your certification, license or registration card. This card serves as an additional piece of documentation of licensure that may be carried on person. To view details about your credential or continuing education log into the eSLA portal where you can view your credential status or use the public lookup to verify the status of your CE.

Wisconsin Department of Safety and Professional Services	
SEAMLESS GUTTERS UNLIMITED LLC	
Credential ID: DC-031700018	
Certification, License, or Registration Name	Expires:
Dwelling Contractor	2025-03-07
Signature:	

Please review the information on the card. If errors or discrepancies are found, you may contact the Department at 608-266-2112 or email DSPSCredTrades@wi.gov, and provide your ID number printed on the card. The Department should be notified of changes in addresses as they occur. Notification of address changes is the responsibility of the credential holder. A renewal notice will be emailed to the email address on file 30, 60, and 90 days before expiration. Before the expiration date of each credential indicated on the card. Renewals are contingent upon compliance with the requirements specified in Wisconsin Administrative Code SPS 305.



Frey Construction & Home Improvements, LLC

530 Park Avenue
Prairie du Sac, WI 53578
(608) 643-7914

Contractor License # 049800082

www.freyconstruction.com

Customer Information

Tony & Beth Miller
210 Wilson St
Mount Horeb WI 53572

(608)769-5311
anthonymiller161@gmail.com

Date: 03/04/2024
Rep: Grant Snider

Locations INCLUDED in scope of work to be performed

Replacing the existing gutters with new 5" gutters and 3X4 downspouts. Color TBD at a later time, rollex coil is not a close enough match

Locations EXCLUDED in scope of work to be performed

No insulation work

Gutters

Existing Gutter - 5" with 3x4 Downspouts

Product Details

Tear off existing gutters. Clean up, recycle, and dispose of all waste. Install 5" K-Style, .032 thickness (Heaviest Seamless Aluminum) Seamless Gutters fastened with Hidden Hangers and 3x4 downspouts..

2 Story

Color

TBD

Tony & Beth Miller

03/04/2024

Date

Grant Snider

03/04/2024

Date

This space intentionally left blank

Customer Information**Tony & Beth Miller**210 Wilson St
Mount Horeb WI 53572

(608)769-5311

anthonymiller161@gmail.com

Date: 03/04/2024

Rep: Grant Snider

Homeowner's Association

No

Built before 1978?

Yes

Historical Association

No

Estimated Job Timeline**Estimated Start Date**

3/15/2024-4/15/2024 weather permitting

Estimated Date of Completion

3/15/2024-4/15/2024 weather permitting

Total Contract Amount

\$3,539.50

Deposit

\$350.00

Deposit Form of Payment

Credit Card

Balance Due

\$3,189.50

Balance Form of Payment

Check

Financing Details**Amount Financed**

\$0.00

FINANCING IS SUBJECT TO CREDIT APPROVAL

This space intentionally left blank

Terms and Conditions

1. **Contract Price:** Customer agrees to pay Frey Construction & Home Improvement, LLC ("Contractor") the Balance Due upon Substantial Completion of the Project. "Substantial Completion" means the earlier of the following: (i) the date Customer takes possession of the Project site; (ii) the date completion of the Project allows for the Project site to be occupied or used for its intended purpose; or (iii) the issuance of an occupancy permit by the applicable governmental entity. The Balance Due is subject to adjustment in accordance with these Terms and Conditions. The specific job details, together with these Terms and Conditions, shall be referred to as the "Contract." This Contract may be withdrawn by Contractor if not accepted by Customer within 30 days of receipt.
2. **The Project:** Contractor shall provide the labor, materials, and equipment necessary to complete the project (the "Project") in a professional manner. Contractor may engage subcontractors to perform work hereunder. The Project may be completed in phases as determined by Contractor and Customer.
3. **Contract Time:** Contractor shall not be required to commence work on the Start Date unless Customer has paid the deposit. Subject to any extensions set forth in this Contract, Contractor will accomplish Substantial Completion of the Project by the Estimated Date of Completion.
4. **Permits:** Contractor will be responsible for obtaining all necessary permits for the Project. Permit costs will be added to the Balance Due in a Separate Invoice.
5. **Delays:** Contractor shall give Customer timely notice of any delay. The notice will specify the reason for the delay and a new proposed Estimated Start Date or Date of Completion. If the Project is delayed by any cause outside the control of Contractor, including any change requested or caused by Customer or by any public authority, site condition, labor dispute, adverse weather conditions, force majeure, or delays in delivery of materials, the Estimated Date of Completion shall be extended by the duration of such delay.
6. **Project Photographs:** Customer hereby grants permission to Contractor for Contractor to use photographs of the Project site for marketing purposes.
7. **Past Due Invoices:** Past due invoices will be subject to 1% interest charges per month until paid. The interest will be applied to the previous month's balance.
8. **Costs:** In the event Contractor prevails in any action or proceeding to collect any amount due Contractor under this Contract, or otherwise enforce this Contract, Contractor shall be entitled to recover from Customer, in addition to any other damages, its costs and expenses including reasonable attorneys' fees.
9. **Supervision of the Project:** Contractor shall be the authority for the proper placement of fixtures in accordance with recognized standards. Customer agrees that the supervision of the working forces rests exclusively with Contractor. Customer shall have the right to observe the progress of the Project provided, however, that Contractor shall not be responsible for any injury to Customer during said observations.
10. **Differing Site Conditions:** A "Differing Site Condition" is any physical condition at the Project Site that is materially different from those normally encountered in the construction of this type of Project, such as rotten wood, etc. If Contractor encounters a Differing Site Condition, Contractor shall provide notice to Customer. If a Differing Site Condition is encountered by Contractor when performing the Project, then the Contract Price and the Estimated Date of Completion Date shall be adjusted as follows: (i) the Contract Price shall be adjusted to include the additional costs incurred by Contractor, including time and material at \$80.00 per hour plus 25% over material, labor, and subcontractor costs; and (ii) the Estimated Date of Completion Date shall be extended a reasonable number of days necessary to complete the Project.
11. **Mold Abatement:** This contract does not include, unless expressly specified, any mold abatement, removal, or cleaning. If mold is found existing on the premises, any cost to abate, remove, or clean shall be paid by the homeowner as an extra. In addition, any warranty given to the homeowner under this contract does not include the cost to abate, remove, or clean mold that may be found on the premises in the future.
12. **Project Site Damage:** Contractor is not responsible for damage to the interior of the Project site caused by exterior work, including knick-knacks and pictures falling off walls, nail pops, and cracked drywall. Contractor is not responsible for concrete damage caused by equipment.
13. **NOTICE CONCERNING CONSTRUCTION DEFECTS:**
WISCONSIN LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST THE CONTRACTOR WHO CONSTRUCTED YOUR DWELLING OR COMPLETED YOUR REMODELING PROJECT OR AGAINST A WINDOW OR DOOR SUPPLIER OR MANUFACTURER. SECTION 895.07 (2) AND (3) OF THE WISCONSIN STATUTES REQUIRES YOU TO DELIVER TO THE CONTRACTOR A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE BEFORE YOU FILE YOUR LAWSUIT, AND YOU MUST PROVIDE YOUR CONTRACTOR OR WINDOW OR DOOR SUPPLIER THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR REMEDY THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR OR WINDOW OR DOOR SUPPLIER. ALL PARTIES ARE BOUND BY APPLICABLE WARRANTY PROVISIONS.
14. **Repairs:** Contractor shall not be obligated to repair any construction defect caused, in whole or in part, by: (i) Customer's improper maintenance of the Project; (ii) natural occurrences beyond Contractor's control; (iii) defects in materials supplied by anyone other than the Contractor; (iv) any work performed by Customer or Customer's agents; (v) normal wear and tear; and (vi) materials or products covered by other warranties.

