



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 8, 2026 at 6:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Public Comments on Non-Agenda Items*
- 3) Consent Agenda
 - a. Consideration of February 11, 2026 Meeting Minutes
 - b. Economic Development Director's report
 - c. Mount Horeb Area School District report
 - d. Mount Horeb Area Chamber of Commerce Report
- 4) Agenda Items
 - a. Recommendation of Residential Improvement Grant Applications
 - b. Consideration of Lukken Development Proposals. The Community Development Authority may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
- 5) Meeting adjournment.

*Public Comment Policy

Members of the public are invited to speak at meetings of all Mount Horeb Public Bodies. To comment, please complete a Public Comment Form at the Meeting Room entrance and submit it to staff before the meeting begins. Comments are limited to **three minutes**, must be made from the podium, and the speaker must return to the audience after speaking.

- **Non-agenda item comments** are heard at the start of the meeting. Public Body members and staff will not engage in discussion during public comment but may consider topics for future agendas.
- **Agenda item comments** are heard during the relevant item, after the proposers or staff present the item and before Public Body discussion. All public comments on the item will be heard before any discussion by the Public Body.

Members of the public will only be allowed to speak outside these public comment times if they are invited by the meeting chair to share additional information requested by the Public Body. If so invited to speak, the member of the public must do so from the podium.

Written comments are also welcome. Written comments shall include the name and address of the submitter and should be

submitted to the Deputy Treasurer/Governance Coordinator by email at niki.erickson@mounthorebwi.info (subject line: *Public Comment Request-Name of Public Body*) or delivered by to the Village at: 138 E Main Street, Mount Horeb WI, 53572, ATTN *Public Comment Request-Name of Public Body*.

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.



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COMMUNITY DEVELOPMENT AUTHORITY AGENDA

Wednesday, February 11, 2026 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, Ryan Czyzewski, March Schellpfeffer, Andy Baber & Barb Case. Also present were Economic Development Consultant, Kristin Fish-Peterson, Village Administrator, Nic Owen & Office Assistant, Katie Jelle. Ben Vondra & Heidi Kopras were absent.
- 2) Public Comments on Non-Agenda Items*
There were no public comments or Non-Agenda Items.
- 3) Consent Agenda
There were no questions or comments regarding the information provided. Motion was made by Czyzewski to prove the Minutes & Consent Agenda. The motion was seconded by Baber. All were in favor.
 - a. Consideration of January 14, 2026 Meeting Minutes
 - b. Economic Development Director's report
 - c. Mount Horeb Area School District report
 - d. Mount Horeb Area Chamber of Commerce Report
- 4) Agenda Items
 - a. Lukken Farm Development Request for Proposal (RFP) Update
Owen gave an update on RFP for the Lukken Farm Development. They have received interest from 3 large developers. They have run into a problem with Dane County Community Development Block Grant Staff regarding the criteria for the 5-acres designated for affordable housing under the grant application. Due to the obstacles, Nic & Kristin decided that the money that could be received from Dane County would not offset the increased costs of the CDBG requirements, and it doesn't make sense to proceed with the application.

Owen also stated that based on feedback from the developers, they will push back the deadline to mid-March.

b. Residential Improvement Program Discussion

With the annual application opening for the Residential Improvement Program coming up April 1st, Owen discussed the program & if any revisions needed to be made. Historical preservation projects will be added to the scoring rubric. Members discussed if residents will be able to apply for a Historic Preservation Grant & a Residential Improvement Grant.

c. Industrial Park Update/Discussion

Owen presented on the industrial/business park access. Owen met with the DOT to discuss where the access road could go and cause the least interruption to the surrounding farm land.

5) Meeting adjournment.

Case motioned to adjourn the meeting at 6:28 PM. Fritz seconded. All members were in favor.

April 2, 2026

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 for January and February:

1. Meetings in person and virtual
 - a. Nic Owen and Jon Hochkammer individually (in person, virtually, phone, and emails)
 - b. Meetings regarding Lukken Property RFP
 - c. Attendance at CDA meeting
 - d. Attendance at Village Board meeting
 - e. Meetings with Allison Plumer, Chamber President/CEO, Chamber Board meeting (virtual)
 - f. In person, telephone and online meetings for Lukken RFP with interested parties, proposal review team
 - g. Meetings with existing downtown businesses
 - h. Meetings with prospective developers of housing for sites (other than Lukken)
2. Follow up from meetings
3. Work to certify TID 6 with WI DOR
4. Continued review of zoning code as it relates to economic development goals
5. Review of map and follow up for work toward business park potential development



AGENDA ITEM REPORT

MEETING DATE

April 8, 2026

PREPARED BY

AGENDA ITEM # 3.c

Mount Horeb Area School District report

BACKGROUND

[MHASD Monthly Report](#)

<https://www.mounthorebschools.org/district/board-of-education/board-communication>

RECOMMENDATION

ATTACHMENTS

None

Chamber Report

APRIL 2026



The Chamber is currently preparing for the busy spring and summer event season. Registration for the 2026 Art Fair in July is off to a strong start, reflecting continued interest and demand from vendors. Staff are also working through logistical planning, including identifying new solutions for vendor parking due to the loss of parking at the lot where the Steve Brown Apartments are currently under construction.

The Chamber recently published a snapshot of 2025 tourism data, compiling insights from Placer.ai, the Wisconsin Hotel and Lodging Association, and several local businesses and attractions that contributed foot traffic data. This report provides a more comprehensive view of visitation trends and will help guide future marketing and regional collaboration efforts.

In March, the Chamber also fulfilled its annual meeting requirement as outlined in its bylaws by hosting a brief virtual meeting on March 23. As part of efforts to enhance programming and manage event resources, the Chamber has rescheduled its Annual Awards event from March to December 2, allowing for a refreshed format and improved timing later in the year.

The annual meeting presentation, including the 2025 tourism data, is attached for review.



608-437-5914 
info@trollway.com 
mounthorebchamber.com 



MOUNT HOREB
AREA CHAMBER OF COMMERCE

2026 ANNUAL MEETING



MOUNT HOREB
AREA CHAMBER OF COMMERCE

2026 BOARD OF DIRECTORS



JOEL GEISSBUHLER,
Board Chair

JG Development
455 S Junction Rd Madison,
WI 53719



HOPE MARKHARDT,
Vice Chair

Lake Ridge Bank
1740 Springdale Street
Mount Horeb, WI 53572



ROB SCHUETTPELZ,
Treasurer

Sunniva Inn
120 N Grove St Mount
Horeb, WI 53572



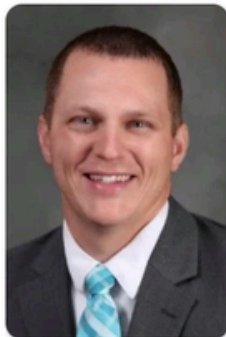
KATIE OLDAY,
Secretary

Farmers Savings Bank
1833 Springdale St Mount
Horeb, WI 53572



**KARA
BRANDEMUEHL, Past
Chair**

Esch Insurance



MATT MCGOWAN

Mount Horeb Family
Pharmacy
203 W Main St Mount



KRISANN KARLS

Upland Hills Health
1809 Springdale St Mount
Horeb, WI 53572



BARB CASE

Duluth Trading Co.
201 E Front St Mount Horeb,
WI 53572



SUE HUNTENBURG

PFLAG Mount Horeb
PO Box 223 Mount Horeb,



KIMBERLY SAILOR

Mount Horeb Fire

Department Page 9 of 202



2026 BOARD OF DIRECTORS



Ryan Czyzewski
Village President



Kristen Fish-Peterson
Economic Development Consultant, Village of Mount Horeb



Dr. Steve Salerno
Mount Horeb Area School District Superintendent



2026 STAFF



ALLISON PLUMER
PRESIDENT/CEO



JESSIE BEDWARD
EVENTS DIRECTOR



TEDDI SADLER
MEMBERSHIP DIRECTOR



2026 EVENTS

MONTHLY GOOD MORNING MOUNT HOREB & POWER UP

JANUARY 28 TROLL TOWN TRIVIA

FEBRUARY 6-8 SCANDIHOOVIAN

APRIL 22-25 SPRING VILLAGE WIDE GARAGE SALES

APRIL 25 JOB FAIR

JUNE 11-14 FROLIC

JULY 18-19 ART FAIR

AUGUST 6 GOLF OUTING

SEPTEMBER 16-19 FALL GARAGE SALES

OCTOBER 3-4 FALL VILLAGE MARKET

OCTOBER 16 WITCHES NIGHT OUT

DECEMBER TROLLIDAYS

DECEMBER 2 ANNUAL AWARDS

MEMBERSHIP

297

CURRENT
MEMBERS

41

2025 NEW
MEMBERS

88

% RENEWING

30+

MEMBER
EVENTS

1.4M

FACEBOOK
VIEWS

13.7K

INTERACTIONS

55 PROFESSIONAL SERVICES

23 RETAIL

51 COMMUNITY & CIVIC

21 HEALTH & WELLNESS

24 RESTAURANTS/HOSPITALITY

18 FINANCE & INSURANCE



MOUNT HOREB
AREA CHAMBER OF COMMERCE

2025 TOURISM SUMMARY

Placer Data • Social Media • Attraction Partners • Retail Traffic

ESTIMATED OVERNIGHT TRIPS

73.2K ▼ 10.5% YoY

ESTIMATED MONTHLY VISITORS

4.3K ▼ 3.3% YoY

TOTAL TRIPS

59.8K ▼ 4.2% YoY

Days Overnight: 32% Day (19.2K)
/ 68% Overnight (40.6K)

AVG LENGTH OF STAY

2.8 days

PEAK MONTHS

June, July

VISITOR SPEND

\$865.8K ▼ 20.9%

TOP VISITOR ORIGINS

Milwaukee, WI
La Crosse-Eau Claire, WI
Green Bay-Appleton, WI

WEB TRAFFIC SUMMARY

mounthorebchamber.com
Active users: 50.3K -27.6%
Sessions: 71.1K -24%
New users: 49.9K -28.6%

trollway.com
Active users: 40.1K -24.2%
Sessions: 53K -22.2%
New users: 40.3K -22.7%

SOCIAL MEDIA PERFORMANCE

Facebook Views +528%
Facebook Visits +8.3%
Instagram Views +60.5%
Instagram Reach +29.2%
Instagram Follows +73%

LOCAL ATTRACTION TRENDS

Heritage Attraction 10.4K visitors -3.3%
Regional Natural Attraction 100K avg. visitors -1.5%
Local Retailer 68,920 visitors -5.2%

LOCAL RETAIL TRAFFIC & EVENT IMPACT

Art Fair Weekend -7.9%
Fall Village Market +39.2%
Spring Promotion +36.7%
Scandihoovian Fest -28.4%

DANE COUNTY TOURISM (FEB '25-JAN '26)

Total Trips 7.7M +4.6%
Avg Monthly Visitors 522.3K +9.9%
Visit Nights 10.4M +7.9%
Visitor Spend \$1.1B +4.9%

LOCAL RETAIL TRAFFIC & EVENT IMPACT

Occupancy 60.8% -0.4%
ADR \$117 +3.2%
RevPAR \$71 +2.8%
Total Rooms (32 hotels) 3,237

KEY INSIGHT: Mount Horeb's tourism decline is a capture problem, not a demand problem. The regional market is growing, but 12.9K overnight visitor-nights are leaking to Madison (32%), Verona (18%), and Middleton (8%) — where 3,200+ hotel rooms (at 60.8% occupancy) sit within a 20-minute drive.

MOUNT HOREB VISITOR FOOT TRAFFIC

100K VISITORS TO REGIONAL ATTRACTION ANNUALLY

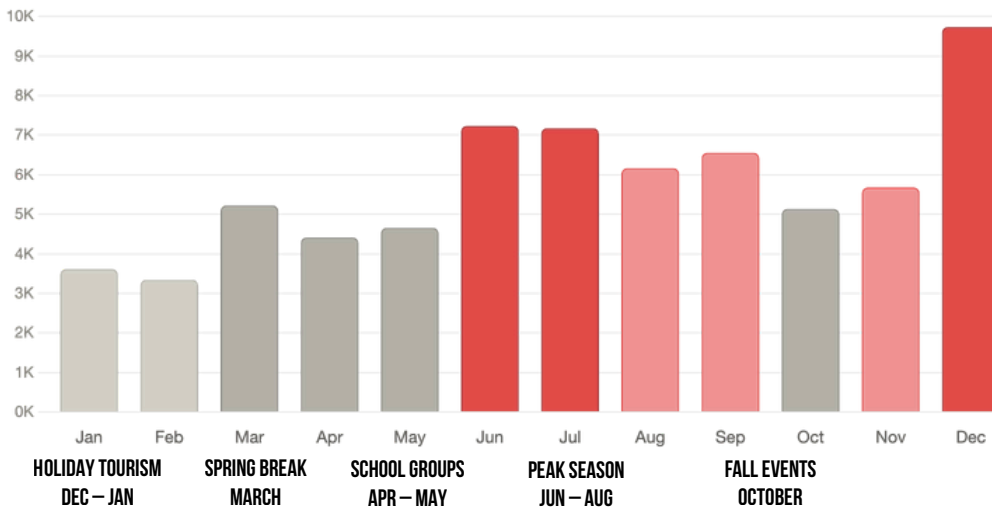
68,920 VISITS TO DOWNTOWN RETAILER

314 VISITS/DAY AT DOWNTOWN RETAILER IN DECEMBER (PEAK MONTH)

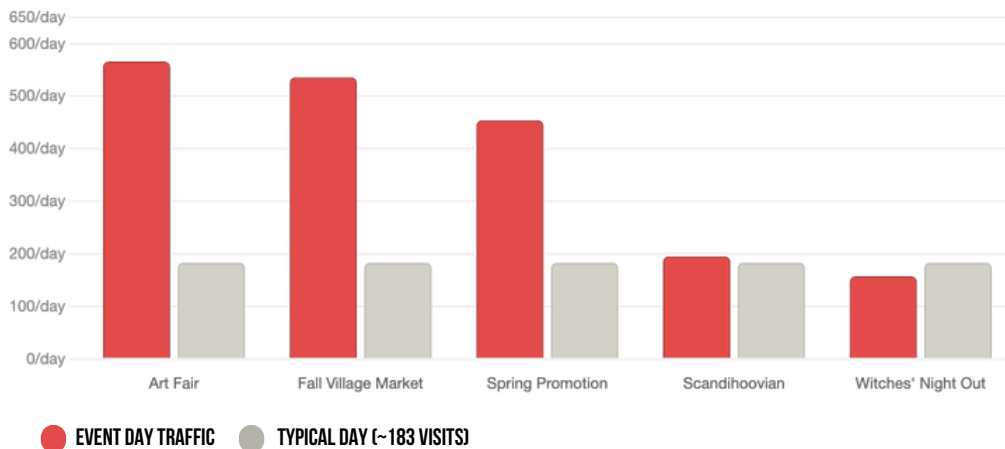
3X NORMAL FOOT TRAFFIC ON MAJOR EVENT WEEKENDS

WHEN VISITORS COME: ANNUAL TRAFFIC CALENDAR

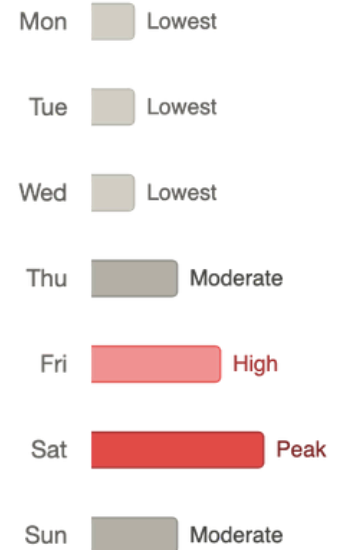
*data from **one** tourism partner



EVENT-DAY IMPACT: HOW EVENTS MOVE PEOPLE



WHEN IN THE WEEK: TRAFFIC BY DAY



WHAT THIS MEANS FOR YOUR BUSINESS

- Plan around the five waves
- Front-load for event weekends (Art Fair and Fall Village Market)
- Don't underestimate December
- Spring break is underused

*This overview combines anonymized location analytics, local foot traffic counts, lodging demand data, and digital engagement metrics to provide a holistic picture of visitation to Mount Horeb.