15. Warranties: EXCEPT FOR THOSE WARRANTIES PROVIDED TO THE CUSTOMER IN WRITING, CONTRACTOR MAKES NO OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING WITHOUT LIMITATION THE CONDITION OF THE WORK, ANY IMPLIED WARRANTY OF MERCHANTABILITY, USE, HABITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, AND ANY AND ALL SUCH OTHER WARRANTIES ARE HEREBY DISCLAIMED. CUSTOMER AGREES THAT IN NO EVENT SHALL CONTRACTOR BE LIABLE TO CUSTOMER FOR ANY LOSS OF USE, LOSS OF BUSINESS, LOSS OF PROFIT, EMOTIONAL DISTRESS, PERSONAL INJURY, BODILY INJURY, DEATH, OR INDIRECT, INCIDENTAL OR, CONSEQUENTIAL DAMAGES, CAUSED DIRECTLY OR INDIRECTLY BY THE ACTS OR OMISSIONS OF CONTRACTOR UNDER THE CONTRACT. ANY WRITTEN WARRANTIES PROVIDED TO CUSTOMER, IF ANY, ARE NOT ASSIGNABLE TO ANY OTHER PARTY.

16. LIEN NOTICE: AS REQUIRED BY THE 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 SIXTY (60) DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER WILL LIKELY RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND OWNER SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO OWNER'S LENDER, IF ANY. CONTRACTOR AGREES TO COOPERATE WITH OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

17. Miscellaneous terms: If any provision of this Contract shall be deemed invalid or unenforceable, such invalidity or unenforceability shall not invalidate the entire Contract; instead, the entire Contract shall be construed as if not containing the particular invalid or unenforceable provision, and the rights and obligations of Customer and Contractor shall be construed and enforced accordingly. This Contract shall be binding upon, and inure to the benefit of, the parties hereto and their respective legal representatives, heirs, personal representatives, administrators, successors and assigns. All disputes shall be resolved in the courts of the State of Wisconsin. The interpretation, construction and performance of this Contract shall be governed by the laws of the State of Wisconsin. This Contract shall constitute the entire agreement between Customer and Contractor with respect to its subject matter, and shall not be modified or amended except by a writing signed by Customer and Contractor. A change order signed by the parties shall constitute such a modification whether attached or separately executed. The provisions of this Contract supersede all prior oral and written quotations, communications, and understandings of the parties with respect to the subject matter of this Contract. No oral representations or statements made by Customer or Contractor or their representatives or agents shall modify the terms and conditions of this agreement. Consulting with Counsel. Customer has read this contract and has had the opportunity to consult third parties, including attorneys. Customer understands the terms and conditions of the contract.

By signing below you confirm that you (the Customer) have received the terms & conditions of the Contract and are in agreement.

Tony & Beth Miller

03/04/2024

Date

Grant Snider

03/04/2024

Date

This space intentionally left blank

NOTICE OF CONSUMER'S RIGHT TO RECEIVE LIEN WAIVERS

If a consumer requests lien waivers, a seller of home improvement services must provide lien waivers from all contractors, subcontractors, and material suppliers. This Wisconsin law protects consumers from having liens filed against their property. Lien waivers prevent the filing of a lien on your home in the event that a contractor does not pay suppliers or subcontractors.

For more information about home improvement law, contact the Wisconsin Consumer Protection Bureau at 1-800-422-7128 or www.datcp.wi.gov.

Tony & Beth Miller**03/04/2024**

Date

Grant Snider**03/04/2024**

Date

By signing below you confirm that you (the Customer) have received the Wisconsin "Right to Cure" Law brochure.

Tony & Beth Miller**03/04/2024**

Date

Grant Snider**03/04/2024**

Date

By signing below you confirm that you (the Customer) have received the The Notice of Cancellation.

Tony & Beth Miller**03/04/2024**

Date

Grant Snider**03/04/2024**

Date

This space intentionally left blank

NOTICE OF CANCELLATION

You may cancel this agreement by mailing a written notice to:
 Frey Construction & Home Improvement, LLC
 530 Park Ave
 Prairie du Sac, WI 53578
 USA

before midnight of the third business day (excluding Saturdays, Sundays and holidays) after you signed this agreement. If you wish, you may use this page as that notice by writing "I hereby cancel" and adding your name and address. A duplicate of this page is provided by the seller for your records. If you cancel, any property traded in, any payments made by you under the contract of sale, and any negotiable instruments executed by you will be returned within 10 BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of this transaction will be cancelled.

NO LATER THAN MIDNIGHT OF THE THIRD BUSINESS DAY FROM THE DATE OF THIS CONTRACT.

I HEREBY CANCEL THIS CONTRACT.

 SIGNATURE DATE: BUYER'S

You may cancel this agreement by mailing a written notice to:
 Frey Construction & Home Improvement, LLC
 530 Park Ave
 Prairie du Sac, WI 53578
 USA

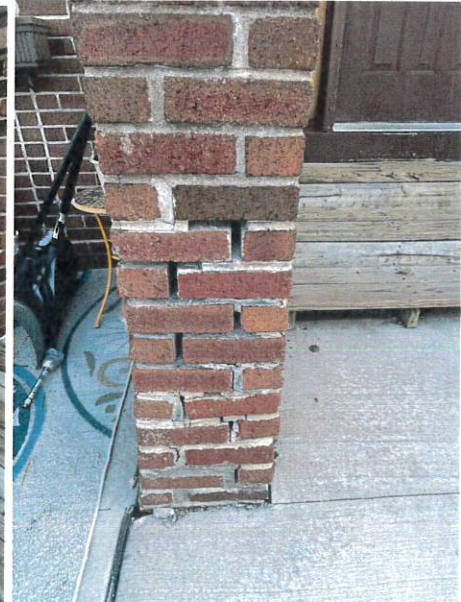
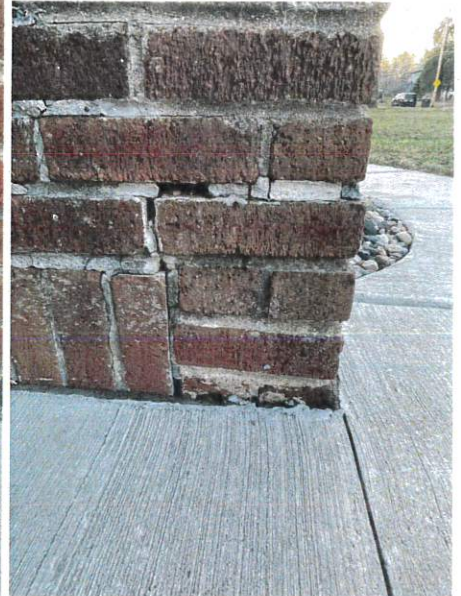
before midnight of the third business day (excluding Saturdays, Sundays and holidays) after you signed this agreement. If you wish, you may use this page as that notice by writing "I hereby cancel" and adding your name and address. A duplicate of this page is provided by the seller for your records. If you cancel, any property traded in, any payments made by you under the contract of sale, and any negotiable instruments executed by you will be returned within 10 BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of this transaction will be cancelled.

NO LATER THAN MIDNIGHT OF THE THIRD BUSINESS DAY FROM THE DATE OF THIS CONTRACT.

I HEREBY CANCEL THIS CONTRACT.

 SIGNATURE DATE: BUYER'S

This space intentionally left blank



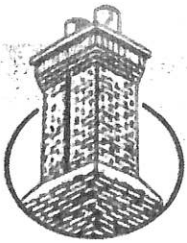
Bill markin
2251 State Rd 92
Mt Horeb, WI 53572

608-957-6339

INVOICE NO. 392716

Invoice

BILL TO		SERVICE PERFORMED AT	
ADDRESS 210 Wilson St		ADDRESS	
CITY, STATE, ZIP Mt Horeb, WI 53572		CITY, STATE, ZIP	
CUSTOMER ORDER NO.	SOLD BY	TERMS	DATE
Class A tuck pointing & brick repair includes tuck pointing and replacement of bad brick and water seal			
total amount of bid		\$ 2,500.00	



CARLSON'S CHIMNEY

PROFESSIONAL CHIMNEY SERVICES

33445 Michaels Rd, Cazenovia WI, 53924 1-608-983-2568

Proposal Submitted To:

Tony ?

??

Mt. Horeb

WI

Input Date 3/7/2024

Home #

Work #

Cell # 1-608-769-5311

Email ??

Condition Report:

Per pictures: Severely Cracked & Deteriorating Mortar Joints, Possible loose brick.

Scope Of Work

Grind out 100% of the deteriorated mortar joints. Tuck-point, which includes grinding out 1 inch of the old mortar, cleaning and rinsing the dust and chimney, and applying new mortar to damp surface to ensure integrity and quality.

Reset any loose brick as needed.

All mortar & concrete will be tinted to match existing color as close as possible.

Time and Material

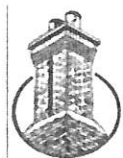
Ground level labor rate \$ 85.00 per hr

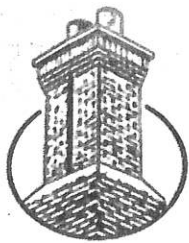
Estimated time: 10 - 12hrs

Estimated Materials:

\$ 850.00 - \$ 1020.00

\$150.00 - \$ 200.00

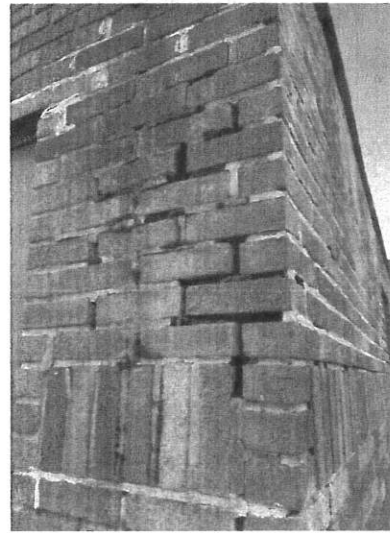
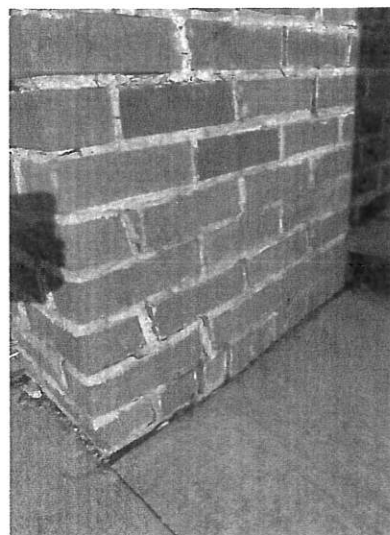
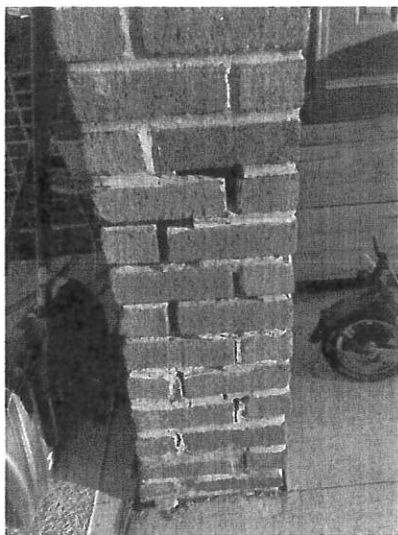




CARLSON'S CHIMNEY

PROFESSIONAL CHIMNEY SERVICES

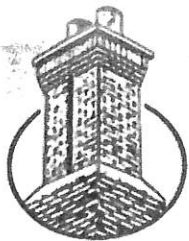
33445 Michaels Rd, Cazenovia WI, 53924 1-608-983-2568



Daily Procedures:

- All debris shall be cleaned up on a daily basis.
- The roof shall be protected as needed with canvas tarps / plywood and rinsed to prevent mortar stains.
- All incidental debris will be removed from gutters.
- The mortar mixing area will be swept and rinsed clean to prevent mortar stains.
- The chimney will be covered to and protected to the best of our ability. Note: The furnace and water heater flue will be left open to allow gases vent properly.
- You will be informed of the job's progress and the start and finish times.
- We complete our jobs one at a time. You can rely on us to arrive daily until the job is complete (weather permitting or unless otherwise notified).





CARLSON'S CHIMNEY

PROFESSIONAL CHIMNEY SERVICES

33445 Michaels Rd, Cazenovia WI, 53924 1-608-983-2568

WARRANTIES & ACCEPTANCE OF PROPOSAL FORM

Insurance: The customer will receive an updated Certificate of Insurance from our agent upon request by contacting the House of Insurance at 414-327-3800, 7431 West Coldspring Road Greenfield, WI 53220.

Product Warranties:

All warranties include all labor and materials necessary to replace/repair any defective item.

Stainless Steel: Lifetime

Aluminum Liners: 15 years (when connected to a gas water heater only), 5 years (when connected to a boiler or fan assisted gas furnace)

B-Vent Liner Systems: 15 years (100% warranty, not prorated)

Stone And Brick Masonry Rebuilds: 15 years (when completely rebuilt from the roof-line). 10 years on portion of the rebuild.

Poured Concrete Caps: 15 years. Excludes any cracks caused by extensive heat from the fireplace.

Flashings: 10 years, no leak or until a new roof is installed.

Tuck-pointing: 7 years (2 years if previously tuck-pointed)

Chim-Saver Water Repellent: Warranted to repel water for 10 years. Excludes any brick or stone deterioration.

Regency/Hampton Stoves and Inserts: Lifetime on the unit (3 years on the blowers).

20-year Warranty: Applicable when the chimney is completely relined with stainless steel liners, completely rebuilt (from the roof-line or lower), and a new flashing is installed.

Note: If a furnace / boiler is venting into the chimney without an UL (Certified Listed Liner), the masonry has a 3 year warranty.

All Warranties are transferable to the next homeowner.

If required, the homeowner would be responsible for permit and fees.

Forman Contact Information:

Chris Carlson, Owner / Operator: 414-617-6956 chris@carlsonschimney.com

Total (tax included): 1220.00

35% Down Payment Due the day the job is started: 420.00
800.00

Balance Due upon completion:

ACCEPTANCE OF CONTRACT: The above prices, specifications, and conditions are satisfactory. The customer hereby authorizes and accepts Carlson's Chimney to perform the work as specified. Payments WILL be made as outlined above. All warranties are cancelled if payment is not made as agreed. A 20% cancellation fee will apply to all contracts cancelled after three business days. All accounts past due 15 days after the job is completed are subject to a 25% APR interest fee.

"CUSTOMERS RIGHT TO CANCEL": The customer may cancel this agreement by mailing a written notice to Carlson's Chimney at 33445 Michaels Rd Cazenovia WI, 53924 within three days from signed contract.