CONSISTANT MEMBERSHIP - STREAMLINING ENGAGEMENT

STRONG SOCIAL MEDIA GROWTH - CONTINUING EFFORTS

DIP IN WEBSITE TRAFFIC - EVALUATING & UPDATING

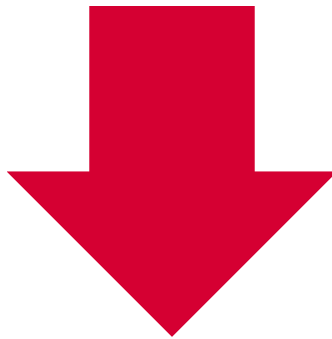
MIXED EVENT PERFORMANCE - FOCUS ON METRICS

STRONG TOURISM DEMAND, REDUCED CAPTURE -

GATHERING DATA & BUILDING REGIONAL COOPERATION

2026 = LISTENING, LEARNING, ALIGNING

2027 = LAUNCH OF NEW 3-YEAR PLAN



SUPPORTING LOCAL BUSINESSES

STRENGTHENING TOURISM ECONOMY

CONNECTING THE COMMUNITY



AGENDA ITEM REPORT

MEETING DATE

April 8, 2026

PREPARED BY

AGENDA ITEM # 4.a

Recommendation of Residential Improvement Grant Applications

BACKGROUND

The following applications were received prior to the deadline and qualify for the program (except for one where the work has already been completed). The Village Board has approved \$25,000 for this program. Applications total \$36,255 (including the potentially ineligible application). The official deadline for this program is Monday, April 6th so it is possible that more applications will be received after the publishing of this agenda packet.

RECOMMENDATION

ATTACHMENTS

1. All applications
2. 206 N 2nd St
3. Scoring Rubric April 2026



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RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

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

APPLICANT INFORMATION

Applicant Name LUKE STEEL
Property Address 107 S FIFTH STREET, MOUNT HOREB
Phone 608 977 0436 Email luke_steel_85@gmail.com

PROPERTY INFORMATION

Year Home Built 1900 Purchase Year of Home 2020
Assessed Value of Home \$ Around 40,000

PROJECT INFORMATION

Proposed Start Date Spring 2026 Proposed Completion Date Spring 2026
Contractor Name Tri State Custom Windows Contractor License # 1203112
Contractor Address 3940 WI 23 Dodgeville WI 53533
Street City State Zip
Contractor Phone 608 930 1945 Contractor Email naah@tristatecustomwindows.com
Total Project Estimate \$ 9295 Grant Request \$ 447

Other funding sources that will be used: Our own money

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.

Windows need replacing due to age, functionality, mould and
general wear and tear. Windows will be double hung and
wrapped in black aluminium siding.

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.

[Signature]
Applicant Signature

9/23/2025
Date

Office Use Only	
Date Application Received: <u>3/23/26</u>	Does this applicant qualify for a building permit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Community Development Authority Review Date: _____	
<input type="checkbox"/> Recommended approval without conditions <input type="checkbox"/> Recommended approval with conditions <input type="checkbox"/> Recommended denial	
Recommended conditions or reason for denial (if applicable): 	
Common Council Review Date: _____	
<input type="checkbox"/> Approved without conditions <input type="checkbox"/> Approved with conditions <input type="checkbox"/> Denied (reasons below)	
Conditions or reason for denial (if applicable): 	
Authorized Grant Amount: _____	
Date Check Issued: _____	



Dealer Information

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

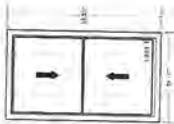
Customer Information

Luke Steel
107 S 5th Street
Mount Horeb WI 53572
608-977-0436
luke.steel85@gmail.com

Order Information

Quote Name: Luke Steel - Dark Oak on White (Upstairs)
Quote ID: Q153246 - 2
Date Created: June 25, 2024
Date Modified: August 19, 2025
Expiration Date: September 18, 2025

A



Quantity: 7
 Series: Midwest
 Interior Color: Dark Oak
 Notes:

Unit Price: \$573.38
 Location: Upstairs Bedroom
 Exterior Color: White
 Exterior Trim: Wrap Exterior in Metal

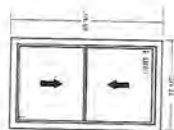
Line Price: \$4,013.66
 Installation: Window Insert- Wrap Exterior
 Glass Package: 272
 Hardware Color: Coco Brown

Overall W x H: 31 1/2" X 53 3/4"
 Screen: FLEX - STD
 Decorative Glass: N/A

Unit # 1
 Type Double Hung

Width 31.5000"
 Height 53.7500"
 Glass Strength Annealed
 Grilles N/A
 Grille Pattern N/A
 U-Factor | SHGC 0.28 | 0.19

B



Quantity: 1
 Series: Midwest
 Interior Color: Dark Oak
 Notes:

Unit Price: \$541.22
 Location: Upstairs Bath - Temper
 Exterior Color: White
 Exterior Trim: Wrap Exterior in Metal

Line Price: \$541.22
 Installation: Window Insert- Wrap Exterior
 Glass Package: 272
 Hardware Color: Coco Brown

Overall W x H: 27 1/2" X 45 3/4"
 Screen: FLEX - STD
 Decorative Glass: N/A

Unit # 1
 Type Double Hung

Width 27.5000"
 Height 45.7500"
 Glass Strength Tempered
 Grilles N/A
 Grille Pattern N/A
 U-Factor | SHGC 0.28 | 0.19



Waunakee Remodeling
2022 Retail Pricing



Luke Steel & Jacklyn Schneider

Quote (Copy)

12/09/2022



Retail Price

\$24,428 \$/MONTH

WINDOWS 9 DOORS 0

Volume Promotion

x **\$3,664**

15% VOLUME DISCOUNT

GOOD FOR 30 DAYS

Local Offer

x **\$2,076**

RENEWAL SAVINGS DISCOUNT 10%

GOOD FOR 30 DAYS

\$560

3 % OFF PROJECT x

Financing is provided by a third-party lender not affiliated with ReA. ReA is neither a broker nor a lender, and all financing is subject to terms and conditions to be negotiated and agreed upon between the customer and the lender. Any references to finance rates or terms are estimates only.



\$18,128 \$/MONTH

\$0 DEPOSIT

\$18,128 BALANCE

Payment Options



No Money Down
No Interest
No Payments

\$0
FOR 12 MONTHS

\$3,500 MINIMUM



6.99% APR
5 Years

\$386
PER MONTH

\$3,500 MINIMUM



Monthly payment amount is an estimate and actual amount may vary; no prepayment penalty











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1

RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

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

APPLICANT INFORMATION

Applicant Name Jessica and Joshua Arrigoni
Property Address 313 S 4th Street, Mount Horeb
Phone 608-469-3188 Email jsarrigoni@charter.net

PROPERTY INFORMATION

Year Home Built 1921 Purchase Year of Home 2007
Assessed Value of Home \$ 302,600

PROJECT INFORMATION

Proposed Start Date Spring 2026 Proposed Completion Date Spring 2026
Contractor Name Five Star Painting Contractor License # _____
Contractor Address 5910 Red Oak, McFarland, WI 53558
Street City State Zip
Contractor Phone 608-205-4078 Contractor Email alisa.wagner@fivestarpainting.com
Total Project Estimate \$ 6,996 Grant Request \$ 3,498

Other funding sources that will be used: personal funds

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.

Please see attached.

DOCUMENTS TO INCLUDE

- Two contractor proposals
- Site plan
- Copy of Contractor License (N/A)
- 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 *[Handwritten Signature]*

Date 3/15/24

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

Arrigoni Residential Exterior Improvement Grant

Site Plan

The parcel map from Access Dane shows the house and detached garage that will both be painted white as described in the Project Narrative.



Insurance

Workers Compensation: West Bend
Liability & Umbrella: Hartford Insurance
Managed by Avid Risk
Contact: Sharon Selchert – 902-545-5673

References

Findorff – Derek Fallenberger – 920-680-9614
McGann – Andy Wojnicz – 608-219-8560
Tim Roehl – 608-698-7653
Oi Kommavang – 608-345-5195

Approval

Please approve the estimate directly through the email to proceed with scheduling.

Arrigoni Residential Exterior Improvement Grant

Project Narrative

We are requesting funds for painting the exterior of our house and detached garage. Both structures will be painted white, which is their original color. We have lived in the home since 2007, and it was built in 1921. We are unsure when the current siding was installed. As shown in the photos, the siding has become faded and worn due to weather exposure and time. Repainting the house and garage will improve their attractiveness and the property value.

We would like to hire Five Star Painting for this project. Our neighbors previously used Five Star Painting and highly recommend them for the exceptional work they did. Five Star Painting carries all required insurance. The state of Wisconsin does not require a contractor license for painting services.

If our application is approved, we will notify Five Star Painting, and they will schedule the project to begin as soon as weather permits. We anticipate this to be in May or June of this year.

We have also included the second required contractor proposal from Early Bird Painting. Their estimate is significantly higher than the estimate from Five Star Painting. Given the cost difference and the strong recommendation from our neighbors, we would prefer to work with Five Star Painting.

We love our home, our neighborhood, and the closeness to downtown Mount Horeb. We appreciate the opportunity to apply for grant funds to improve the exterior of our home. Please let us know if you have any questions or would like additional information.

Thank you!

Quote#: 10376 Title: Arrigoni Exterior Quote in Mt Horeb

Date: 03/01/2026

Estimator: Chas Wendt

Cell Phone: (608) 358-8108 Office Phone: (608) 205-4078

Mailing Address: 5910 Red Oak Trail, McFarland, WI 53558



Customer Quote

Locally Owned and Independently Operated

Jessica Arrigoni
Jsarrigoni@charter.net
(608) 469-3188

Billing: 313 S 4th St
Mt Horeb, WI 53572

Service: 313 S 4th St
Mt Horeb, WI 53572

Customer Notes: Five Star Painting has included (1) house wall and trim color in this proposal. Five Star Painting has included (2) coats on the areas included in this proposal for proper coverage, if the areas included in this proposal require additional coats for proper coverage due to customer's color selection and/or existing conditions on the areas walls and or trim then this proposal will be revised to account for the additional coats required for proper coverage.

Color selections are made by homeowners. If we are asked to assist, the ultimate decision still rests with the homeowner. We cannot be responsible for how pleasing the color selection is to the owner, as this a matter of individual judgment.

All items included on this quote will be listed separately. Examples are house body, doors, jambs, shutters, columns, posts, trim, soffit, fascia, gutters, deck boards, deck railing, etc. If the item is not listed with a number of coats defined, it is not included in this quote, but can be added if desired. Any additions involving extra costs will become an extra charge over and above the original contract.

All our painting work is performed in complete compliance with PDCA (Painting and Decorating Contractors of America) and the definition of a properly painted surface. A properly painted surface is defined as uniform in appearance, color, texture, hiding and sheen. It is also free of foreign material, lumps, skins, runs, sags, holidays, misses or insufficient coverage. It is also a surface free of drips, spatters, spills or overspray caused by our workforce. In order to determine whether a surface has been "properly painted" it shall be examined without magnification at a distance of thirty-nine (39) inches or one (1) meter, or more, under finished lighting conditions from a normal viewing position.

Here are some steps, if applicable to your project, for you to take to prepare the areas to be painted: Prior to washing, please check that all doors and windows are tightly closed and remove screens from windows. Prior to washing, remove all furniture, barbeque grills, plants, etc. from porches/decks. Also, please trim any branches/bushes that are touching the house. Not completing these steps can cause your job to be delayed or can cause additional charges to be incurred. Windows may occasionally streak depending on their surface. Five Star Painting does not wash windows while washing of home in preparation for painting. Five Star Painting is not responsible for internal water damage due to any open gaps on the exterior surface washed.

With exterior painting, we need to have dry, warm weather to allow the exterior to dry before we paint so that moisture is not trapped. Based on Hallman Lindsay and Sherwin-Williams paint product guidelines, we need the low temperature to be 35 degrees or higher while we are painting and for 48 hours after we finish. We follow these guidelines to make sure the paint adheres to your home, moisture is not trapped under the paint, and the paint holds up over time.

Landscaping: Our Project Managers and Crews exercise caution around trees, shrubs, flowers, and plants to minimize stepping/trampling on any of these areas (Per customer's request these jobs can be scheduled at the beginning of the Spring Season or the end of the fall season. Five Star Painting can not be held accountable for accidental damage that happens in the day to day transactions of the painting scope of work.

Decks and Horizontal Surface are Not Warranted: Due to horizontal surfaces being exposed to the sun, rain, snow, ice, shovels, pets, and people traffic these areas will experience wear and tear before other areas on the property. These areas should be maintained every 1-2 years.

Windows: Please note if we are contracted to paint window sashes (the moving part of the window). We are not responsible for ensuring that the windows are opened and closed often enough to ensure that the painting work will not fuse the windows shut. We make a reasonable effort to score the windows when painted to remain functional. However, if requested to return once our work is completed to "open" the fused paintwork we will charge a "trip charge" to cover the labor and expenses needed to perform that work. Your cooperation in making certain this is addressed before we leave the worksite is appreciated.

Staining: Uniformity in staining wood surfaces cannot be guaranteed, due to the stain type/color, porous nature of wood, and the tendency of stain to accumulate in the more porous regions of the wood, thus creating contrasting color patterns. We cannot be held liable for the wood grain patterns within the decks, cabinets, drawers, doors, or trim.

Discounts do not apply to Time and Material work or any work added at the start of the job or while the job is in progress.

Not Included: Does not include the decks, railings, porch floor, chicken coop, fence, brick foundation, basement windows, porch ceiling, columns. Replacing any rotten and/or delaminating wood is not included in this proposal. The customer should have a third party company assist with any necessary repairs to your home prior to scheduling Five Star Painting to complete the painting on your home. Compromised/Delaminating boards are not covered under any warranty for Five Star Painting.

Carpentry Referral:

Based on you moving forward with Five Star Painting, you could work and pay directly with a carpenter (Steve Kotlan 414-554-9711) that does a lot of work for our customers when they need exterior wood replaced on their properties. To assist with keeping the costs down we have you work directly with Steve for any necessary repairs prior to painting/staining.

Details

- Address Numbers: Address numbers will be removed from house to allow proper painting procedures.
- Cleaning: We will clean the site daily and upon completion.
- Downspouts: Downspouts when able will be removed to be painted, allowed to dry, and then reapplied to the house (where applicable).
- Extensive Tarping: Tarps or drop cloths will be used to catch falling debris and loose paint chips when scraping. While we do use drop cloths due to wind, steep inclines, etc. there is no functional or pragmatic way to catch all paint chips as they fall. However, the chips will dissipate in time with no damage to your lawn/plants. Mowing with a bag will effectively pick up chips in the lawn.
- Priming: Spot-prime bare wood and metal to seal substrate prior to painting.
- Scraping or wire brushing loose and peeling paint. When paint peels, it leaves a small, uneven edge that will not appear completely smooth. There will be ups and downs where the paint was removed, especially when there are multiple previous layers of paint. We will scrape and prime loose or peeling paint to ensure a long-lasting durable surface and minimize this effect. If a completely smooth finish is preferred, you will want to contact a company that chemically strips your home.
- Caulking: Caulk compromised gaps and cracks to seal and protect against moisture on areas that are contracted to be painted and were already previously caulked. Caulking: Many builders leave areas uncaulked as a way to allow the home to breathe; these are called expansion joints and weep holes. This also applies to butt joints, the area where siding boards butt up against each other. Caulking these common areas are not part of customary preparations.
- Soft/Hand Washing (Whichever Is Needed per Substrate): Remove dirt, mildew, and other debris to allow for proper paint adhesion and expose areas needed for scraping. Any areas that need to be hand cleaned after the washing will be done when the crew arrives for painting/staining. Washing: It will be decided which technique is best suited for your project. Areas will be washed to remove dirt and mildew to best ability without damaging the substrate. Washing is intended to remove dirt not paint, however some paint chips may fall. Any paint chips that are too wet to clean up during washing will be cleaned up during the painting process.
- First coat of paint will be allowed proper time to dry before second coat is applied (where applicable).
- Five Star team to clean up daily, and a thorough clean up at job completion.
- Multiple ladders or scaffolding may be used to prevent overlap marks commonly seen when a home is painted from a single ladder.
- Five Star will do a walk around with the customer at the end of the job to ensure that the customer is satisfied with the final product. The customer has to make themselves available while the painting crew and project manager are on the jobsite for the final walk through.

Power Wash

Soft/Hand Washing (Whichever Is Needed per Substrate): Remove dirt, mildew, and other debris to allow for proper paint adhesion and expose areas needed for scraping. Any areas that need to be hand cleaned after the washing will be done when the crew arrives for painting/staining. Washing: It will be decided which technique is best suited for your project. Areas will be washed to remove dirt and mildew to best ability without damaging the substrate. Washing is intended to remove dirt not paint, however some paint chips may fall. Any paint chips that are too wet to clean up during washing will be cleaned up during the painting process.