Approximate Start Date 3- 4 weeks after contract is signed. (Weather Permitting)

AUTHORIZED BY: Chris Carlson

DATE: 3/7/2024

Chris Carlson Certified Chimney Sweep # 6104

X Tony ?

DATE _____



Residential Improvement Program Scoring			
Level of Performance	Strong	Fair	Weak/Poor
Score	10-7 Points	6-4 Points	3 Point or Below
Property Condition		5	
Age of home	10		
Percentage of Average Assessed Value	10		
Percentage of Improvements of Assessed Value			3
Repair of historical elements		6	
Quality of materials	7		

Thoroughness of application	7		
Sustainability, energy efficiency		5	
Financial Hardship			3
<u>Application Score</u>			
Score			56
Total Overall Points for Grant Application: 100 Points			

United Way 2020-2022 Community Impact Grant Scoring Rubric

Section 1- Program Information, Target Population, United Way Criteria & Population			
Level of Performance	Strong	Fair	Weak/Poor
Score	10-7 Points	6-4 Points	3 Point or Below
<i>Program Description: Is the program goal or purpose clearly identified?</i>	Program description clearly identifies program goals or purpose.	Program description adequately describes the program goals or purpose.	Program description marginally identifies program goals or purpose.
<i>United Way Criteria: Does the program clearly align with United Way program criteria?</i>	Program clearly aligns with selected United Way program criteria.	Program somewhat aligns with selected United Way program criteria.	Program does not appear to align with selected United Way program criteria.
<i>Target Population: Is the target population clearly identified?</i>	Target population is clearly identified, and agency has demonstrated experiencing serving this population.	Target population is somewhat identified, and agency has demonstrated experience serving this population.	Target population is marginally identified, and agency has little previous experience serving this population.
<i>Innovation and Duplication of Services: Is there clear description on program providing non-duplicated services?</i>	Description shows unique/innovative approach to addressing need and is not duplicating other services.	Description shows some innovation in approach and may have duplication but provides complementary services to other agencies.	Description shows marginal innovation/unique approach to addressing issues and is a duplication of services.
Level of Performance	Strong or N/A	Fair	Weak/Poor
Score	5 Points	4-3 Points	2 Points or Below
<i>Workplace Campaigns: If applicable, all partners agree to run a workplace campaign, which should include capturing participation, setting a goal and running a campaign.</i>	Program ran a strong campaign and included information on participation and goals. N/A if new program applying.	Program ran a campaign but did not demonstrate strong participation efforts or goal setting.	No participation in United Way campaign.
<i>Organization's Financial Document Submission: if applicable, all financial documentation should be turned in complete and on time.</i>	Program turned all financials in on time. N/A if new program applying.	Program turned in financials on time or turned in financials past due once or twice with explanation.	Financials consistently turned in past deadline or not at all.

Section 2- Program Design, Outcome Measures and Evaluation			
Level of Performance	Strong	Fair	Weak/Poor
Score	6-5 Points	4-3 Points	2 Points or Below
<i>Program Core Services: Are they well thought out and clearly explained?</i>	Program core services including resources, activities and participation are well thought out and clearly explained.	Program core services including resources, activities and participation are partially thought out and somewhat explained.	Program core services including resources, activities and participation are not well thought out and not well explained.
<i>Program Activities: Are changes within the program participants clearly identified through program activities/services?</i>	Changes to occur within program participants as the direct result of the program activities/services are clearly defined.	Changes to occur within program participants as the direct result of the program activities/services are somewhat defined.	Changes to occur within program participants as the direct result of activities/services are marginally or not defined.
Level of Performance	Strong	Fair	Weak/Poor
Score	5-4 Points	3 Points	2 Points or Below
<i>Partnerships & Collaborations: Are program partnerships and collaborations clearly defined and used to enhance program delivery?</i>	Program clearly uses partnerships and collaborations to enhance program delivery.	Program partnerships and collaborations are suggested but not clearly defined.	No program partnerships or collaborations are discussed.
Level of Performance	Strong	Fair	Weak/Poor
Score	6-5 Points	4-3 Points	2 Points or Below
<i>Outcome Measures: Are the outcomes measurable actions, realistic and timely? Are they achievable?</i>	Measurable action, realistic and timely outcome measures (program objectives) are listed. Outcomes seem achievable.	Outcome measures somewhat specific, measurable, action oriented, realistic and timely. Outcome appear somewhat achievable.	Outcome measure is not specific, measurable or appear to be achievable.
<i>Data Collection: Is there a data collection plan in place to be used for future program improvements?</i>	A well thought out collection plan is in place to use the collected data for future program improvements.	A data collection plan is listed but it is unclear how the information will be used for future program improvements.	The data collection plan is not well explained, no details are provided to show how evaluation data will be used for future program improvements.

Section 3- Budget Justification and Narratives			
Level of Performance	Strong	Fair	Weak/Poor
Score	15-10 Points	9-5 Points	4 Points or Below
Budget: Is the budget detailed, complete, and clearly supports the work outlined?	Budget is detailed, complete and clearly supports the work outlined. Revenue/expense seems reasonable.	Adequate budget information. Appears to somewhat support the work outlined.	The program budget is vague and/or incomplete and is unclear how it supports the work outlined.
Detailed Budget Narrative: Is use/purpose of funding detailed and clear?	Each expense line item on budget is clearly identified and shows the purpose of funding.	Most expense line items on budget are somewhat identified and shows purpose of the funding.	Expense line items marginally identified or not identified, and purpose of funding is unclear.
Section 4- Success Story			
Level of Performance	Yes	No	
Score	1 Point	0 Points	
Success Story	Story provided that aligns with	No story provided.	
Total Overall Points for Grant Application: 100 Points			



AGENDA ITEM REPORT

MEETING DATE

April 10, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.b

Consideration of Residential Exterior Improvement Program Grant Application: 307 N Third Street, Jackie and Ryan Monfils

BACKGROUND

This application is to replace a deteriorating retaining wall that supports the property's driveway. The project scores well for property condition, age of home, percentage of average assessed value, quality of materials and thoroughness of the application. The scoring rubric is included in your packet.

RECOMMENDATION

ATTACHMENTS

1. 2024-02-07 Residential Exterior Imp Program - 307 N Third
2. Monfils Scoring



VILLAGE OF MOUNT HOREB
E. Main Street
Mount Horeb, WI 53572
Phone: (608) 437-6884 Fax: (608) 437-3190
Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

(Please complete and submit one application for the complete project)

APPLICANT INFORMATION

Applicant Name _____

Property Address _____

Phone _____ Email _____

PROPERTY INFORMATION

Year Home Built _____ Purchase Year of Home _____

Assessed Value of Home \$ _____

PROJECT INFORMATION

Proposed Start Date _____ Proposed Completion Date _____

Contractor Name _____ Contractor License # _____

Contractor Address _____
Street City State Zip

Contractor Phone _____ Contractor Email _____

Total Project Estimate \$ _____ Grant Request \$ _____

Other funding sources that will be used: _____

Project Narrative (attach additional sheets if necessary).

Please include information related to the work that will be done, colors that will be used, why there is a need for the project, and other information that will be relevant to making a decision on the grant application.

DOCUMENTS TO INCLUDE

- ☐ Two contractor proposals
- ☐ Site plan
- ☐ Copy of Contractor License Information.
- ☐ Proof of Insurance
- ☐ Photos of what will be repaired

Certification: The information provided above is true and accurate to the best of my knowledge and I have read and understand the guidelines of the Village of Mount Horeb Residential Exterior Improvement Program and agree to abide by its conditions. I acknowledge that the Village Board has the right to terminate this agreement under the Residential Exterior Improvement Program if I, as the applicant, am found to be in violation of any conditions set forth in the guidelines of the program. I understand this is a matching grant up to \$5,000.