Prep and paint the house aluminum and vinyl siding to include window and door trim

Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD

Prep and paint the garage vinyl siding to include window and door trim

Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD

Prep and paint the aluminum house soffit/fascia/gutters overhang

Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD
Product: Soffit

Prep and paint the aluminum garage soffit/fascia/gutters overhang

Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD
Product: Soffit

Prep and paint the aluminum downspouts

Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD
Product: Gutters

Windows Prep and paint the wood storm window

Count: 1 Wood Frame
Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD

Total

Subtotal: \$7,597.28
Discount: \$601.28
Total: \$6,996.00
Deposit Required (50%): \$3,498.00
Payment: \$0.00
Balance Due: \$6,996.00

This quote reflects a cash/check discount of 3%. If paying by credit card, the discount will be removed from the price. We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum stated above. Any alteration or deviation from the specification involving extra costs will become an extra charge over and above the quote. All accounts are due and payable upon completion of work as described above. In the event suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 1.5% per month will be applied on all past due accounts. If a check is returned for any reason at all, client will pay an additional charge of \$50 per returned check. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days.

Lien Notice: As required by the Wisconsin Construction Lien Law, claimant (also described herein as "seller") hereby notifies owner (also described herein as "buyer") that persons or companies performing furnishing, or procuring labor, services, material, plans, or specifications 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 claimant, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans, or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans, or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

I hereby grant Five Star Painting permission to use my, and my property's, likeness in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Five Star Painting and will not be returned. I hereby hold harmless, release, and forever discharge the Five Star Painting from all claims, demands, and causes of action.

I agree to the payment terms and contract stated above:

Authorization to begin work (Client): _____

Work Completed to satisfaction (Client): _____

Contractor Signature: _____ Date: _____

Customer Focused, Quality Driven™
Visit FiveStarPainting.com/warranty for details on our 2-year warranty.

Residential Exterior Painting Proposal

Client

Jessica Arrigoni
Zip Code: 53572
Phone: 608-469-3188
Email: Jsarrigoni@charter.net

Early Bird Painting

926 Sky Ridge Drive
Madison, WI 53719
608-446-3252
earlybirdpaintingllc@gmail.com

Scope of Work

Early Bird Painting LLC proposes to provide labor and materials for exterior painting of the following surfaces:

- Vinyl siding
- Aluminum siding
- Fascia
- Eaves / soffits
- Window trim
- Gutters
- Exterior doors (if applicable)

Surface Protection

- Mask and protect all areas not scheduled to be painted.
- Use masking paper, plastic, and tarps to protect windows, landscaping, walkways, and surrounding surfaces.

Cleaning & Surface Preparation

- Apply professional exterior cleaning solution to siding, fascia, and eaves.
- Remove dirt, debris, chalking, mold, and mildew buildup.
- Thoroughly rinse surfaces after cleaning.
- Allow proper drying time before paint application.

Proper surface preparation is essential to ensure long-term paint adhesion and durability.

Painting Application

Siding (Vinyl & Aluminum)

- Sherwin-Williams SuperPaint Exterior
- 100% acrylic exterior coating
- Flat finish
- Apply one full coat, with second coat as needed for full coverage.

Fascia, Eaves, Window Trim & Doors

- Sherwin-Williams SuperPaint Exterior
- 100% acrylic exterior coating
- Satin finish
- Apply one full coat to fascia boards, soffits/eaves, window trim, gutters, and doors.

Materials

All coatings will be premium Sherwin-Williams exterior products including SuperPaint Exterior Acrylic Latex.

Pricing

Full House Exterior Painting – Labor & Materials: \$11,800

Garage Only (Alternate Price) – Labor & Materials: \$3,100





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 Constance Nankee

Property Address 306 Forest St., Mount Horeb, WI

Phone 608-225-1347 Email constance.nankee@gmail.com

PROPERTY INFORMATION

Year Home Built est. 1912 Purchase Year of Home 2009

Assessed Value of Home \$ 293,500.00

PROJECT INFORMATION

Proposed Start Date 04/15/26 Proposed Completion Date 10/15/26

Contractor Name Westside Homes, Inc. Contractor License #

Contractor Address 306 Academy St., Mount Horeb, WI 53572
Street City State Zip

Contractor Phone 608-437-7712 Contractor Email westsidehomes@mhtc.net

Total Project Estimate \$ 41,274.15 Grant Request \$ 5,000.00

Other funding sources that will be used: Self funded through HELOC

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.

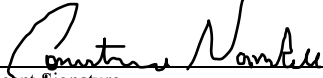
Existing roof is close to 30 years old and received hail damage. Roof repair and replacement on entire home, including lower roof areas. Porch door replacement required as it ties into porch roof. Replacement of gutters and downspouts. New roof color will be dark gray/black, similar to existing roof color.

*included aerial image of roof was from insurance company noting areas of hail damage.

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

03/17/2026
 Date

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



Quality Construction from Start to Finish

September 5, 2025

Mr. & Mrs. Nankee
307 Forest St.
Mount Horeb, WI 53572

Re: Roof Replacement & Improvements Budget

Thank you for requesting a bid for construction services for your home in Mount Horeb, WI. Following is the understanding of the service that will be provided, as well as the estimated fee.

- Remove existing shingles and flat roofing on residence at address shown above (1 layer).
- Inspect roof deck for damage (sheeting replacement done time/materials).
- Supply and install ice and water shield for all shingled eaves and valleys.
- Supply and install 15# roofing underlayment for remainder.
- Supply and install ODE for all roof edges.
- Supply and install flashings as necessary.
- Supply and install starter shingles at all eave edges.
- Supply and install Owens Corning Duration[®] Architectural Shingles (standard colors).
- Supply and install Owens Corning VentSure[®] Ridge Vent at peaks.
- Supply and install hip and ridge cap shingles.
- Remove siding adjacent to flat roof areas for vertical flashing.
- Supply and install EPDM for flat roof areas.
- Supply and install Azek 5/4 boards for vertical flashing areas.
- Supply and install metal flashings for trim boards.
- Replace/repair siding details, as necessary.
- Supply and install roof sealants and caulking for necessary locations.
- Arrange for dumpster delivery and pickup.
- Thoroughly clean yard of all roofing debris.

The estimated obligation of Mr. & Mrs. Nankee to Westside Homes to complete the work described above is: \$ 32,680.61

Note: All work to be completed on a cost/plus basis. Final totals will reflect actual labor, materials/expenses and homeowner's selection to complete the project to the satisfaction of the homeowner.

NOT INCLUDED IN BUDGET

- Excessive water/structural damage unseen. Will be repaired on time/material basis.
- Garage roof
- Siding
- Gutters and downspouts (see below)
- Landscaping
- Chimney (see below)
- 2nd floor porch door (see below) Needs to be done to properly flash porch roof.
- Porch railing (see below)

2ND FLOOR PORCH DOOR REPLACEMENT

- Seal off area and protect floor where work is to take place.
- Remove existing trim.
- Remove existing door and jamb.
- Assess rough opening. Repair as necessary.
- Flash existing opening.
- Supply and install new steel door
 - 2'6" x custom height
 - ½-lite, clear glass
 - Primed, ready to paint
- Seal exterior of unit.
- Insulate between jamb and rough opening.
- Supply and install handleset hardware.
- Supply and install casing for interior (primed, ready to paint)

Second floor door budget is: \$ 4,598.54

Note: Door needs to be replaced with 2nd floor porch roofing in order to flash roof properly.

CN

Initial acceptance here

NOT INCLUDED IN BUDGET

- Unseen structural damage
- Flooring
- Painting
- Any work not specified above

~~**Alternate 1: Andersen TW2656 window budget in place of 2nd floor door**~~

- Remove existing door, re-frame and replace with TW2656 **egress** window, including all interior and exterior finishes.

Window alternate budget: Add \$ 282.30 to door budget

Initial acceptance here

~~OPTION 1: CHIMNEY REBUILD BUDGET~~

- Remove and replace existing chimney above existing flashing

Chimney budget is: \$ 4,620.00

Initial acceptance here

NOTE: Highly recommend replacement based on deteriorating condition

OPTION 2: GUTTERS & DOWNSPOUTS BUDGET

- Remove and replace existing gutters and downspouts

Gutters & downspout budget is: \$ 3,995.00

CN

Initial acceptance here

~~UPPER RAILING REPLACEMENT BUDGET~~

- Supply and install Signature posts and top rail (black aluminum) for 2nd floor porch roof

Post & rail budget is: \$ 3,539.30

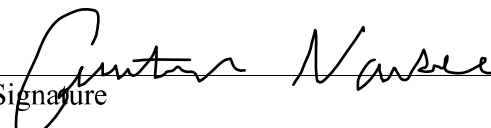
Initial acceptance here

Railing alternate: Full railing & spindles in place of top rail only. Add \$ 493.74 to railing budget.

Initial acceptance here

NOTE: If window alternate is selected, no railing would be necessary (Westside Homes recommendation)

If this bid is acceptable, please allow this document to serve as the agreement between Mr. & Mrs. Nankee and Westside Homes, Inc. to complete the above-mentioned work by signing in the space provided below and returning one (1) signed copy.



Signature

03/13/2026

Date

*This budget is good for a period of 30 days, subject only to change in price of materials at time of acceptance.
Final payment for all work is due upon completion. Deposits may be necessary for some orders.*

THIRD STREET CARPENTRY, LLC

Work Estimate – March 10, 2026



**Matt and Connie Nankee
306 Forest St. – Mount Horeb**

Project Overview

Contractor:

Third Street Carpentry, LLC

Ryan Monfils

307 N 3rd St.

Mount Horeb, WI 53572

(608) 960-9125

ryan.monfils@thirdstreetcarpentry.com

License: 1102-DCFR

Insurance: Next First Insurance Agency, Policy# 588182188

Customer

Matt and Connie Nankee

306 Forest St.

Mount Horeb, WI 53572

(608) 225-1347

constance.nankee@gmail.com

Summary of Work:

Full tear-off and replacement of existing asphalt roof. The following services are included in the estimate:

- Obtaining the necessary building permits in accordance with local regulations.
- Removing and disposing of existing roofing materials.
- Supplying and installing new materials.
- Cleaning all gutters.
- Cleaning the debris from the lawn and landscaping.
- Sweeping the lawn / driveway for nails using magnets.
- Being licensed to work in your geographical region.
- Offering a 5-year workmanship warranty on complete projects.

Detailed Description of Work:

The asphalt roof has a single layer of shingles and is nearing the end of its useful life. The customer has requested a full tear-off and replacement with new asphalt, architectural shingles.

- Roof Preparation: Tear off and dispose of existing shingles and currently present roofing system down to the decking
- Roof decking: Re-nail loose wood. Any bad / rotten wood discovered will be replaced at \$75 per / sheet.
- GAF StormGuard Ice & Water Barrier: Self-adhesive underlayment applied along eaves and valleys protecting roof from ice and water damage. We install two rows (6 ft) at the eaves and one row in the valleys, at roof to wall junctions as well as any penetrations.
- Valley Metal: Install 20" galvanized rolled valley metal and shingle over with a "closed cut" valley.
- Drip Edge Flashing: Metal flashing installed at the edges of the roof to control the flow of water away from the fascia and protect the roofing components, preventing fascia rot.
- Gutter Apron: Metal flashing folded at 120 degrees to help direct water into your gutters (eaves).
- GAF Pro-Start Starter Shingles: Long, narrow shingles installed along the edges of the roof to create a watertight seal at the edge of the roof. Installed to prevent shingle uplift and blow-off.
- Install GAF Timberline HDZ Shingles: Algae resistant high definition architectural shingles.
- GAF Seal-A-Ridge Shingles: Hip and ridge cap shingles to prevent blow-off.
- Pipe Flashing: Flashing boots installed around the base of plumbing pipe vents and other roof penetrations to waterproof them.

Detailed Description continued:

- Feltbuster Synthetic Roofing Felt: Installed on the roof decking providing a secondary layer of protection from the elements, including rain, snow and wind.
- Clean Up and Disposal: Clean up and remove all job-related debris. Magnet sweep site for nails.

Estimated Work and Materials*: \$29,050.00

*excludes additional costs for repairing roof decking

Terms and Conditions

Permits:

A permit is necessary to do a roof replacement in the Village of Mount Horeb. Third Street Carpentry's will submit the permit application of behalf of the client. The permit cost is 1% the materials + labors.

Timeline:

The projected timeline for this project is 5 days upon receiving the required materials. Third Street Carpentry's work will be scheduled upon receipt of a signed contract. Third Street Carpentry will inform you of any changes in scheduling. If Third Street Carpentry anticipates any delays, it will notify you. Please note that the weather may impact Third Street Carpentry's timeline estimate.

Change Orders:

Changes will require a written Change Order signed by the parties prior to implementation of the changes. Such changes may include, for example, changes to the scope of work and any corresponding changes to the estimated fees and schedule. The cost of non-returnable materials or materials already in use will be forfeit by the customer if the change order replaces or strands the materials.

Payment Terms:

A 20% deposit is required at the time of acceptance of the project to secure materials. Unless terms are specified to the contrary, full payment is required upon completion. If payment in full is not received within 30 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.**

Early Termination of Contract:

In the event that Third Street Carpentry, LLC terminated this agreement for cause, or Customer terminates this agreement early without cause, Customer shall be obligated to pay for all materials and services actually received.

Terms and Conditions (cont.)

Unforeseen Circumstances:

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

Warranty:

I understand that any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, Third Street Carpentry, LLC provides a 5-year Workmanship Warranty on portions of the project in which Third Street Carpentry, LLC fully replaced any existing products.

Authorization Page

Roofing Project : \$29,050.00

Deposit Required upon Acceptance: \$5,810.00

Name: Matt and Connie Nankee

Address: 306 Forest St, Mount Horeb, WI

Customer Comments / Notes

Matt and Connie Nankee:

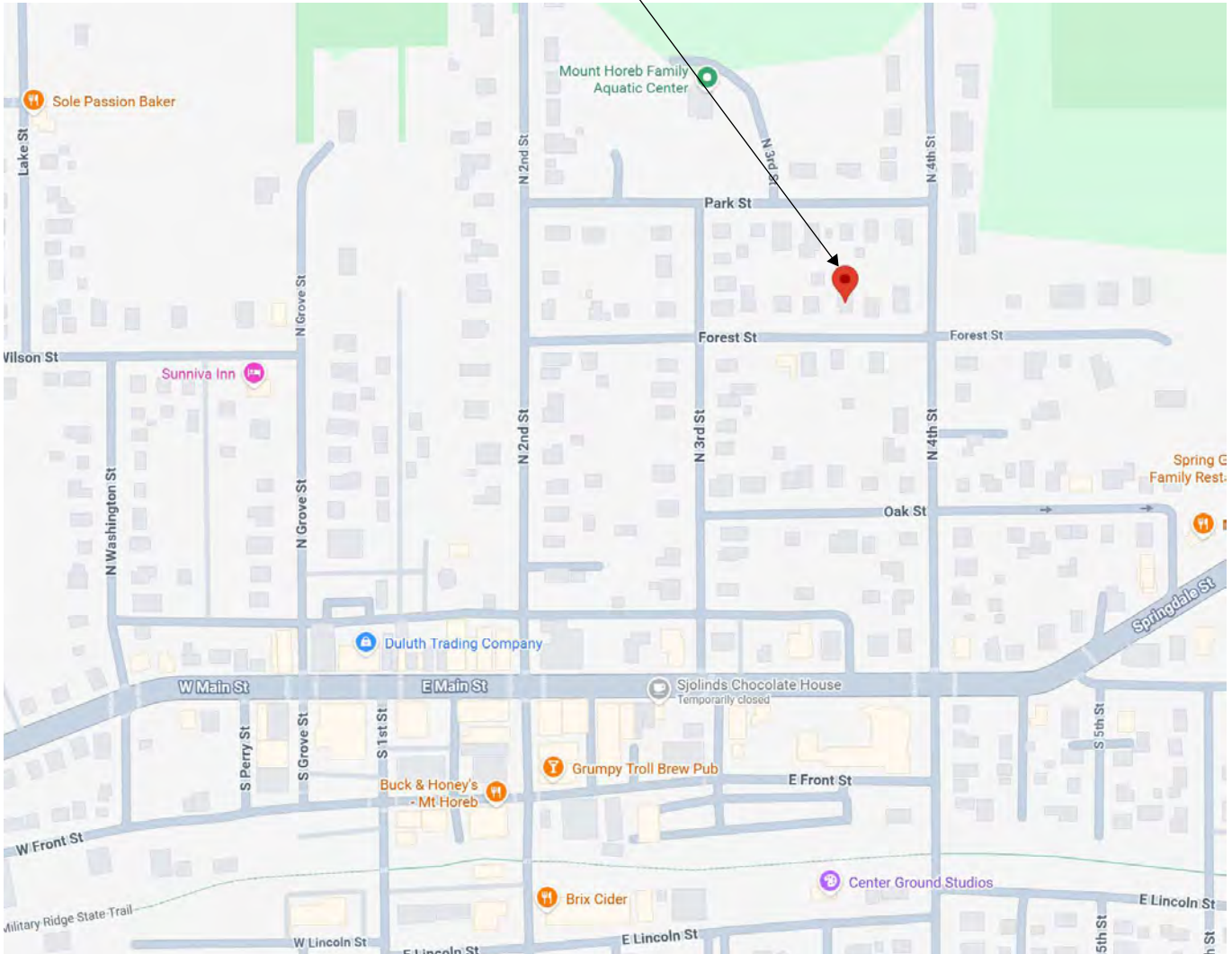
Date:

Ryan Monfils:

Date:

SITE PLAN

306 FOREST ST.



State of Wisconsin

DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES

COMMITTED TO EQUAL OPPORTUNITY IN EMPLOYMENT
AND LICENSING

DWELLING CONTRACTOR

NO. 010400029 - DC

Expires: 03/21/2026

WESTSIDE HOMES INC

306 ACADEMY ST,

MOUNT HOREB, WISCONSIN 53572

UNITED STATES

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 dps.wi.gov.

The named person has complied with Wisconsin Statutes and holds the credential specified. Signature: WESTSIDE HOMES INC

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 dps.wi.gov or by mail to DPS at PO Box 8935, Madison WI 53708-8935.

Travelers Personal Insura

NAMED INSURED(S)

Matthew & Constance L Nankee
306 Forest St.
Mt Horeb WI 53572

DEC VIEW SUMMARY

TRANSACTION DATE: 3/9/2026
TRANSACTION EFFECTIVE DATE:
3/9/2026
POLICY TYPE: Homeowners
NAIC: 38130
POLICY NUMBER: 6044399986331
BILLING ACCOUNT #: 604439998
AGENCY ID: 716
CONTRACT #: 0DLH56

EFFECTIVE DATE: 7/31/2025
EXPIRATION DATE: 7/31/2026
TERM: 12 Months
TERM AMOUNT: \$2,660.00

Contact Info ⁵

Type	Information	Contact Name
Business Phone	608-836-1128	
Cell Phone	608-225-1347	
Cell Phone	608-732-5585	
Email Address	Nankeem@gmail.com	
Email Address	constance.nankee@gmail.com	

Homeowners

\$2,660.00

INCEPTION DATE: 7/31/2019
EFFECTIVE DATE: 7/31/2025

Locations ¹

LOCATION 1: 306 FOREST ST: 306 FOREST ST

306 Forest St
Mount Horeb, WI 53572

HOMEOWNERS FORM 3 UNDERWRITING (H03)

Territory:	206	Fire District:	MOUNT HOREB
Protection Class:	2		FPS
Year Build:	1910		
Construction Type:	Frame		

Distance to Hydrant:	1,000 ft	Fire Protection Device:	Detector (Fire only)
Distance to Station:	1 Mile(s)	Sprinkler System:	None
Number of Families:	1	Swimming Pool:	None
Residence Type Code:	Dwelling-Insured Residence (non-farm)	Primary Heat Source:	Electric
Dwelling Use:	Primary, (non-seasonal)	Roofing Year / Code:	2009 / C
		Roof Type:	Composition (Fiberglass, Asphalt, etc.)

Purchase Price:	0
Limit	Deductible
Premium	

Coverage	Limit	Deductible	Premium
Dwelling	592,000	1,000	\$2,583.00
REPLACEMENT COST PROTECTION 25%	148,000		Included
Other Structures	59,200		Included
Personal Property Replacement Cost			Included
Loss Of Use (Cov. D)	177,422		Included
Liability	500,000		Included
Medical	5,000		Included
SPECIAL LIABILITY LIMIT	3,500		Included
Personal Property	414,400		Included
Fire Protective Discount			Included
Good Payer Discount			Included
TOTDS			Included
Premises Alarm			Included
SPECIAL COVERAGE ON PERSONAL PROPERTY			Included
LANDLORD FURNISHINGS - INCREASED LIMITS	2,500		Included
WATER BACKUP OF SEWERS OR DRAINS	10,000		Included
Mold Increased Limits	10,000/50,000		Included
Multi Policy Credit			Included
IDENTITY FRAUD COVERAGE	25,000		\$25.00
ROOF MATCHING COVERAGE	10,000		Included
SIDING MATCHING COVERAGE	10,000		Included
WATER SEEPAGE AND LEAKAGE COVERAGE	10,000		Included
Building Ordinance Or Law Coverage		10%	Included
SPECIAL LIABILITY LIMIT	3,000		Included
REFRIGERATED PROPERTY COVERAGE	500		\$12.00
Total			\$2,660.00

Coverage	Limit	Deductible	Premium
LOSS ASSESSMENT COVERAGE	5,000		\$2.00
SPECIAL LIABILITY LIMIT	5,000		Included
TREES SHRUBS AND OTHER PLANTS INCREASED LIMITS	500		Included
Credit Card Forgery & Counterfeit Money Inc. Limits	10,000		\$3.00
PERSONAL RECORDS AND DATA AND REPLACEMENT COVERAGE	3,500		\$1.00
FIRE DEPARTMENT SERVICE CHARGE	1,000		\$5.00
SPECIAL LIABILITY LIMIT	1,000		\$20.00
SPECIAL LIABILITY LIMIT	3,500		Included
SPECIAL LIABILITY LIMIT	3,000		Included
SPECIAL LIABILITY LIMIT	5,000		Included
DEBRIS REMOVAL	29,600		Included
SPECIAL LIABILITY LIMIT	5,000		Included
TREE REMOVAL	500/1,000		Included
SPECIAL LIABILITY LIMIT	3,500		Included
SPECIAL LIABILITY LIMIT	2,500		Included
SPECIAL LIABILITY LIMIT	2,500		Included
SPECIAL LIABILITY LIMIT	2,500		Included
SPECIAL LIABILITY LIMIT	2,500		Included
SPECIAL LIABILITY LIMIT	2,500		Included
SPECIAL LIABILITY LIMIT	1,000		Included
Personal Injury			\$8.00
SPECIAL LIABILITY LIMIT	10,000		Included
DAMAGE TO PROPERTY OF OTHERS	5,000		\$1.00
Total			\$2,660.00

ADDITIONAL INTERESTS ²

Nature of Interest	Name/Address	Rank	Payor	Account Number
Mortgagee	Uw Credit Union Its Successors And/Or Assigns PO Box 961292 Fort Worth, TX 76161	1	Yes	1465322038
Mortgagee	Uw Credit Union Isaoa P O Box 44963 Madison, WI 53744	2	No	

Locations ¹

Location #	Address	Legal Description
1	306 Forest St Mount Horeb, WI 53572	306 Forest St

Insured Information

Name: **Matthew Nankee**
Gender: **Male**
Marital Status: **Married**
Date of Birth: **3/5/1979**
Occupation: **Administrative**

Co-Insured Information

Name: **Constance L Nankee**
Gender: **Female**
Marital Status: **Married**
Date of Birth: **7/8/1979**
Occupation: **Administrative**

The insurance policy information contained herein is produced from data contained in the Client Management System and cannot be used to determine coverage provided by an insurance policy. Please refer to the insurance policy issued by your insurance carrier for coverage information.

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Roof Matching

Damaged

Roof Matching

Roof Matching

Damaged

Damaged

Damaged

Roof Matching

Roof Matching

Damaged

Roof Matching

FRONT OF HOME



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 GRANT APPLICATION

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

APPLICANT INFORMATION

Applicant Name Nicholas and Emily Gauger
Property Address 304 S 4th Street, Mount Horeb WI
Phone 608-628-2219 Email nickgauger@gmail.com

PROPERTY INFORMATION

Year Home Built 1907 Purchase Year of Home 2010
Assessed Value of Home \$ 347,700

PROJECT INFORMATION

Proposed Start Date June 2026 Proposed Completion Date July 2026 or sooner
Contractor Name Genesis Painting & Exteriors Contractor License # _____
Contractor Address 4401 Femrite Drive Unit C Madison WI 53716
Contractor Phone 608-221-4225 Contractor Email jeff@genesispainting.com
608-204-9999 matt@genesisexteriors.com
Total Project Estimate \$ 14,528 Grant Request \$ 5,000
Other funding sources that will be used: self funded

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 document at end

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.

Nicholas Aunger Emily Meyer
Applicant Signature

3/18/2026
Date

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

Project Narrative for 304 South 4th Street

Emily and Nick Gauger

We purchased our home in 2010 and since that time have been working hard to improve and maintain it, both inside and out. As part of this work, we had the house painted 15 years ago. Since then the paint has faded quite a bit. The soffit and fascia have been failing at certain points most noticeably at all of the corners. We have replaced some parts of that and caulked and painted others, but it would look much better and hold up better if it was replaced.

We got a bid to repaint the house, repaint and have light repairs done to the existing soffit and fascia, and repaint all the window trim from 5 Star Painting. We also got separate bids from Genesis Painting and Genesis Exteriors (branches of the same company) to do similar work, but with a longer lasting approach than just painting. Genesis painting would prime and paint the house. Genesis Exteriors would wrap the window trim with aluminum and also replace the fascia and soffit with aluminum. After looking at both bids we feel that the Genesis approach would keep our house looking nice for longer and would be worth the additional cost.

Our plan is to keep the home the same color blue as it was painted 15 years ago (or something very similar if we can find a more fade resistant similar color). The window trim and soffit and fascia will remain white. Our home was built in 1907 and has a lot of the charm that many of our town's older homes have. With a few improvements to the exterior it will be an example of what is possible with the older original homes around town.

Thank you for this opportunity to significantly improve our home. We plan to enjoy it for many years to come!



Customer Info:

Job #: N/A
 Gauger, Nick
 304 S 4th street,
 Mount Horeb, WI, 53572
 (608) 628-2219-mobile

Genesis Painting

4401 Femrite Dr. Unit C Madison WI 53716
 Phone: (608) 221-4225
 Fax: (608) 221-3525
Company Representative:
 Jeff Lennberg
 (608) 310-7686
 jeff@genesispainting.com

Painting-Exterior Residential: PAINTING OF THE ALUMINUM SIDING ON THE HOME (Excludes trim)

Description
 Painting-Exterior Residential: PAINTING OF THE ALUMINUM SIDING ON THE HOME (Excludes trim) total: \$0.00

POWER WASHING THE EXTERIOR ALUMINUM SIDING ON THE HOME

Description

- Remove any shutters if present on the home, label & store in proper location
- Spray surfaces to be painted or stained with mildewcide to kill any mildew growth
- Scrub surfaces to be painted or stained where necessary due to heavy mildew, heavy product break down & dirt build up
- Rinse/Wash surfaces to be painted or stained thoroughly with a high pressure washer to remove dead mildew, dirt & chalk
- Materials: Mildewcide

POWER WASHING THE EXTERIOR ALUMINUM SIDING ON THE HOME total: \$545.00

PREPARATION & PAINTING OF THE ALUMINUM SIDING ON THE HOME

Description

- Using Metal Epoxy, repair dings & holes where present, brushing texture if aluminum has texture, sanding smooth if siding is smooth (3-4 hour allowance included in proposal)
- Mask off areas not being painted to prevent from paint transfer
- Apply one coat of client chosen paint color with the additive Emulsabond for maximum adherence. Apply using a spray technique
- Apply a second finish coat without the additive Emulsabond. Apply using a spray technique
- Pull masking, sharpen lines & clean up site properly
- Materials: Easy-Mix Emulsa Bond Aluminum Siding Paint Additive
- Materials: Hallman Lindsay #174 Weathguard Lo Sheen Finish

PREPARATION & PAINTING OF THE ALUMINUM SIDING ON THE HOME total: \$6,938.00

IMPORTANT

Description

- IMPORTANT: Any work requested that is not outlined in this proposal/contract is NOT included in the bottom line price. Additional requested work such as, but not limited to, additional wall prep, moving furniture, additional coats of paint or

additional areas to be painted will be done only upon the customer's request. The on site project supervisor will provide the customer with an approximate estimate for completing the additional work during the project and have the client initial for the additional requested area/areas/items.

- COMPLIMENTARY COLOR CONSULTATION: All Genesis projects over \$1,800.00 come with a complimentary color consultation with a professional designer. The addition of multiple colors per room, accent walls or any more then one color per room may result in additional charges. These charges will be discussed at the time of the free color consultation. If you have any other questions regarding this, please contact your sales consultant. Color consultation is not the same as design work. If the client would like help with other design items unrelated to choosing paint colors, Genesis Design can assist the client at the rate the Design Office charges for design work outside of picking colors for the painting project.

- -COLORS: For exterior projects, up to three colors are included unless noted otherwise. For example, the colors could be, one color for the siding, one color for the soffit / fascia / trim, and one color for the doors. Changing of existing colors to new colors will likely take two coats which will be an extra charge unless noted.

- -INTERIOR COLORS: Interior projects include one color per room on walls. Additional colors or accent walls will add extra cost unless otherwise noted in the proposal provided. Color changes will likely take two coats and will result in extra charges unless noted in the proposal provided.

- FINANCE OPTIONS: Genesis Painting Offers No Interest / No Payments for Six Months. This Offer Must Be Selected up to two weeks prior to the job starting. This offer is not valid for jobs already contracted or are within 10 working days of starting the project. Accepting the offer after the project has started or after completion will not be honored. This offer is subject to approval From a third party bank, Enerbank.

- BREACH OF CONTRACT: If the client contracts with Genesis Painting, but cancels the project at anytime after, a 10% penalty fee will be billed to the client

- WARRANTY: Genesis Painting provides a 3 YEAR FULL LABOR & FULL MATERIALS warranty on all workmanship and materials pertaining to the paint that Genesis applies. This is not applicable to crack repair, previous coatings unstable coatings, pre existing bubbling issues, decks, railings or floor surfaces. These items have a warranty of sixty days from completion of the project.

- PAYMENT TERMS: Full payment for the project is due at job completion. All major credit cards are accepted on payments up to \$6,000.00. If the client is applying of the 0 Payments and 0% for 6 months, an electronic voucher will be sent to sign at the project completion.

IMPORTANT total: \$0.00

Total for all sections: \$7,483.00

Total: \$7,483.00

CANCELLATION: After the 4th day from the date of acceptance, any cancellation of this contract will result in the full price of any non-refundable products and reasonable administrative and service costs incurred. A minimum charge of 10% or \$250 whichever is greater plus any materials will be imposed.

PAYMENT TERMS

Upon Substantial Completion, the full contract price will be due in full. Payment will be collected by the job supervisor. If the homeowner is not

available to meet with the job supervisor upon substantial completion, payment can be made by calling the painting supervisor or accounts receivable at 608-310-7690. Substantial completion is the stage in the progress of the work when the work or designated portion thereof is sufficiently complete in accordance with the contract so that the owner can occupy or use the work or a portion thereof for its intended use. Minor defects or touch up work would fall under service or warranty work and do not constitute a reason to withhold final payment. A late fee totaling 2% of the outstanding balance and a monthly interest rate of 1.5% will be levied if the payment is not received within 5 days of the substantial completion date. Unless prohibited by the Wisconsin Consumer Act: In the event of non-payment by the client, or any litigation arising from breach of this agreement by the client, and if Genesis is the prevailing party in such litigation, the client agrees to pay all reasonable costs incurred by Genesis, including staff time, lien enforcement, court costs, attorney fees, and all other related expenses.

ADDITIONS AND REVISIONS

Additions involving extra costs may require prior written approval, and will become an extra charge over and above the original Contract.

SCHEDULING

Jobs are scheduled upon receipt of the signed Contract. You will be notified of an approximate time frame to begin your job. Occasionally, our schedule gets adjusted due to unforeseen circumstances. In any event, the homeowner will be notified of the change.

COLOR CHOICES

Color choices are made by owners. In the case a homeowner uses our color consultant; the ultimate decision still rests with the homeowner.