Applicant Signature _____

Date _____

Office Use Only	
Date Application Received: _____	Does this applicant qualify for a building permit? ☐ Yes ☐ No
Community Development Authority Review Date: _____ ☐ Recommended approval without conditions ☐ Recommended approval with conditions ☐ Recommended denial Recommended conditions or reason for denial (if applicable): 	
Common Council Review Date: _____ ☐ Approved without conditions ☐ Approved with conditions ☐ Denied (reasons below) Conditions or reason for denial (if applicable): _____ _____ Authorized Grant Amount: _____	
Date Check Issued: _____	



VILLAGE OF MOUNT HOREB

E. Main Street
Mount Horeb, WI 53572
Phone: (608) 437-6884 Fax: (608) 437-3190
Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM

PROJECT CLOSE-OUT

Grant Recipient _____

Property Address _____

☐ Attach photos of completed project.

By signing below, you verify that all work on this project had been completed to the best of your knowledge and, in your opinion, is acceptable to you and completed in accordance with the requirements of the Residential Exterior Improvement Program and consistent with the nature of this application.

Contractor Signature

Date

Applicant Signature

Date

Village Staff

Date

Village Treasurer Signature

Date

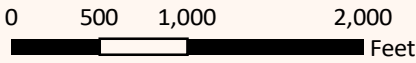
Village Administrator Signature

Date

Mt. Horeb - TID 5

-  TID 5
-  TID 5 - Half Mile Radius

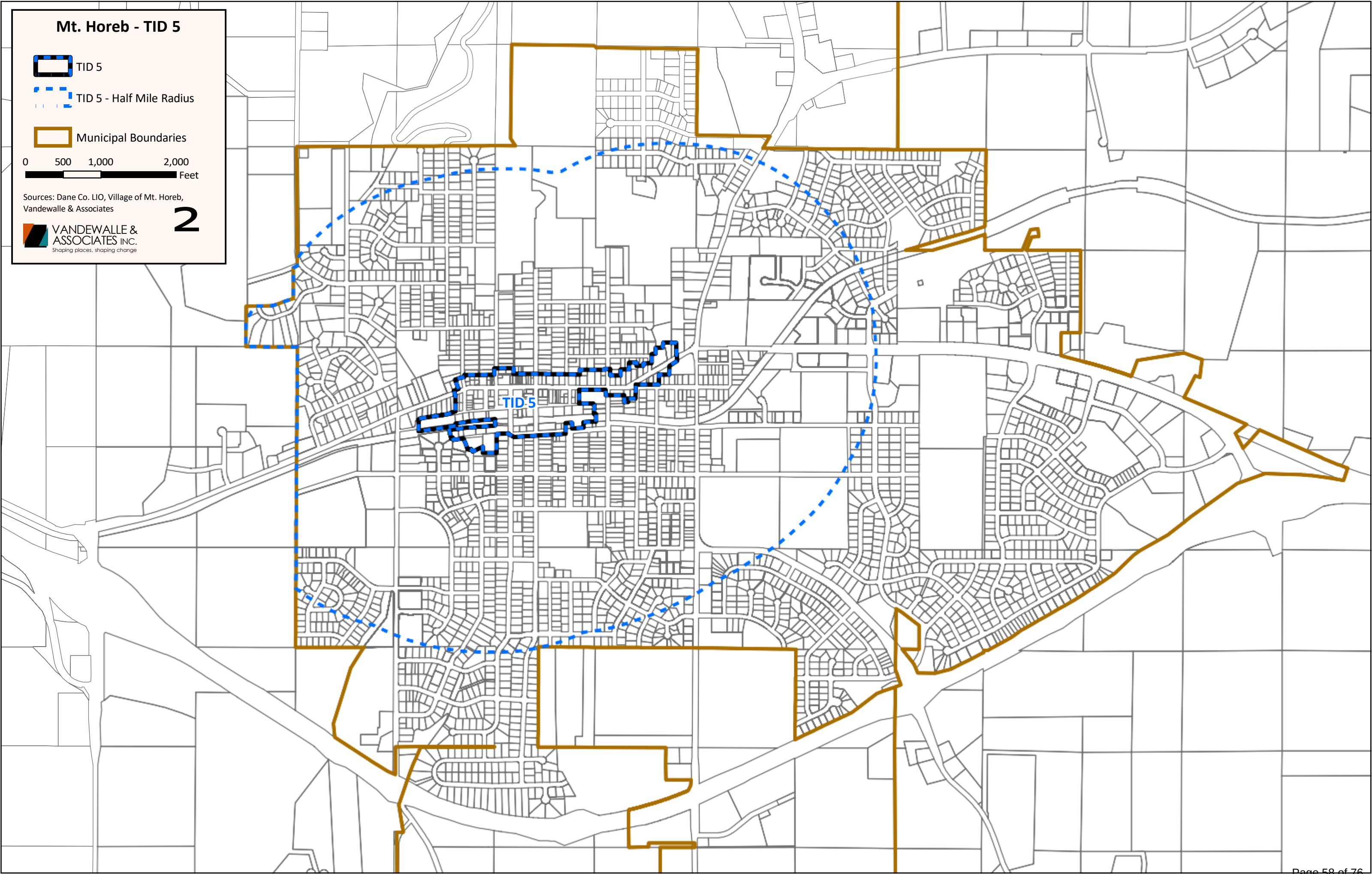
 Municipal Boundaries



Sources: Dane Co. LIO, Village of Mt. Horeb,
Vandewalle & Associates



2





Jackie Monfils <jackiemonfils777@gmail.com>

Landscape Proposal

Anthony Johnson <AJohnson@mapleleaflandscape.com>

Wed, Feb 7, 2024 at 9:50 AM

To: Jackie Monfils <jackiemonfils777@gmail.com>, Ryan Monfils <Ryanmonfils@gmail.com>

Hi Jackie (& Ryan),

I've spoken with the estimator that you originally met with that gave me the numbers for the proposal. All the pricing is still good on the estimate. If you have any other questions, feel free to contact me and we look forward to working with you this year.

Thank you,

Anthony (Tony) Johnson

Landscape Admin Asst.



[Quoted text hidden]

Contract of Agreement/Proposal – 2023

10/18/2023



Dependable, Professional, Expert Service
2416 Spring Rose Road • Verona, WI 53593
P.O. Box 930095 • Verona, WI 53593-0095
(608)845-2203 • Fax (608)848-2250
www.mapleleaflandscape.com

Jackie Monfils
307 N Third Street
Mt Horeb, WI 53572

P: (414) 313-0484
E: jackiemonfils777@gmail.com

We hereby submit specifications and estimates for:

- Travel, set up, deliveries, clean up, and removal of existing timber wall
\$700.00 + tax
- Furnish and install 210 face feet (105' by 2') of limestone boulder retaining wall. Furnish and install 140N wall fabric to control erosion.
\$6,300.00 Non-taxable
- Furnish and all necessary topsoil, Madison Parks seed with Quick-to-Grow, and straw erosion netting to repair all damage due to machinery access
\$950.00 + tax

Taxable: \$1,650.00 Tax: \$90.75 Non-taxable: \$6,300.00 Total: \$8,040.75

Permits:

- There are no building or construction permits necessary for Maple Leaf's work.

Timeline

Maple Leaf's work will be scheduled upon receipt of a signed contract. Maple Leaf will inform you of any changes in scheduling. If Maple Leaf anticipates any delays, it will notify you. Please note that the weather may significantly impact Maple Leaf's timeline estimate.