PAINT COVERAGE

Due to color selection and absorbency, it is difficult to determine the number of coats needed. If additional coats are needed, we will get your

approval prior to proceeding. Any additional coats needed beyond the original coats outlined in the proposal will be completed at time and

materials upon the homeowner's approval.

PEELING PAINT

We will scrape and prime loose or peeling paint to insure a long-lasting durable surface. When paint peels, it leaves a small uneven edge that will

not appear completely smoothed. If a smoother finish is preferred, you want to contract a company that chemically strips.

STAINING

Uniformity in stained surfaces cannot be guaranteed, due to thinness, surface, color and stain type.

POWER WASHING

Windows need to be closed tightly and water needs to be available at an outside faucet. Windows may occasionally streak depending on their

surface. Genesis will not be responsible for internal water damage due to any open gaps on the exterior surface washed.

PAINT CHIPS/CLEAN UP

We will use drop cloths, plastic, brooms and vacuums for both interior and exterior work. Due to wind, steep inclines, etc., there may be no

functional or pragmatic way to catch all paint chips as they fall. However, the chips will dissipate in time with no damage to your lawn. Empty

paint cans, paint chips, and other miscellaneous used materials will be left with the customer for their normal trash pickup.

WARRANTY

Genesis will warranty and furnish 100% of the labor and materials for three years for surfaces where the product has failed due to improper

workmanship or defective material including but not limited to peeling, blistering, or chipping. Previously applied coats of paint may have

moisture or adhesion problems that are beyond our control and are not fully warrantied, however in the event you have one of these rare

problems, we will still warranty those areas at a discounted rate of \$47.00 per hour for labor, and provide the paint at 50% off the retail store

cost. If the problem area is covered under this warranty, we will normally only redo the exact area of paint failure, caulk, etc. For example, if

a small area of siding peeled, we would redo that area and try to blend in with the existing siding, not repainting the entire siding or wall. The

newly worked area may look slightly different due to fading, weathering or a slight change in the color of the products. Repairs to horizontal

surfaces or any surface that, by virtue of the design, permits moisture to collect, are only covered for sixty (60) days. These surfaces include,

but are not limited to exterior decks, railings, steps, porches and roofs.

NOTICE OF LIEN RIGHTS

Required by the Wisconsin Construction Lien Law, builder 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 builder, 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 probably will receive notices from those who furnish labor or

materials for the construction, and should give a copy of each notice to his mortgage lender. If any, Builder agrees to cooperate with the

owner and his lender, if any, to see that all potential lien claimants are duly paid.

Customer Acceptance Signature or by allowing us to work you agree to terms Date Signed

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

This estimate was last edited by Jeff Lennberg ((608) 310-7686, jeff@genesispainting.com) on March 09, 2026. The estimate may be withdrawn if not accepted within _____ days.



Customer Info:

Job #: N/A
 Gauger, Nick
 304 South 4th Street,
 Mount Horeb, WI, 53572
 (608) 628-2219-mobile

Genesis Exteriors

4401 Femrite Drive Madison, WI 53716
 Phone: (608) 204-9999
Company Representative:
 Matt Winterberg
 (608) 310-2143
 matt@genesisexteriors.com

Gauger Soffit, Fascia and Window Wrap Proposal

Description
- EXTERIOR WORK DESCRIPTION: This proposal is for the installation of Norandex non-vented soffits and a .019 aluminum coil stock wrap around the fascia.
- A breakdown has been listed to include aluminum wraps around the window openings.

Gauger Soffit, Fascia and Window Wrap Proposal total: \$0.00

Soffits and Fascia

Description
- Install Norandex .019 smooth trim coil stock over the existing wood fascia.
- Install Norandex Quad four inch perforated aluminum soffit panels in the eaves and solid aluminum soffit panels in the rakes.
- Remove and reinstall the existing gutters

Soffits and Fascia total: \$5,500.00

Aluminum Wraps

Description
- Wrap windows listed below with a .019 aluminum coil stock
- 9 - one wide windows
- 3 - two wide windows
- 1 - three wide double hung / picture / double hung window

Aluminum Wraps total: \$2,090.00

Total for all sections: \$7,590.00

Total: **\$7,590.00**

Genesis Exteriors, Inc. Terms And Conditions

PAYMENT TERMS:

Upon an approved proposal, Genesis Exteriors requires a 30% down payment to proceed with ordering of the materials. The down payment can be made via check or credit card. If the client is using our finance offers, an approved application must be received before the materials will be ordered. Upon receipt of the 30% down payment or approved financed loan, Genesis Exteriors will order the materials which in most cases are non-returnable or refundable. Upon substantial completion of the project, full payment is due. Substantial Completion refers to a stage of a construction or building project or a designated portion of the project that is sufficiently complete, in accordance with the construction

contract documents, so that the owner may use or occupy the building project or designated portion thereof for the intended purpose. In the case where new parts need to be ordered, final payment will be due, with the exception of Genesis Exteriors allowing a holdback of an amount not to exceed the cost of the remaining parts needed to fully complete the project. Upon installation of the new parts, the holdback amount will be due. Stage Payments: On larger projects including those with multiple phases involved (Example: Roofing, siding, windows) partial payments may be requested. These can be requested in stages of completion and or completion of a segment of said project.

Credit cards accepted up to \$6,000 Maximum

PAYMENT: Client shall pay Genesis Exteriors, Inc. (otherwise referred to as "GEC") the Contract Price, In current funds, Adjusted as provided herin, as follows:

DOWN PAYMENT: The standard down payment is 30%.

PROGRESS PAYMENT: Generally there will not be any progress payments required for residential projects unless the work performed will take more than 30 days. Commercial projects extending past 30 days will make progress payments by the 10th day for the pro-rata amount of labor and materials supplied as of the last day of the prior month.

Misc. Items

UNFORESEEN WORK: Any unforeseen work / repairs that is not visible at the time of original estimate will be brought to the attention of the homeowner and then a change order will be presented to complete the additional work. The unforeseen work may be (but is not limited to) water damage within the walls, mold, insect infestation, electrical wiring and plumbing.

IMPORTANT: Any work requested that is not outlined in this proposal/contract is NOT included in the bottom line price. If additional work is requested, the job supervisor will contact the sales representative to produce a change order. Additional work will not be completed without client approval by signing / or verbally consenting to the change order.

COMPLIMENTARY COLOR CONSULTATION: All Genesis Exterior projects (Over \$2000.00) come with free color consultation with a professional designer. If you would like the color consultation please advise your sales consultant upon acceptance of the proposal.

FINANCE OPTIONS: Several no interest / no payment and low interest with payments are available. Minimum purchase requirements do apply. Additional fees may apply. Based on approval from a third party bank, see sales consultant for additional details.

WARRANTY: In addition to product warranties provided by manufacturers, Genesis Exteriors provides a ten (10) year workmanship warranty!

FULL FRAME WINDOW INSTALLATION VERSUS INSERT WINDOW INSTALLATION: A Full Frame Window Installation includes the removal of the complete frame of the existing window and reveals the sill plate, jack studs and header of the existing rough opening. The new window will include the installation of jamb extensions and interior trim. An Insert Window Installation will retain and utilize the frame of the existing window, and the new window will be placed in the open pocket left after the old window sashes are removed. The insert window will lose glass size because the window is sized to be installed inside the frame of the existing window.

WINDOW COVERINGS: If window coverings are present it is the responsibility of the homeowner to remove and reinstall the coverings. Genesis will remove and reinstall window coverings at a cost of \$40 per covering but will not be held liable for any damage committed to the window coverings. If the cost of the window covering removal and replacement has not been included by indicated in this written agreement the cost will be added in the form of a change order after the project commences. Existing window coverings (i.e. blinds/shades) may be custom-sized to fit the windows that they are installed on. Genesis does not guarantee that existing window coverings will be compatible with the new windows and/or trim. Most times, this isn't an issue, but when it presents, Genesis is not liable for the costs or process of having the window treatments modified to fit, or replaced.

PAINT LINES: Due to the fact that all window manufactures have different frame sizes and specifications paint lines may be exposed once the new window is installed. This has potential only to take place when a full frame window installation occurs. If this is the case Genesis Exteriors is not liable for painting/plaster to cover the exposed paint/plaster lines.

HISTORICAL DISTRICTS: It is the responsibility of homeowner / decision makers to notify Genesis Exteriors in all cases where the residence or job site would reside in a Historical District and what requirements / specifications that particular Historical District requires for the project being estimated.

PROPOSAL VALIDITY: All proposals are valid for 30 days.

CANCELLATION: After the 4th day from the date of acceptance, any cancellation of this contract will result in the full price of any non-refundable products and reasonable administrative and service costs incurred.

FINAL PAYMENT: Upon Substantial Completion, Client shall pay to GEC the Contract Price. The foregoing notwithstanding, a portion of the Contract Price may be escrowed equal to the cost (as estimated by GEC) of Work delayed by weather conditions, and the cost of materials specified where delivery is delayed. No funds shall be escrowed for specialty items requested by Client, which are delayed for any reason, or for Work delayed due to the unavailability of materials specified in Change Orders. Payment of the remaining Contract Price (subject to escrows) under this Section shall constitute a waiver of claims by the Buyer against GEC except those arising from the terms of GEC's warranty. Upon payment of the Contract Price, GEC, upon request, shall provide Buyer with lien waivers Substantial completion is the stage in the progress of the work when the work or designated portion thereof is sufficiently complete in accordance with the contract so that the owner can occupy or use the work or a portion thereof for its intended use. Minor defects, touch up work on installed products or adjacent surfaces would fall under service or warranty work and do not constitute a reason to withhold final payment. A late fee totaling 2% of the outstanding balance and a monthly interest rate of 1.5% will be levied if the payment is not received within 5 days of the substantial completion date. Unless prohibited by the Wisconsin Consumer Act: In the event of non-payment by the client, or any litigation arising from breach of this agreement by the client, and if Genesis is the prevailing party in such litigation, the client agrees to pay all reasonable costs incurred by Genesis, including staff time, lien enforcement, court costs, attorney fees, and all other related expenses.

CHANGES IN WORK: (a "Change Order"): Any work in addition the signed proposal will increase the contract proposal executed by Client and GEC whether agreed upon in writing or verbally. Each Change Order shall specify a change, addition, or deletion, and any adjustment in the Contract Price and Contract Time. Any increase in the Contract Price shall be paid to GEC upon execution of the Change Order.

CONTRACT TIME: Unless Buyer submits Change Orders, or other reasonable conditions occur which affect GEC's ability to complete the Work as stated below, the Work normally shall be substantially completed within 30 working days after the Work is commenced (the "Contract Time") for residential projects. The Contract Time shall be extended as provided If the Work is delayed by any cause outside the reasonable control of GEC, including without limitation any change or delay requested, imposed or caused by Client or by any public authority, site condition, labor disputes, weather conditions, riot, civil commotion, vandalism, theft, war, fire or other casualty, or delays in delivery or unavailability of materials, the Contract Time shall be extended by the duration of such delay. Clients' failure to make selections in a timely manner or Client's request for Change Orders may also result in an extension of the contract time.

SUPERVISION OF WORK: GEC shall be the authority for the proper usage and placement of fixtures, equipment and materials, in accordance with recognized standards. Slight deviations from Plans and Specifications shall be construed as substantial compliance with the Contract. Buyer agrees that the direction and supervision of the working forces, including subcontractors, rests exclusively with GEC, and Buyer agrees not to issue any instructions to, or otherwise interfere with, the same. Buyer further agrees neither to negotiate for additional Work with GEC's subcontractors nor to engage other builders or subcontractors except with the GEC's prior written consent and in

such a manner as will not interfere with GEC's completion of the Work under this Contract. Buyer shall have the right to observe the progress of the Work provided, however, Builder shall not be responsible for any injury to Buyer or during said observations. Buyer is responsible to keep any pets contained in such a way to keep them from

disturbing the installation crews and safe from harm.

GEC'S INSURANCE: GEC agrees to keep in force at its own expense, during the entire period of Work, such liability insurance as will protect it from claims for bodily injury and property damage, and property damage liability that may arise out of the Work. GEC shall maintain a Commercial General Liability policy with a minimum limit of \$1,000,000 per occurrence.

WARRANTY/LIMITATION OF LIABILITY: Upon final payment of the Contract Price, GEC warrants that the Work has been performed in substantial conformance with the Plans and Specifications, and in a good and workmanlike manner in quality equal to the standards of the industry. GEC shall repair or replace, at its option and at its sole cost and expense, any failure to conform to such warranty identified by written notice from Client within Ten (10) years following Substantial Completion. GEC shall also repair, at its sole cost, any Work that may be disturbed in repairing such nonconformity. Upon final payment of the Contract Price, GEC shall be deemed to have assigned to Client all manufacturer warranties for consumer products incorporated into the Work. GEC will provide copies of such manufacturer warranties to Client. These products are not covered by GEC's warranty. In addition, GEC does not warrant any trees or other vegetation on the Building Site against damage during performance of the Work.

EXCEPT AS OTHERWISE PROVIDED IN THIS CONTRACT, GEC MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING WITHOUT LIMITATION THE CONDITION OF THE IMPROVEMENTS, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. BUYER AGREES THAT IN NO EVENT SHALL GEC BE LIABLE TO BUYER FOR ANY LOSS OF USE, LOSS OF BUSINESS, LOSS OF PROFIT, EMOTIONAL DISTRESS, OR INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, CAUSED DIRECTLY OR INDIRECTLY BY THE ACTS OR OMISSIONS OF GEC UNDER THE CONTRACT.

NOTICE CONCERNING CONSTRUCTION DEFECTS. WISCONSIN LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT OR COMMENCE MEDIATION OR ARBITRATION PROCEEDINGS 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 OR COMMENCE MEDIATION OR ARBITRATION, 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. BY SIGNING THIS CONTRACT, BUYER ACKNOWLEDGES RECEIPT OF THIS NOTICE PRIOR TO SIGNING THE CONTRACT, AND FURTHER ACKNOWLEDGES THAT BUYER HAS READ THIS NOTICE.

LIEN NOTICE. AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, GEC HEREBY NOTIFIES CLIENT THAT PERSONS OR COMPANIES FURNISHING OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON CLIENT'S LAND MAY HAVE LIEN RIGHTS ON BUYER'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 CLIENT OR THOSE WHO GIVE THE CLIENT NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST PERFORM, FURNISH OR PROCURE LABOR, SERVICES MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, CLIENT PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH OR PROCURE LABOR, SERVICE, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A

COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. GEC AGREES TO COOPERATE WITH THE CLIENT AND THE CLIENT'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

This estimate was last edited by Matt Winterberg ((608) 310-2143, matt@genesisexteriors.com) on March 15, 2026. The estimate may be withdrawn if not accepted within _____ days.

Quote#: 10401 Title: Gauger Exterior Quote in Mt Horeb

Date: 03/06/2026

Estimator: Chas Wendt

Cell Phone: (608) 358-8108 Office Phone: (608) 205-4078

Mailing Address: 5910 Red Oak Trail, McFarland, WI 53558



Customer Quote

Locally Owned and Independently Operated

Nick Gauger
nickgauger@gmail.com
(608) 628-2219

Billing: 304 S 4th St
Mount Horeb, WI 53572

Service: 304 S 4th St
Mount Horeb, WI 53572

Customer Notes: Five Star Painting has included (1) house wall color and (1) trim color in this proposal. Five Star Painting has included (2) coats on the areas included in this proposal for proper coverage, if the areas included in this proposal require additional coats for proper coverage due to customer's color selection and/or existing conditions on the areas walls and or trim then this proposal will be revised to account for the additional coats required for proper coverage.

Color selections are made by homeowners. If we are asked to assist, the ultimate decision still rests with the homeowner. We cannot be responsible for how pleasing the color selection is to the owner, as this a matter of individual judgment.

All items included on this quote will be listed separately. Examples are house body, doors, jambs, shutters, columns, posts, trim, soffit, fascia, gutters, deck boards, deck railing, etc. If the item is not listed with a number of coats defined, it is not included in this quote, but can be added if desired. Any additions involving extra costs will become an extra charge over and above the original contract.

All our painting work is performed in complete compliance with PDCA (Painting and Decorating Contractors of America) and the definition of a properly painted surface. A properly painted surface is defined as uniform in appearance, color, texture, hiding and sheen. It is also free of foreign material, lumps, skins, runs, sags, holidays, misses or insufficient coverage. It is also a surface free of drips, spatters, spills or overspray caused by our workforce. In order to determine whether a surface has been "properly painted" it shall be examined without magnification at a distance of thirty-nine (39) inches or one (1) meter, or more, under finished lighting conditions from a normal viewing position.