SEE BACK/ATTACHED SHEET FOR ADDITIONAL TERMS & CONDITIONS

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

To accept this contract, please sign/date below and return one of the copies. By signing below, you are agreeing to the above proposal in addition to the terms and conditions.

X	Date	X	Date
Customer Signature		Joel Grant, Maple Leaf Inc.	

NOTICE OF CONSUMER'S RIGHT TO RECEIVE LIEN WAIVERS

If a consumer requests lien waivers, a seller of home improvement services must provide lien waivers from all contractors, subcontractors, and material suppliers. This Wisconsin law protects consumers from having liens filed against their property. Lien waivers prevent the filing of a lien on your home in the event a contractor does not pay suppliers or subcontractors.

For more information about home improvement law, contact the Wisconsin Consumer Protection Bureau at 1-800-422-7128 or www.datcp.wi.gov.

Acknowledgement of Receipt

Consumer's Signature	Date
----------------------	------

Landscape Terms & Conditions

Acceptance: This proposal may be withdrawn by Maple Leaf, Inc. if not accepted within 30 days. Prices, specifications, and conditions as outlined in this proposal/contract are satisfactory and hereby accepted. Maple Leaf, Inc. is authorized to do the work as specified in this proposal/contract. Deposit is due at time of acceptance as described within payment terms.

Payment Terms: For projects less than \$10,000.00 a deposit of 50% is required at the time of acceptance. For projects equal to or greater than \$10,000.00 in value; a deposit of 30% is required at the time of acceptance, 30% due upon commencement of project, and 30% due at time indicated within mutually agreed upon project schedule. Unless terms are specified to the contrary, full payment is required upon completion. If payment in full is not received within 10 days from invoice date, a finance charge of 1.5% per month (18% APR), or the maximum legal rate if less than 18% APR, will be added to the total due. **All credit card payments will automatically be billed an additional 4% processing fee to each balance being paid.**

Breach of Contract: In the event you fail to pay as required by this agreement, any fees or costs incurred by Maple Leaf, Inc. in the demand, commencement and/or prosecution of collection activities, including actual attorneys' fees, will be borne by you.

Early Termination of Contract: In the event that Maple Leaf, Inc. terminated this agreement for cause, or Owner terminates this agreement early without cause, Owner shall be obligated to pay for all services actually received, plus Maple Leaf, Inc.'s loss, based on the number of occasions services would have been provided had the agreement not been terminated early, for the remaining term of the agreement.

Cancellation of Services: Failure to pay the total amount within forty-five (45) days of service may result in Maple Leaf, Inc.'s refusal to perform additional services under this proposal/contract.

Opportunity to Cure: In the event of default by Maple Leaf, Inc. for failure to complete work in a timely fashion, or to customer's reasonable satisfaction, this agreement cannot be terminated by customer unless, prior to such termination, Maple Leaf, Inc. is given reasonable notice of such default, and an opportunity to cure, Maple Leaf, Inc. shall have ten (10) business days from receipt of written notice to cure any alleged defects or deficiencies.

Warranty: On accounts paid in full, according to terms, a 2-year warranty from the date of invoice exists on installed hardscape craftsmanship or product defects (excluding poured concrete). Hardscape is defined as landscaping constructed with natural stone, pavers, bricks, and block. A 1-year warranty exists on installed original plant material (if properly cared for) for a one-time replacement on zone 4 plant material only (excludes perennials and annuals); labor for replacement plantings will be billed additionally. Sod and Seed are not guaranteed since their survival depends solely on the care given after installation.

Concrete & Stamped Concrete: Maple Leaf Inc. will make every attempt necessary to avoid cracks that may occur during/after installation. Due to the freeze thaw cycles in our climate, we will not guarantee that our concrete will not crack. In most cases, joints will be tooled in or cut into the installation in an attempt to direct cracks along a specified line. Maple Leaf Inc. is not responsible for any color variation found within any concrete. Salt should not be used on concrete less than 3 years old or if unsealed. Maple Leaf will not be held responsible for pitting of concrete due to early or excessive salt use.

Driveway Damage: Dropping of product in the city street is illegal in most jurisdictions; if this is the case for your project, we will be dropping product in your personal driveway. Maple Leaf Inc., is not responsible for any damages to your driveway during dropping of these materials for your project. Maple Leaf Inc. holds no responsibility to any damage caused by equipment, trucks, or materials relating to cracking, pitting, scratching, or catastrophic failure to any pavement areas.

Additions, Revisions, and Damage: Additions to the contract specifications involving extra costs or work arising out of Owner's breach of this Agreement, will require prior written approval (change order form) and will become an extra charge over and above the original Proposal/Contract.

Rate Adjustments: Maple Leaf Inc. reserves the right to adjust its rates at any time or assess surcharges based upon increases or decreases in fuel costs, disposal facility costs, vendor costs or due to changes in local, state, or federal laws and regulations.

Scheduling: Jobs are scheduled upon receipt of the signed Proposal/Contract. You will be notified of an approximate start date. Occasionally, our schedule needs adjusting due to weather, job delays, back ordered material, etc.

NOTICE OF LIEN RIGHTS: AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, MAPLE LEAF, INC. HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNERS LAND MAY HAVE LIEN RIGHTS ON OWNERS AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO MAPLE LEAF, INC. 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 PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. MAPLE LEAF, INC. AGREES TO COOPERATE WITH THE OWNER AND THE OWNERS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Acts of God: Strikes, accidents, inclement weather or other "acts of god" which cause damage to the work performed, death of nursery stock or delays are beyond our control and do not constitute non-performance or liability on our behalf.

Utilities: Diggers Hotline will be called prior to commencement of projects to mark public utilities (Electric, Gas, and Cable). Diggers Hotline does not mark private utilities such as, but not limited to: drain tile, low voltage lighting, invisible fence, irrigation lines and heads, septic lines, and pool equipment lines. Maple Leaf, Inc. cannot be held responsible for damage to and/or repair of unmarked/mismarked public/private utilities on site. Marking of all private utilities on the site prior to start of the project is the responsibility of the owner.



Site Plan - Retaining Wall Reconstruction

Village of Mount Horeb
February 1, 2024



State of Wisconsin
Department of Agriculture, Trade and Consumer Protection

Company Information

Business License #: 93-003578-012418

Business Name: MAPLE LEAF INC

Contact: JOEL GRANT

Address Line 1: 2416 SPRINGROSE RD

City, State, Zip: VERONA, WI 53593

County: DANE

Date Last Updated: 4/1/2024

Search By: [Business Location Name](#) [Business License Number](#) [Business City/County or Zip](#)

Copyright © 2024 [Kelly Registration Systems, Inc.](#)

Data provided by Wisconsin Department of Agriculture, Trade & Consumer Protection in cooperation with Kelly Registration Systems, Inc. The data is freely available to anyone. Please send an [email](#) if you find incorrect information.

Kittleson Landscape, Inc.

Jackie Monfils
307 N. 3rd street
Mount Horeb, WI 53572

10486 CTH ID
Blue Mounds, Wisconsin 53517
Telephone (608) 437-8845
Fax (608) 437-4422
www.kittlesonlandscape.com

13 October 2023

We are pleased to propose the following work as described below:

- 1) Remove existing timber retaining wall on south side of property and replace it with A limestone retaining wall. We will use the neighbor's driveway for access and stage material in Monfils front lawn on third street.

Total for this portion is \$7440.00 nontaxable

- 2) Repair all damaged lawn areas to include topsoil, grass seed, fertilizer and straw mulch.