Here are some steps, if applicable to your project, for you to take to prepare the areas to be painted: Prior to washing, please check that all doors and windows are tightly closed and remove screens from windows. Prior to washing, remove all furniture, barbeque grills, plants, etc. from porches/decks. Also, please trim any branches/bushes that are touching the house. Not completing these steps can cause your job to be delayed or can cause additional charges to be incurred. Windows may occasionally streak depending on their surface. Five Star Painting does not wash windows while washing of home in preparation for painting. Five Star Painting is not responsible for internal water damage due to any open gaps on the exterior surface washed.

With exterior painting, we need to have dry, warm weather to allow the exterior to dry before we paint so that moisture is not trapped. Based on Hallman Lindsay and Sherwin-Williams paint product guidelines, we need the low temperature to be 35 degrees or higher while we are painting and for 48 hours after we finish. We follow these guidelines to make sure the paint adheres to your home, moisture is not trapped under the paint, and the paint holds up over time.

Landscaping: Our Project Managers and Crews exercise caution around trees, shrubs, flowers, and plants to minimize stepping/trampling on any of these areas (Per customer's request these jobs can be scheduled at the beginning of the Spring Season or the end of the fall season. Five Star Painting can not be held accountable for accidental damage that happens in the day to day transactions of the painting scope of work.

Decks and Horizontal Surface are Not Warranted: Due to horizontal surfaces being exposed to the sun, rain, snow, ice, shovels, pets, and people traffic these areas will experience wear and tear before other areas on the property. These areas should be maintained every 1-2 years.

Windows: Please note if we are contracted to paint window sashes (the moving part of the window). We are not responsible for ensuring that the windows are opened and closed often enough to ensure that the painting work will not fuse the windows shut. We make a reasonable effort to score the windows when painted to remain functional. However, if requested to return once our work is completed to "open" the fused paintwork we will charge a "trip charge" to cover the labor and expenses needed to perform that work. Your cooperation in making certain this is addressed before we leave the worksite is appreciated.

Staining: Uniformity in staining wood surfaces cannot be guaranteed, due to the stain type/color, porous nature of wood, and the tendency of stain to accumulate in the more porous regions of the wood, thus creating contrasting color patterns. We cannot be held liable for the wood grain patterns within the decks, cabinets, drawers, doors, or trim.

Discounts do not apply to Time and Material work or any work added at the start of the job or while the job is in progress.

Not Included: Does not include any front porch trim or overhang, rear porch trim, 3rd floor wrapped aluminum window trim, doors, basement doors, chicken coop, garage soffit/fascia/gutters/downspouts, garage doors/trim. Replacing any rotten and/or delaminating wood is not included in this proposal. The customer should have a third party company assist with any necessary repairs to your home prior to scheduling Five Star Painting to complete the painting on your home. Compromised/Delaminating boards are not covered under any warranty for Five Star Painting.

Carpentry Referral:

Based on you moving forward with Five Star Painting, you could work and pay directly with a carpenter (Steve Kotlan 414-554-9711) that does a lot of work for our customers when they need exterior wood replaced on their properties. To assist with keeping the costs down we have you work directly with Steve for any necessary repairs prior to painting/staining.

Details

- **Address Numbers:** Address numbers will be removed from house to allow proper painting procedures.
- **Cleaning:** We will clean the site daily and upon completion.
- **Downspouts:** Downspouts when able will be removed to be painted, allowed to dry, and then reapplied to the house (where applicable).
- **Extensive Tarping:** Tarps or drop cloths will be used to catch falling debris and loose paint chips when scraping. While we do use drop cloths due to wind, steep inclines, etc. there is no functional or pragmatic way to catch all paint chips as they fall. However, the chips will dissipate in time with no damage to your lawn/plants. Mowing with a bag will effectively pick up chips in the lawn.
- **Priming:** Spot-prime bare wood and metal to seal substrate prior to painting.
- **Scraping or wire brushing loose and peeling paint.** When paint peels, it leaves a small, uneven edge that will not appear completely smooth. There will be ups and downs where the paint was removed, especially when there are multiple previous layers of paint. We will scrape and prime loose or peeling paint to ensure a long-lasting durable surface and minimize this effect. If a completely smooth finish is preferred, you will want to contact a company that chemically strips your home.
- **Caulking:** Caulk compromised gaps and cracks to seal and protect against moisture on areas that are contracted to be painted and were already previously caulked. Caulking: Many builders leave areas uncaulked as a way to allow the home to breathe; these are called expansion joints and weep holes. This also applies to butt joints, the area where siding boards butt up against each other. Caulking these common areas are not part of customary preparations.
- **Soft/Hand Washing (Whichever Is Needed per Substrate):** Remove dirt, mildew, and other debris to allow for proper paint adhesion and expose areas needed for scraping. Any areas that need to be hand cleaned after the washing will be done when the crew arrives for painting/staining. Washing: It will be decided which technique is best suited for your project. Areas will be washed to remove dirt and mildew to best ability without damaging the substrate. Washing is intended to remove dirt not paint, however some paint chips may fall. Any paint chips that are too wet to clean up during washing will be cleaned up during the painting process.
- **Woodpecker Holes:** Any woodpecker holes that are smaller than the size of a quarter will be filled prior to painting. Any woodpecker holes larger than a quarter than the wood should be replaced by a carpenter.
- **First coat of paint will be allowed proper time to dry before second coat is applied (where applicable).**
- **Five Star team to clean up daily, and a thorough clean up at job completion.**
- **Multiple ladders or scaffolding may be used to prevent overlap marks commonly seen when a home is painted from a single ladder.**
- **Unless specified otherwise, Five Star Painting will spray body and brush and roll trim.** Application: Paint application comes in the form of airless sprayer, brushes, and rollers. The best application will be determined by the crew based on factors such as the project, weather conditions, location, etc. Two coats will be applied per contract and per application method. When spraying with the equipment we use along with back rolling we are able to apply a greater mil thickness coating wet on the first coat. All applications techniques will show imperfections up close from underlayers. All products and applications cannot provide a new factory finish look.
- **Five Star will do a walk around with the customer at the end of the job to ensure that the customer is satisfied with the final product. The customer has to make themselves available while the painting crew and project manager are on the jobsite for the final walk through.**

Power Wash

Soft/Hand Washing (Whichever Is Needed per Substrate): Remove dirt, mildew, and other debris to allow for proper paint adhesion and expose areas needed for scraping. Any areas that need to be hand cleaned after the washing will be done when the crew arrives for painting/staining. Washing: It will be decided which technique is best suited for your project. Areas will be washed to remove dirt and mildew to best ability without damaging the substrate. Washing is intended to remove dirt not paint, however some paint chips may fall. Any paint chips that are too wet to clean up during washing will be cleaned up during the painting process.

Prep and paint the house aluminum siding,

Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD

Prep and paint the garage vinyl siding

Paint: SW Duration Exterior Color 1 Low Lustre (2 Coats)
Color: TBD

Prep and paint the wood soffit and fascia/gutters overhangs of the house

Paint: SW Duration Exterior Color 2 Low Lustre (2 Coats)
Color: TBD
Product: Overhang

Prep and paint the wood house window and door outside trim

Jambs
Count: 27
Paint: SW Duration Exterior Color 2 Low Lustre (2 Coats)
Color: TBD

Prep and paint the wood garage service door outside trim

Jambs
Count: 1
Paint: SW Duration Exterior Color 2 Low Lustre (2 Coats)
Color: TBD

Total

Subtotal: \$12,963.04
Discount: \$1,053.04
Total: \$11,910.00
Deposit Required (50%): \$5,955.00
Payment: \$0.00
Balance Due: \$11,910.00

This quote reflects a cash/check discount of 3%. If paying by credit card, the discount will be removed from the price. We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum stated above. Any alteration or deviation from the specification involving extra costs will become an extra charge over and above the quote. All accounts are due and payable upon completion of

work as described above. In the event suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 1.5% per month will be applied on all past due accounts. If a check is returned for any reason at all, client will pay an additional charge of \$50 per returned check. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days.

Lien Notice: As required by the Wisconsin Construction Lien Law, claimant (also described herein as "seller") hereby notifies owner (also described herein as "buyer") that persons or companies performing furnishing, or procuring labor, services, material, plans, or specifications 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 claimant, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans, or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans, or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

I hereby grant Five Star Painting permission to use my, and my property's, likeness in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Five Star Painting and will not be returned. I hereby hold harmless, release, and forever discharge the Five Star Painting from all claims, demands, and causes of action.

I agree to the payment terms and contract stated above:

Authorization to begin work (Client): _____

Work Completed to satisfaction (Client): _____

Contractor Signature: _____ Date: _____

Customer Focused, Quality Driven™
Visit FiveStarPainting.com/warranty for details on our 2-year warranty.



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 Brian and Alyssa Yogerst
Property Address 304 Center Avenue Mt. Horeb
Phone 608-334-9338 Email yogerstalyssa@gmail.com

PROPERTY INFORMATION

Year Home Built 1957 Purchase Year of Home 2002
Assessed Value of Home \$ 346,600.00

PROJECT INFORMATION

Proposed Start Date 6/1/2026 Proposed Completion Date 7/1/2026
Contractor Name Mlsna Custom Homes Contractor License # 090700037-DCQ
Contractor Address 1528 Star Rd. 78 Mt Horeb, WI 53572
Contractor Phone 608-202-437-4840 Contractor Email mlsna customhomes@yahoo.com
Total Project Estimate \$ 19,755.00 Grant Request \$ 5,000.

Other funding sources that will be used: personal savings / HELOC

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.

Roof was replaced in 2006 and shingles are starting to crack/roll up and visible granule loss, creating a risk of leaks and subsequent structural damage. Will replace with 50 year shingles and reputable contractor to maintain appearance, home value and energy efficiency. Both bids are for premium architectural shingles with 50 year limited lifetime warranty when installed by licensed contractor.

DOCUMENTS TO INCLUDE

- Two contractor proposals
- Site plan *new roof replacement*
- 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.

Alyssa Yeast
 Applicant Signature

3/20/2026
 Date

Office Use Only	
Date Application Received: <i>3/20/26</i>	Does this applicant qualify for a building permit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Community Development Authority Review Date: _____	
<input type="checkbox"/> Recommended approval without conditions <input type="checkbox"/> Recommended approval with conditions <input type="checkbox"/> Recommended denial	
Recommended conditions or reason for denial (if applicable): _____	
Common Council Review Date: _____	
<input type="checkbox"/> Approved without conditions <input type="checkbox"/> Approved with conditions <input type="checkbox"/> Denied (reasons below)	
Conditions or reason for denial (if applicable): _____	
Authorized Grant Amount: _____	
Date Check Issued: _____	

Certification, License, or Registration Card

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

Wisconsin Department of Safety and Professional Services

ANDREW ROBERT MLSNA

Credential ID: DCQ-090700037

→ note: license # format has changed since 2021, now with numbers before letters

Certification, License, or Registration Name Expires:

Dwelling Contractor Qualifier

2021-09-13

Signature:

For the information on the card. If errors or discrepancies are found, you may contact the Department of Safety and Professional Services at email DSPSCredTrades@wi.gov, and provide your ID number printed on the card. The Department will update addresses as they occur. Notification of address changes is the responsibility of the licensee. Renewal notice will be emailed to the email address on file 30, 60, and 90 days before expiration of each credential indicated on the card. Renewals are contingent upon compliance with the requirements specified in Wisconsin Administrative Code SPS 305.

(viii) Any interior work (e.g., drywall or wood trim unless otherwise specified) related to the installation or removal of skylights, windows, patio doors, or sun tunnels.

All implied warranties, including those of fitness and habitability, are expressly waived. Company shall perform warranty repairs or replacements, at its option, within sixty (60) days after receiving written notice from Customer during the applicable warranty period dependent on material and labor availability.

Extras. All additional costs incurred by the Company for any of the following shall not be included in the cost of work and Customer shall pay these costs in addition to the cost of work; costs attributable to (1) any public body, inspector, architectural control committee unless the result of Contractor's negligence; or (2) undisclosed site conditions, including but not limited to, any defect or abnormality in existing improvements, lead paint, or asbestos, or (3) any other unusual conditions.

Insurance. Customer shall maintain property and casualty insurance and general liability insurance covering the work location.

Insurance Proceeds. Customer agrees to assign to the company all rights Customer has in any casualty or homeowner's insurance policy proceeds, (A contract that is being paid by insurance to indemnify the structure of a customer, this includes supplemented materials and labor approved by an insurance company.) including those identified in this contract, to be applied to the Contract Price.

Cancellation of Contract. This Contract may be cancelled unilaterally by the Customer by notifying the Company in writing within three (3) calendar days after signing this Contract. In the event of cancellation of this Contract by the Customer thereafter, the Company shall receive compensation from the Customer for all costs of labor and materials and all other expenses incurred to that date plus the Company's anticipated profit under this Contract. Customer acknowledges receipt of two (2) copies of "Customer's Right to Cancel."

Lead Based Paint Pamphlet: If the property was constructed prior to 1978, Contractor has provided Customer and Customer acknowledges receipt of the lead hazard information packet prior to work commencing on the property informing Customer of potential risk of lead hazard exposure from renovation activity to be performed on the property.

RIGHT TO CURE NOTICE: 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 a lawsuit, and you must provide your contractor or window manufacturer 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 the applicable warranty provisions. Customer hereby acknowledges receipt of the brochure required under Sec. 101.148 of the Wisconsin Statutes.

Prime Contractor *
Notice of Lien Rights

As required by the Wisconsin Construction Lien Law, you are hereby notified that persons or companies performing, furnishing, or procuring labor, services, materials, plans, and/or specifications for your property located at the address above, may have lien rights on your land and buildings if they are not paid.

Those entitled to lien rights, in addition to the undersigned prime contractor, are those who contract directly with you or those who are required to and do give you notice within sixty (60) days after they first perform, furnish, or procure labor, services, materials, plans, and/or specifications for the construction.

Accordingly, you will probably receive identification notices from those who perform furnish, or procure labor, services, materials, plans, and/or specifications for the construction. You should give a copy of each notice you receive to your mortgage lender, if any. The undersigned prime contractor agrees to cooperate with you and your lender, if any, to see that all potential lien claimants are duly paid.

I/ We, the undersigned acknowledge receipt of this notice.

* A prime contractor is anyone who performs, furnishes, or procures labor, services, materials, plans, and/or specifications for construction under a contract directly with the Owner of the property being improved, and as provided in Wisconsin Statutes 779.01(2)(d).

Miscellaneous. If payment is not received as required herein, Customer agrees to pay a late payment charge of 1.5% per month on the outstanding balance, which is an annual rate 18%. Customer agrees to pay all costs incurred in the collection of any amounts owed, including Company's attorneys' fees, court costs, and expert witness fees. Customer further agrees to hold harmless and indemnify Company from all claims, demands, liabilities, lost profits, losses and damages, including reasonable attorneys' fees, arising out of or related to any act or omission of Customer in connection with this Contract or incurred by Company in connection with enforcing any of its terms. This Contract represents the entire Contract between the parties. This Contract is not assignable by either party without the other party's written consent. Any legal proceedings concerning this Contract shall be commenced in Dane County Circuit Court.

IMPORTANT CLARIFICATION

UNLESS SPECIFIED IN WRITING ON THIS CONTRACT, THE COST OR PERFORMANCE OF THESE ITEMS ARE NOT INCLUDED IN THIS AGREEMENT. REPLACEMENT OF: UNDISCOVERED DAMAGED/ROTTEN DECKING, FASCIA/SOFFIT BOARDS OR WALL SHEATHING, ANY INTERIOR WORK TO INCLUDE INTERIOR WINDOW TRIM, DRY WALL REPAIR OF ANY KIND, PAINTING OF ANY KIND, REPAIR OF ANY STUCCO WORK, REMOVAL OR RE-INSTALLATION OF ANY TYPE OF SOLAR HEATING SYSTEMS, ANY TYPE OF STRUCTURAL FRAMING TO INCLUDE "SISTERING" RAFTER/TRUSS TAILS,

DO NOT SIGN UNLESS YOUR WORK SCOPE IS CLEAR AND PRECISE, AND YOU COMPLETELY UNDERSTAND WHAT YOU ARE SIGNING FOR.

Ridge Top Exteriors Management Approval of Agreement is required prior to this contract becoming a binding agreement.

Company Authorized Signature

Date



**PER-PAK ACUITY HOMEOWNERS
RENEWAL DECLARATIONS**

Named Insured:
BRIAN & ALYSSA YOGERST
304 CENTER AVE
MOUNT HOREB WI 53572

Agency: 2442-HT 414.271.3575
ROBERTSON RYAN & ASSOCIATES
STE 850
330 E KILBOURN AVE
MILWAUKEE WI 53202

Policy Number: N24636-5

Policy Period: 06-28-25 to 06-28-26

Dwelling 1: Residence Premises located at:
THE ABOVE ADDRESS

COVERAGES AND LIMITS OF LIABILITY

Coverage A - Dwelling	\$537,000
Coverage B - Other Structures	\$53,700
Coverage C - Personal Property	\$268,500
Coverage D - Loss of Use	\$268,500

Property Deductible: \$1,000 deductible applies to losses under this policy's property coverage, unless the losses are wind or hail related.
\$5,000 deductible applies for all wind or hail losses.
A deductible is the part of a loss that you must bear.

Dwelling Roofing System Information:	<u>Year Installed</u> 2006	<u>Type</u>	<u>Loss Settlement</u> Replacement Cost
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Boeckh Residential Building Cost Index: 1296.0

Coverage E - Personal Liability per Occurrence	\$300,000
Coverage F - Medical Payments per Person	\$5,000
Personal Injury Aggregate Limit of Liability	\$300,000

PREMIUMS

Basic	\$1,181.00
Increased Coverage E	\$15.00

Dwelling 1 Forms and Endorsements:

H-430 (11-17) Homeowners 3 - Special Form	Included
F-348 (6-01) Personal Property Replacement Cost Endorsement	\$80.00
H-109 (8-20) Amendatory Endorsement-Wisconsin	Included
H-114A (4-13) Limited Fungi, Wet Or Dry Rot Or Bacteria Coverage	Included
H-218 (4-13) Coverage Enhancements Plus	\$60.00
SF-800 (11-08) Sewer or Drain Backup - Broad Form	\$140.00

Dwelling 1 Premium	Subtotal	\$1,476.00
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You qualify for this reduced premium because:
* you have earned a valued customer credit.

Acuity, A Mutual Insurance Company

Mlsna Custom Homes LLC
 1523 State Road 78
 Mount Horeb, WI US
 608-437-4840
 mlsnacustomhomes@yahoo.com
 mchbuilds.com

Estimate

ADDRESS

Brian and Alyssa Yogerst
 304 Center Avenue
 Mount Horeb, WI 53572

SHIP TO

Brian and Alyssa Yogerst
 304 Center Avenue
 Mount Horeb, WI 53572

ESTIMATE #

1020

DATE

03/14/2026

SERVICE

DESCRIPTION

QTY

RATE

AMOUNT

Services

Roofing replacement

19,755.00

19,755.00

We will:

- Remove existing one layer of shingles
 - Replace ice and water shield, synthetic underlayment, valley metal, drip edge, plumbing flashings, bath fan vent, and ridge vent.
 - Install new Owens Corning Duration shingles with minimum 5 nails per shingle.
- All waste removal included. Please don't leave important items laying around the house that could potentially get damaged from falling debris. We will use ground tarps to try to limit any damage.
 Owens Corning Limited Lifetime Shingle Warranty Included
 50% down due to get on our schedule, balance due upon completion.

Services

Please sign, date, and return a copy of this proposal to us if you agree to accept it as drafted. Your signature constitutes acceptance of this offer, and this proposal shall then be the contract of parties.

1

0.00

0.00

MCH, LLC Signature

Client Signature

Estimated Start Date _____

Estimated Completion Date _____

TOTAL

\$19,755.00



Madison Wisconsin
Ridge Top Exteriors
4620 Dovetail Drive
Madison, WI 53704

Company Representative
Tate Fuhman
Phone: (608) 436-9103
tfuhman@ridgetopexteriors.com

Brian Yogerst
304 Center Avenue
Mount Horeb, WI 53572
(608) 512-6526

Job: Brian Yogerst

Roofing - Steep Slope Section

	Qty	Unit
GAF Timberline HDZ Shingles. Includes one layer of tear off. Color initial:	34	SQ
GAF Seal-A-Ridge 20LF per bundle	9	BD
GAF Pro-Start 120 LF per bundle	3	BD
GAF Weather Watch ice and water 2 sq per roll	5	RL
Felt Buster Synthetic underlayment 10 sq per roll	3	RL
GAF Snow Country Advance 4' Ridge Vent	8	EA
1-1/4" coil roofing nails (1 box will typically cover 15 squares)	2	BX
A11/T50 Staples - 5/16" (5000 Cnt)	2	EA
3-4" Bath Dampered Vent Broan	1	EA
Galvanized roll valley 20" wide 40'lf mill finish	1	RL
Galvanized roll 20" wide 40'lf colored for chimney. Color: Color and initial:	1	RL
Labor to flash medium chimney	1	EA
Alum Gutter Apron 2" (10') Color: Initial:	29	EA
Caulk	2	EA
E-Z Plug	4	EA
Warranty GAF Golden Pledge Lifetime Roof protection, 100% coverage for 50 years	31	SQ
Building Permit	1	EA

\$23,744.97

Sub Total \$23,744.97

Discount: Cash Or Check Discount (\$2,744.97)

TOTAL \$21,000.00

Important: Contractor is not responsible for any damage to curbs, sidewalk, or driveways caused by the weight of delivery vehicles, equipment, or trailers.





HERITAGE
COMMUNITY
OPPORTUNITY

VILLAGE OF MOUNT HOREB

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

RESIDENTIAL EXTERIOR IMPROVEMENT PROGRAM GRANT APPLICATION

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

APPLICANT INFORMATION

Steve and Davina Penne

Applicant Name _____
208 Nesheim Trail, Mount Horeb
Property Address _____
6086364923 pennes@me.com
Phone _____ Email _____

PROPERTY INFORMATION

1956? 2017
Year Home Built _____ Purchase Year of Home _____
Assessed Value of Home \$265,000
Assessed Value of Home \$ _____

PROJECT INFORMATION

April 2026 Nov. 2026
Proposed Start Date _____ Proposed Completion Date _____
Fink's Paving 1107021
Contractor Name _____ Contractor License # _____
2732 State Hwy 78, Mount Horeb, WI. 53572
Contractor Address _____
Street City State Zip
Contractor Phone 608-437-5779 Contractor Email GBrown@finkspaving.com
\$6220 \$3110
Total Project Estimate \$ _____ Grant Request \$ _____
personal accounts
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.
Replacing existing portion of driveway and walkway that have cracked, heaved and sunk,

causing pooling, of water and unsightly street view. Only 40% of driveway is affected.

This is the first home built on Nesheim trail in the 1950s. We are trying to refurbish to a condition that is in line with other houses in the neighborhood.

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.

Steve Pen

Pennesceme.com
-608-636-4923

3/30/26

Applicant Signature

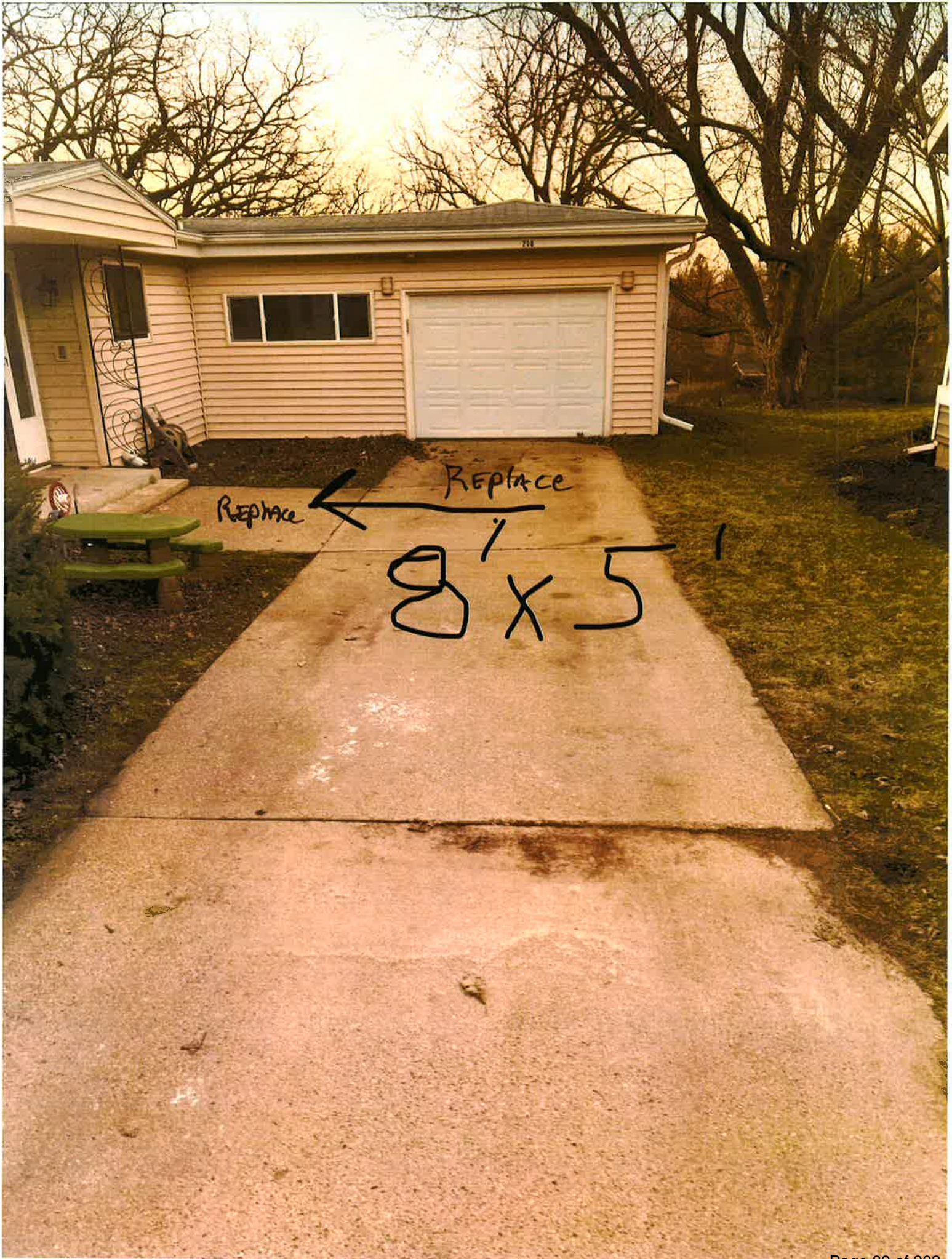
Date

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











Replace

9.6



Will replace 35'

FINK'S

Estimate/Proposal

PAVING, EXCAVATING & CONCRETE

2732 State Hwy 78 - Mount Horeb, WI 53572
O- 608.437.5779 www.finkspaving.com

Date: March 31, 2026

SUBMITTED TO:
Steve and Davina Penne
210 S. 1st St.
Mount Horeb, WI 53572

Phone: (608) 636 4923
Email: pennes@me.com
Job Name: 208 Nesheim Trail Concrete
Job Location: 208 Nesheim Trail Mt Horeb

For furnishing the necessary labor, material, and equipment to complete the following:

New Concrete Options

- Excavate existing concrete, sod, and soil, haul off site.
- Install crushed limestone base as needed, grade and compact.
- Grade to run water away from house and garage.
- Pour 4" thick concrete with fiber mesh, joints, and sealer.

Location	Area	Cost	Initials
Driveway & Existing Walkway	35'x10' & 9'x6.5' (409 SF)	\$4,900.00	
Front Walkway Addition	11'x10' (110 SF)	\$1,320.00	

Submitted by Fink's Paving, Excavating & Concrete – Gordon Brown

IF THIS PROPOSAL IS NOT SIGNED OR ACCEPTED AND RETURNED WITH **15 DAYS FROM THE DATE OF THIS PROPOSAL FINK'S PAVING & EXCAVATING INC. RESERVES THE RIGHT TO WITHDRAW THE PROPOSAL OR MODIFY THE TERMS OF THE PROPOSAL/CONTRACT. FINKS RESERVES THE RIGHT TO ADJUST PRICING OF THE PROPOSAL TO BE CONGRUENT WITH THE COST OF CURRENT MATERIAL & LABOR PRICES.**

GENERAL NOTES:

- Unless otherwise indicated, the following are NOT included in this proposal; Signage, bond fees, tree trimming, rock excavation, relocating utilities or other unknown subsurface facilities or structures, surveying and construction staking, permits, backfilling, restoration of lawn or other landscaping areas.
- **Landscaping, shouldering and backfilling are NOT included and are solely the owner/contractor's responsibility.**
- **Undercut of unstable or 'soft' areas will be done on a time and material basis only and will need owner approval prior to excavation. If directed to proceed without remedy, the warranty will be void.**
- Location of private lines (lighting, remote systems, gate sensors, sprinklers, etc.) provided by owner.

Acceptance of Proposal: The above prices, specifications and conditions of sale are satisfactory and are hereby accepted. You are authorized to complete the work as specified. It is understood that any alterations or deviations from the above specifications will be executed only upon a written change order and will become an extra charge over and above the estimate unless so stated on the change order.

Date of Acceptance: _____

Owner/Contractor/Agent: (Printed) _____

Signature: _____

Owner/Contractor/Agent has read, understood, and has agreed to the Proposal Terms and Conditions, including the warranty listed on page two and three of this proposal. Initials: _____

Please save a copy of this proposal for your own records.

Proposal Terms and Conditions

Notice of Lien Rights: AS REQUIRED UNDER WISCONSIN CONSTRUCTION LIEN LAW, FINK'S PAVING & EXCAVATING INC. HEREBY NOTIFIES THE BUYER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR WORK ON THE BUYER'S PROPERTY MAY HAVE LIEN RIGHTS ON THAT PROPERTY IF THEY ARE NOT PAID. THOSE WHO HAVE LIEN RIGHTS MAY INCLUDE NOT ONLY FINK'S PAVING & EXCAVATING INC. BUT ALSO SUBCONTRACTORS AND SUPPLIERS WHO DO NOT CONTRACT DIRECTLY WITH THE BUYER. SOME OF THESE PARTIES MAY SERVE THE BUYER WITH A WRITTEN NOTICE WITHIN 60 DAYS AFTER FIRST FURNISHING LABOR OR MATERIALS. THE BUYER IS ENCOURAGED TO PROVIDE ANY SUCH NOTICES TO THEIR MORTGAGE LENDER. FINK'S PAVING & EXCAVATING INC. WILL COOPERATE WITH THE BUYER AND ANY LENDER TO ENSURE ALL PARTIES ARE PROPERLY PAID.

Limited Warranty: Fink's Paving & Excavating Inc. warrants that all work will be performed in a professional and workmanlike manner, in accordance with industry standards. For a period of one (1) year from the date of completion, we warrant against **major defects** due to defective materials or workmanship, including:

- Major cracking
- Major scaling or spalling
- Major pop-outs

This warranty is **void if payment is not made in full according to contract terms**. All warranty claims must be submitted in writing within **ten (10) calendar days** of discovery.

Exclusions: This warranty does not cover:

- Normal wear and tear or cosmetic imperfections
- Damage due to misuse, neglect, lack of maintenance, or loads exceeding design (e.g., vehicles over ½ ton or objects exceeding 1,000 pounds)
- Use of de-icing salts or chemicals
- Discoloration or color variations (including within pours or between replaced areas)
- Tree root intrusion, water drainage changes, settlement due to utility work, or acts of God

Important: The use of salt or de-icers is **strongly discouraged** as it may lead to premature scaling or surface failure.

Concrete Color Variation: Concrete is a natural material, and slight variations in color, shade, and texture may occur due to factors such as material composition, weather conditions, curing, and finishing methods. These variations are normal and do not affect the strength or durability of the concrete. Such occurrences are not considered defects and are not covered under warranty or eligible for replacement. A colored sealer may be applied after curing, upon request, for an additional cost to help achieve a more uniform appearance.

Cracking Disclosure: Cracks are common in concrete due to natural curing and settlement processes. While Fink's Paving & Excavating Inc. uses expansion and control joints to reduce cracking, **we do not guarantee a crack-free surface**. Cracks **greater than ¼" in width or vertical displacement** may be eligible for repair. Repairs may consist of caulking or patching, not full replacement.

Restoration: Unless explicitly included in the contract scope, **restoration of any disturbed areas—including sidewalks, aprons, shoulders, lawns, landscaping, or drainage systems—is not included and is the responsibility of the Owner/Contractor. This includes any work required to maintain positive drainage.**

Subgrade/Aggregate Base: No work shall proceed over unstable, frozen, or saturated subgrade. If the Owner/Contractor prepares the subgrade and declines Fink's Paving & Excavating Inc.'s grading services, any resulting failures or defects shall void the warranty.