Total for this portion is \$1886.00 taxable

ROUGH GRADE AND OR BLACK DIRT IF NEEDED WILL BE ADDITIONAL.
I have read and agreed to contract terms as stated below.

Customer Signature _____

Date _____

30% deposit sent \$_____.00

Sincerely,

Ryan Henry
Kittleson Landscape Inc.



10486 CTH ID
Blue Mounds, Wisconsin 53517

Telephone (608) 437-8845

Fax (608) 437-4422

www.kittlesonlandscape.com

30% Down payment is required. Payment in full is due at the time of completion or within 10 days of that date. Accounts remaining unpaid after 30 days of completion will be considered past due and will be assessed finance charge and a \$5.00 late charge per billing cycle. The finance charge shall be calculated at the periodic rate of 2.0% per month (ANNUAL PERCENTAGE RATE OF 24%). The unpaid balance upon which is a finance charge is computed is the closing balance of the prior statement, plus any credit purchase made or finance charges incurred during the monthly period, less and payments made or credits from adjustments for purchase refunds given during the monthly period.

In the event Customer is (1) in default as defined by 425.103 of the Wisconsin Statutes or Debtor is not a customer as defined by the Wisconsin Consumer Act, then the failure to pay within 10 days of the statement date and (2) has not cured the default within 15 calendar days of the date of mailing of notice to cure the full amount of Customer's account shall, without prior notice or demand, become immediately due and payable.

Kittleson Landscape, Inc. is not responsible for washouts or settling due to sub grade work by others or on new construction.

Work performed beyond "growing season" will be at the responsibility of the owner

If Kittleson Landscape Inc. is short of all or part of the nursery stock described herein, Kittleson landscape, Inc., can at its option substitute delivery for the nursery stock in short supply with similar kinds of equal value or deduct the nursery stock in short supply from the sales contract.

Trees and shrubs have a 1 year warrantee from the date they are installed. If proper care was not performed as in watering the warrantee is void.

Perennials have a warrantee of the growing season they are installed. (Also with proper care taken.)

Seed and sod warrantee does not apply if proper care is not taken. If high winds and or heavy rains occur, repairs Will be completed on a time and material basis.



Image 1: Photo taken facing southeast at the failing retaining wall visible to all park goers. The lowest timber layer is completely rotted. The wall is tipping and does not stand vertical.



Image 2: Photo taken facing southwest. Lighter wood areas represent temporary stabilization measures added in past couple years to extend the life of the wall. Timbers closest to Third St are completely rotted and the area is not supported.



Image 3: Aerial view of 307 and 305 N. Park. Retaining wall extents shown in light green. Source: DCImap, Dane County.

State Bar of Wisconsin Form 11 - 2003
LAND CONTRACT
(TO BE USED FOR NON-CONSUMER ACT TRANSACTIONS)

Document Number

Document Name

CONTRACT, by and between Mark D. Nicholson and Jeanne A. Nicholson Revocable Trust ("Vendor," whether one or more), and Ryan P. Monfils and Jacquelyn T. Monfils (H/W) ("Purchaser," whether one or more).

Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this Contract by Purchaser, the following real estate, together with the rents, profits, fixtures and other appurtenant interests "Property", in Dane County, State of Wisconsin:

Lot One (1), Block Eighteen (18), Park Addition to Mt. Horeb, in the Village of Mt. Horeb, Dane County, Wisconsin.

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5500103

06/28/2019 03:26 PM

Trans Fee: 699.00

Exempt #:

Rec. Fee: 30.00

Pages: 4

Recording Area

Name and Return Address

Mark Nicholson
6183 S. Packard Ave
Cudahy, WI 53110

157/0606-122-5871-6

Parcel Identification Number (PIN)

This is homestead property.
(is) (is not)

This is not a purchase money mortgage.
(is) (is not)

Purchaser agrees to purchase the Property and to pay to Vendor at 6183 S. Packard Ave, Cudahy, WI 53110 the sum of \$ 229,235.42 in the following manner:

(a) \$ 29,235.42 at the execution of this Contract; and

(b) the balance of \$ 200,000.00, together with interest from the date hereof on the balance outstanding from time to time at the rate of 3.875 % per annum until paid in full as follows:

First payment of \$940.47 to be paid on or before August 1, 2019. Payments received after the 15th of the month will be assessed a 5% late charge on the payment amount.

provided the entire outstanding balance shall be paid in full on or before _____ ("Maturity Date"). Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal.

CHOOSE ONE OF THE FOLLOWING OPTIONS: IF NO OPTION IS CHOSEN, OPTION A SHALL APPLY:

☐ A. Any amount may be prepaid without premium or fee upon principal at any time.

☒ B. Any amount may be prepaid without premium or fee upon principal at any time after January 1, 2020

☐ C. There may be no prepayment of principal without written permission of Vendor.

State Bar Form 11 - Page 1

Nicholson Realty Inc. 6183 S Packard Ave Cudahy, WI 53110-3029
Mark Nicholson

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026

Phone: 414.762.1616

Fax: 414.764.4140

www.ziplogix.com

Jackie Monfils

Electronic Real Estate Transfer Receipt

Wisconsin Department of Revenue
Instructions

SMTV6

1. Grantors and grantees must review this receipt, noting grantor and grantee responsibilities
2. Mail or deliver the following items:

Dane County Register of Deeds, 210 MARTIN LUTHER KING JR BLVD, RM 110, PO BOX 1438, MADISON, WI 53701-1438

- This receipt page and a transfer fee of \$699.00
- The deed or instrument of conveyance and a recording fee of \$30.00 (regardless of the number of pages)

To view real estate transfer return details online, visit:

<https://ww2.revenue.wi.gov/RETRWebPublic/application>. You will need your receipt number, total value of real estate transferred, and the last name of one grantor or grantee.

Receipt **SMTV6**. Filed June 27, 2019, 3:19 PM - **Dane County**. Conveyance date **2019-06-14**.

Value transferred	\$233,000	Transfer fee	\$699.00
Value subject to fee	\$233,000	Fee exemption number	
Grantors	Mark D. Nicholson and Jeanne A. Nicholson Revocable Trust		
Grantees	Monfils, Ryan P. and Jacquelyn T.		
Tax bill address	Ryan P. and Jacquelyn T. Monfils, 307 North 3rd Street, Mount Horeb, Wisconsin 53572		
Property Location	307 North 3rd Street (Village of Mount Horeb)		
Parcels	157/060612258716		
Legal description	Lot 1, Block 18, Park Addition to Mt. Horeb, in the Village of Mt. Horeb, Dane County, Wisconsin.		

Grantor responsibilities: Grantors are responsible for paying the proper fee amount—verify the total property value, fee amount and fee exemption before sending this receipt to the county Register of Deeds.

Grantee responsibilities: Grantees assert that this property is a primary residence.

Preparer	Land Closing Services, Inc., 414-259-5060, cseleski@landclosingservices.net
Grantor agent	Mark D. Nicholson, 414-762-7330
Grantee agent	

If you have questions on the Real Estate Transfer Return (RETR), visit the Wisconsin Department of Revenue's Real Estate Transfer Fee web page at: revenue.wi.gov/retr/index.html, or contact your County Register of Deeds. To locate your Register of Deeds, visit: wrdaonline.org. Information on a real estate transfer return is used to administer various Wisconsin laws, including: income tax, real estate transfers, rental unit energy efficiency, lottery tax credit, and general property tax. Whether you are a resident, part-year resident, or non-resident, you must report the transfer of Wisconsin real estate in a taxable transaction on your Wisconsin income tax return. If you are a non-resident, you must file Form 1NPR to report the sale.

Penalties imposed under the following Wisconsin Statutes or Administrative Code:
 Using an improper exemption - sec. 77.26(8), Wis. Stats.; falsifying the property value - sec. 77.27, Wis. Stats.;
 improperly claiming lottery and gaming credit as primary residence - chapter tax 20.12, Wis. Adm. Code.
 Weatherization program under sec. 101.122, Wis. Stats., no longer exists.

Renewal Declarations Homeowners Policy



Please read your policy

Named Insured(s)

Ryan Monfils
Jacquelyn T Monfils
307 N 3rd St
Mount Horeb WI 53572-1755

American Family Insurance Company
6000 American Parkway
Madison WI 53783

For customer service and claims service
24 hours a day, 7 days a week

1-800-MY AMFAM (1-800-692-6326)
amfam.com

Policy Information

Policy number	Policy period	Billing account number
41045-45683-76	6/27/2023 to 6/27/2024	606-289-169-84

Total premium with discounts applied \$1,134.46

Total premium if paid in full \$1,077.75

Discounts Applied to this Policy

Affinity Discount – University of Wisconsin - Madison
AutoPay Discount
Loyalty Discount
Multi-Product Discount
Paperless Discount

These discounts reduced your total premium by \$427.63

Residence Premises Information

Location	Residence use	Residence type
307 N 3rd St Mount Horeb WI 53572-1755	Primary Residence	Single Family Dwelling

Section I - Property Coverage

	Previous Limit	New Limit
Coverage A - Dwelling	\$399,000	\$433,000
Open Perils		
Coverage A limit is increased using an inflation index of 8.50% for your area		
Coverage B - Other Structures		
Perils: Same as Coverage A - Dwelling		
Unscheduled Structures	\$5,000	\$5,000
Scheduled Structures		
Garage - Detached without Living Quarters	\$32,900	\$35,700
Coverage B limit is increased using an inflation index of 8.50% for your area		
Coverage C - Personal Property	\$159,600	\$173,200
Broad Named Perils		
Coverage C limit is increased using an inflation index of 8.50% for your area		
Coverage D - Loss Of Use	\$79,800	\$86,600
Coverage D limit is increased using an inflation index of 8.50% for your area		
Additional Coverage		
Fungi Or Bacteria	\$10,000	\$10,000

Section II - Liability Coverage**Per Occurrence Limit**

Coverage E - Personal Liability	\$500,000
Dangerous Dog And Exotic Animal Liability	\$25,000
Coverage F - Medical Expense	\$25,000

Deductible(s)	Previous Amount	New Amount
Property Deductible	\$2,000	\$2,000
Windstorm Or Hail Deductible	\$2,000	\$2,000

Policy Forms and Endorsements

Form or Endorsement Number	Name(s)
HO 80 03 01 14	Homeowners Form
AL 00 04 05 17	American Family Mutual Insurance Company, S.I. Amendatory Endorsement
HO 81 53 12 22	Wisconsin Amendatory Endorsement
HO 04 41 01 14	Additional Insured Coverage
HO 86 03 01 15	Dangerous Dog And Exotic Animal Liability Limit
HO 86 10 01 14	Increased Dwelling Limit Coverage
HO 84 16 09 22	Ordinance Or Law Coverage
HO 04 90 09 22	Personal Property Replacement Cost Coverage
HO 84 26 12 20	Pollutant Cleanup And Removal
HO 86 05 10 22	Roof Replacement Cost Coverage For Windstorm And Hail
HO 84 25 02 20	Water Coverage From An Outside Water Source (This is not Flood Insurance)

Endorsement Details

Endorsement Name	Previous Limit	New Limit	Premium
Dangerous Dog And Exotic Animal Liability Limit	\$25,000	\$25,000	No Charge
Increased Dwelling Limit Coverage	\$79,800	\$86,600	No Charge
Ordinance Or Law Coverage	\$399,000	\$433,000	Included
Pollutant Cleanup And Removal	\$5,000	\$5,000	No Charge
Water Coverage From An Outside Water Source (This is not Flood Insurance)	\$25,000	\$25,000	No Charge

Other Interest(s)

Mortgagee(s)
 NEWREZ LLC ITS SUCCESSORS AND/OR ASSIGNS ATIMA
 PO BOX 7050
 TROY MI 48007-7050
 Loan No.: 0578347415

Important Information**Amounts of insurance:**

Please review the coverage amount on your home. We recommend (and may require) that your Coverage A limit be equal to the estimated cost to rebuild your home. Your agent can help you estimate the replacement cost based on your home's features. He or she can also help you determine whether you have enough coverage to replace your personal property. Visit www.amfam.com for more information about homeowners insurance.

Damage caused by flooding:

If you have added the Inland Flood Coverage endorsement you will have limited flood coverage. If you have not added the Inland Flood Coverage endorsement, this policy does not cover any damage to your property caused by flooding. The Inland Flood Coverage endorsement is not affiliated with the National Flood Insurance

Important Information (continued)

Program (NFIP) and would not satisfy mandatory flood insurance coverage should it be required by your federally regulated mortgage lender. If you need coverage that meets these requirements, flood insurance is available through the NFIP for properties within communities that participate in this program. The NFIP is a federally backed flood insurance program, which is administered by Federal Emergency Management Agency (FEMA), a federal government agency. American Family Insurance is a participating insurance carrier of the NFIP Write-Your-Own program. If your community participates in the NFIP, your American Family agent can assist you in obtaining flood insurance through the NFIP. Not all communities participate in the NFIP. However, flood insurance may still be available even if you do not live in a participating community. Contact your American Family Insurance agent or visit floodsmart.gov.

Renewal:

Failure to pay the renewal premium by the due date extinguishes your right to renewal. We offer several ways for you to make payment including online, by phone, mail or at any American Family agent's office.

Agent Information

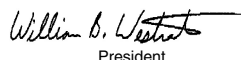
Stokes & Associates, Inc.

pstokes@amfam.com

3830 ATWOOD AVE
Madison WI 53714-2879
608-221-1149

Declarations are effective on the date shown. These declarations form a part of this policy and replace all other declarations which may have been issued previously for this policy. If these declarations are accompanied by a new policy, the policy replaces any which may have been issued before with the same policy number.

AUTHORIZED
REPRESENTATIVE


President


Secretary

Residential Improvement Program Scoring			
Level of Performance	Strong	Fair	Weak/Poor
Score	10-7 Points	6-4 Points	3 Point or Below
Property Condition		6	
Age of home	10		
Percentage of Average Assessed Value	10		
Percentage of Improvements of Assessed Value			3
Repair of historical elements			3
Quality of materials		6	

Thoroughness of application	7		
Sustainability, energy efficiency			0
Financial Hardship			3
Application Score			
Score			48
Total Overall Points for Grant Application: 100 Points			



AGENDA ITEM REPORT

MEETING DATE

April 10, 2024

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.c

Discuss article on market rate housing

BACKGROUND

Kristen Fish-Peterson found the attached article from the Minneapolis FED on how even adding market rate house can have a possitive effecdt on affordable housing. [How new apartments create opportunities for all.](#)

RECOMMENDATION

ATTACHMENTS

None



AGENDA ITEM REPORT

MEETING DATE

April 10, 2024

PREPARED BY

AGENDA ITEM # 3.d

Discuss T-Mobile Hometown Grants.

BACKGROUND

Fish-Peterson found a potential grant for the CDA to discuss and consider submitting an application. [Hometown Grants](#)

RECOMMENDATION

ATTACHMENTS

None