Site Access & Damage Waiver: Access to the worksite requires use of heavy equipment and delivery trucks, which may cause damage to lawns, driveways, sidewalks, or other property.

Fink's Paving & Excavating Inc. will coordinate with the Owner/Contractor to minimize disturbance, but in the absence of reasonable alternative access, the **Owner/Contractor assumes full responsibility for any resulting damage** and agrees to release and hold harmless Fink's Paving & Excavating Inc. for any claims related to site access.

Access to Adjacent Property: The Owner acknowledges that performance of the Work may require temporary access over or upon adjoining or neighboring property. Owner shall be solely responsible, at Owner's expense, for obtaining all required permissions, licenses, or written consents from any adjoining property owner prior to commencement of the Work. Fink's Paving & Excavating Inc. shall have no duty to obtain such permissions and shall not be responsible or liable for any delays, additional costs, damages, or inability to perform the Work arising from the Owner's failure to secure authorized access.

Fence Removal and Access Disclaimer: If access to the work area requires the removal, alteration, or temporary relocation of any fencing, **Fink's Paving & Excavating Inc.** shall not be held responsible for any damage to the fence or related structures. It is the responsibility of the property owner or contractor to coordinate the removal and reinstallation of fencing in advance of the scheduled work.

In the event that Fink's Paving & Excavating Inc. agrees to remove or alter fencing as a courtesy to facilitate site access, the property owner expressly waives all liability for any resulting damage or improper reinstallation. This service is provided solely at the owner's risk.

We strongly recommend that all fence removal and reinstallation be performed by a licensed fencing contractor to ensure proper handling and to avoid damage.

Utilities: Fink's Paving & Excavating Inc. will notify **Digger's Hotline (Wis. Stat. § 182.0175)** for marking public utilities. We are **not responsible** for damage to **private or unmarked utilities** (e.g., sprinkler systems, lighting, invisible fences, or private lines) unless their exact location is provided by the Owner/Contractor in writing prior to commencement. The Owner/Contractor agrees to indemnify and hold Fink's harmless from any claims, expenses, or damages arising from unmarked or unknown conditions.

Work of Others: If other trades or contractors are working on-site, their work must be completed to a point where it does not interfere with Fink's Paving & Excavating Inc.'s operations. If delays or inefficiencies arise due to others' incomplete work, the Owner/Contractor agrees to pay for remobilization or lost productivity.

Subcontracting: Fink's Paving & Excavating Inc. reserves the right to subcontract any portion of the work without prior notice.

Changed Conditions: All changes to the scope of work that involve additional costs or time must be authorized via a **written change order** and signed by both parties. These changes will be billed in addition to the original contract amount.

Care and Maintenance:

- No driving on the new surface for **7 days**
- No parking for **10 days**
- No foot traffic on patios/sidewalks for **24 hours**
- **Do not use salt or deicers**
- Rinse off spilled materials immediately to prevent staining or deterioration

Insurance/Indemnification: Fink's Paving & Excavating Inc. maintains commercial liability and Workers' Compensation insurance in compliance with Wisconsin law. Additional insured status or waivers of subrogation will be provided only to the extent of Fink's own negligence.

The Owner/Contractor is responsible for carrying adequate property insurance and assumes responsibility for damage not caused by the negligence of Fink's Paving & Excavating Inc.

Limited Liability: Except for damages caused by Fink's Paving & Excavating Inc.'s gross negligence, the Owner/Contractor agrees to hold harmless and indemnify Fink's for any incidental or consequential damages arising from the performance of this contract.

Damage Waiver: Any claim for damage must be reported to Fink's Paving & Excavating Inc. **in writing within seven (7) calendar days** of occurrence. Claims submitted beyond this period are considered waived.

HVAC Systems: HVAC units and associated components must be disconnected and removed from the work area prior to the start of the project. The Owner/Contractor is solely responsible for this task. If work proceeds without removal, the Owner/Contractor waives all claims for damage.

Stamp Patterns: If a non-stocked stamp pattern is requested, additional rental charges will apply and be added to the final invoice.

Acceptance of Material/Labor: All labor and materials are deemed accepted unless written objections are submitted within **seven (7) calendar days** of completion.

Permits and Legal Compliance: The Owner/Contractor is solely responsible for obtaining any necessary permits and ensuring compliance with applicable laws and regulations. Any fines, penalties, or violations arising from failure to do so will be the sole responsibility of the Owner/Contractor.

Payment: Payment is due in full upon completion of the work and receipt of the invoice. All payments are due upon receipt. A service charge of 1.5% per month (18% annually) will be applied to any outstanding balance, in accordance with **Wis. Stat. § 138.04**. A \$25.00 fee will be assessed for any returned checks. Should legal or collection services be required, the Owner/Contractor shall be responsible for all associated costs, including reasonable attorney's fees.

Entire Agreement

This written agreement constitutes the entire understanding between the parties. No oral or written representations, warranties, or agreements outside of this document shall be binding unless formally amended in writing and signed by both parties.

Captions: The headings provided are for organizational purposes only and shall not affect interpretation of the terms of this agreement.

FINK'S Paving, Excavating & Concrete, Inc.
2732 State Hwy 78 Mount Horeb, WI 53572
We're not Satisfied until You're Satisfied

Contractor Lic. #

From: **Olivia Rickert** orickert@finkspaving.com
Subject: Steve and Davina Penne Concrete Estimate
Date: March 19, 2025 at 11:56 AM
To: coffee shrink pennes@me.com



Hello,

Please find the attached Proposal for Concrete Services. Should you wish to proceed, please sign, and return via email or US mail within 15 days.

If you have further questions, please don't hesitate to respond to this email or call us at 608-437-5779.

Please note that a signed contract will add your project to our jobs list. We are booking new projects for the summer of 2025.

Please ensure that all the information is correct, and you have read the Terms and Conditions in their entirety.

I have emailed our insurance company to send you our certificate of insurance. Our contractor license number is #1107021.

Let me know if there's any other information you need from us!

Thank you for the opportunity to bid on this project.

Thank you,

Olivia Rickert

Office Administrator

Fink's Paving, Excavating & Concrete

Phone (608) 437-5779

Web finkspaving.com Email orickert@finkspaving.com

2732 State Hwy 78, Mount Horeb WI, 53572



Steve & Davina
Penne...ate.pdf

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Fink's Paving & Excavating, Inc

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
 Exempt payee code (if any) _____
 Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
2732 State Rd 78

6 City, state, and ZIP code
Mount Horeb, WI 53572

7 List account number(s) here (optional)

Requester's name and address (optional)

Print or type.
See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

				-			-			
--	--	--	--	---	--	--	---	--	--	--

or

Employer identification number

3	9	-	1	6	7	5	3	1	9
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ _____
------------------	----------------------------	--------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form


An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

From: DT Concrete LLC notification@msg.getjobber.com 
Subject: Quote from DT Concrete, LLC - Mar 25, 2026
Date: March 25, 2026 at 4:26 PM
To: pennes@me.com

DL



DT Concrete, LLC

Quote

Hi Steve,

Thank you for the opportunity to bid your concrete project! Attached is a quote for the driveway replacement at 208 Neshiem Tr.

If you are interested in proceeding, please accept and e-sign the attached quote. Upon acceptance, we will be in touch regarding schedule and next steps. We are currently scheduling for roughly the end of September, however this may shift once our season is started and progresses.

Please let us know if you have any questions.

Thank you & we look forward to hearing back soon!

Allison Farrell
DT Concrete, LLC
Dillon: (608) 516-7600
Allison: (608) 576-3434
dtconcrete.info@gmail.com

[View Quote](#)

VIEW QUOTE

DT Concrete, LLC

(608) 516-7600

dtconcrete.info@gmail.com

10142 Blue Valley Road

Mount Horeb, Wisconsin 53572

Powered by Jobber

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DT Concrete, LLC

10142 Blue Valley Road | Mount Horeb, Wisconsin 53572

(608) 516-7600 | dtconcrete.info@gmail.com | https://dtconcretewi.com

RECIPIENT:

Steve Penne

208 Neshelm Trail

Mount Horeb, Wisconsin 53572

Phone: 608-636-4923

Quote #2722

Sent on

Mar 25, 2026

Total

\$8,760.00

Product/Service	Description	Total
Driveway Replacement	8'2" x 9'6" Driveway Replacement & 8' x 5' Sidewalk Replacement - <ul style="list-style-type: none"> Remove existing driveway & sidewalk Prep gravel base and form driveway & sidewalk Pour driveway & sidewalk; 6 bag mix with fiber Broom finish, hand tooled joints, apply sealer 	\$8,760.00*

* Non-taxable

Total

\$8,760.00

All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. DT Concrete, LLC will not be responsible for any lawn or landscape damage. Landscape restoration and repair is not included in the proposal, unless listed as an additional line item. Changes to specifications that incur extra costs require written approval and will be charged additionally. This proposal may be modified or withdrawn if not accepted within 30 days.

WARRANTY (1 YEAR, LIMITED) -

For 1 year after job completion by DT Concrete, LLC, we guarantee no 'major cracking', 'major scaling and spalling', or 'major pop out' due to defective materials or workmanship. While we use techniques to minimize cracks, we cannot guarantee a crack-free surface. Cracking in concrete is normal; this warranty does not warrant against cracking (unless crack is greater than 1/8" thick). This warranty excludes damage from abuse of exterior concrete and contact with vehicles, or other objects within 7 days post-installation. Color uniformity in concrete may vary; exact matching is not guaranteed. Uniformity in color, fading, and discoloration is voided from this warranty.

ACCEPTANCE OF PROPOSAL -

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to complete the work as specified.



Department of Public Works
City Engineering Division

608-266-4751
608-264-9275 Fax

James M. Wolfe, P.E.
City Engineer
ContractorPrequalification@cityofmadison.com

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703

April 23, 2025

Prequalification for Public Works Construction and to Work in the Public Right of Way Within the City of Madison

Firm:	DT Concrete, LLC	Phone:	608-516-7600
Contact:	Dillon T Ziebarth	Fax:	
Address:	10142 Blue Valley Rd Mt. Horeb WI 53572		
Email:	dtconcrete.info@gmail.com	License No:	LPC2025105-02783

- | | Conditionally
Approved | License No. for
Obtaining
Permits |
|--|-------------------------------------|--|
| A Request License to perform certain minor maintenance and / or repair work in the City Right of Way for Private Property Owners | <input checked="" type="checkbox"/> | TER2783 |
| B Request License to bid on Public Works contracts or work on Public Works contracts and / or Private Developer Agreements | <input type="checkbox"/> | |
| C Request License to obtain permits to work in the Public Right of Way for Utilities or others, typically requiring excavation, Boring, Traffic Control, etc. | <input type="checkbox"/> | |

Prequalification Expires **03/01/2027** or when below conditions are no longer satisfied.

The Contractor is conditionally approved to bid on Contracts subject to Best Value Contracting provided that the Contractor: 1. Participates in a Class A Apprenticeship Program for each separate apprenticeable trade or classification in which it employs craft employees and continues to participate in such program for the duration of the project; or 2. The Contractor is exempt in accordance with MGO 33.07(7)(k)7.

Affirmative Action Plan in Accordance with Madison General Ordinance 32.02 (9).

AA Status: Not Required Expires:

This approval is subject to maintaining an Approved Affirmative Action Plan. The Contractor shall note that the Affirmative Action Plan may expire prior to expiration of the prequalification. This prequalification shall be revoked if the Affirmative Action Plan is not maintained.

Certificate of Insurance Expiration Date: 12/10/2026

This approval is subject to maintaining the insurance requirements as required by City of Madison Schedule B. This prequalification shall be revoked if the required insurance is not maintained.

For Category A, \$5000 bond Expires: 04/03/2026

For Category A above, this approval is subject to maintaining a \$5,000 bond to the City of Madison. This prequalification shall be revoked if the required bond is not maintained.

This approval shall be revoked if any of the causes for disqualification per Section 102.2 of the Standard Specifications of Public Works Construction entitled 'Disqualifications of Bidders' apply.

Licensed as Contractor for Private Property Owners

Concrete Layer (No fee required)

In accordance with Madison General Ordinance Section 33.07(7)(o), the Contractor may appeal this decision to the Board of Public Works by delivery of a letter to the City Engineer within 15 days of the date of this notice.



Approved By:

Date: 4/15/2025

James M. Wolfe, P.E.



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 Brian F Haag Patricia J Haag
Property Address 307 Park St Mt Horeb, WI 53572
Phone 608-437-5066 Email BrianandPattiHaag@gmail.com

PROPERTY INFORMATION

Year Home Built 1925 Purchase Year of Home 1989
Assessed Value of Home \$ 250,000

PROJECT INFORMATION

Proposed Start Date Aug 2025 Proposed Completion Date Aug 2025
Contractor Name THEBCO Contractor License # 051900427
Contractor Address 4476 Robertson Rd Madison WI 53714
Street City State Zip
Contractor Phone 608-249-2905 Contractor Email Production@THEBCO.COM
Total Project Estimate \$ 15,186.00 Grant Request \$ 5000⁰⁰ - 0 ?
Other funding sources that will be used: myself

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.

Reason for New windows - was A Hud House
- over 100 yrs old
- Drafts Cool Air
- Cracks
- Hard to open & Close

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 _____

Date _____

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



WINDOWS • DOORS • SIDING

THE Best Choice Overall

RETAIL SALES AGREEMENT

4476 Robertson Rd 608-249-2905
Madison, WI 53714 THEBCO.com

Sale Agreement and Description of Work

Thebco, Inc. agrees to sell and Customer agrees to purchase at the price and terms of this agreement the following materials and/or services (the "Work") to be furnished at the premises located at the address listed below.

Customer Name	Brian Haag
Address	307 Park Street
City	NH. Horeb
State, ZIP	WI 53572
Jobsite Address	307 Park Street
Phone	608-437-5066
Phone	608-437-5066
Email	

Window Options	Model	Residential	
Glass	ULTRA U	Screen	Full
Grids	NO	Obscure Glass	No
Hardware Finish	STD	Temp. Glass	i-Butyl

Window/Door Installation Practices

Install Method	INSERT
Interior Trim	N/A
Profile & Finish	N/A
Cladding Color	White
Age of Home	Lead Safe Installation

Window and Entry Door Product Summary

Style	QTY	Int. Finish	Ext. Finish
Double hung	4	cherry	White
Double hung	8	white	white

Siding Options

See Attached Addendum for Details

Manufacturer	
Profile	Tear Off
Color	
Soffit and Fascia	
S&F Color	
Other Items	

Project Notes

Cherry/white Down Stairs, white/white upstairs

SCOPE OF WORK: Product confirmation. Installation in accordance with manufacturer's specifications, permit (where required), tax, disposal/recycle, clean-up. If home is built prior to 1978, Thebco, Inc. will perform lead containment.

The price below covers only the Work described; any modifications in the Work due to additions, extras, unforeseen circumstances or other causes are not covered by this Agreement and such modifications must be separately contracted for in writing. Warranty claims are not a valid basis to withhold any portion of the payment due. Customer agrees to pay the amount shown below according to the schedule shown below. Thebco is not responsible for conditions beyond its control including condensation resulting from pre-existing conditions. Staining or painting is not part of this Agreement.

ESTIMATED starting date 12-16wks. Starting date is JUST ESTIMATED. Seller shall not be liable for delays caused by Acts of God, weather conditions, strikes, delays in obtaining materials or other causes beyond Seller's control.

This Agreement is subject to approval of Thebco and cannot be cancelled, except as stated below, and shall be binding upon the parties and their respective heirs, executors, and administrators.

Manufacturer			
Profile			Tear Off
Color			
Soffit and Fascia			
S&F Color			
Other Items			

Project Notes

Cherry/White Down Stairs, White/White upstairs

SCOPE OF WORK: Product confirmation. Installation in accordance with manufacturer's specifications, permit (where required), tax, disposal/recycle, clean-up. If home is built prior to 1978, Thebco, Inc. will perform lead containment.

The price below covers only the Work described; any modifications in the Work due to additions, extras, unforeseen circumstances or other causes are not covered by this Agreement and such modifications must be separately contracted for in writing. Warranty claims are not a valid basis to withhold any portion of the payment due. Customer agrees to pay the amount shown below according to the schedule shown below. Thebco is not responsible for conditions beyond its control including condensation resulting from pre-existing conditions. Staining or painting is not part of this Agreement.

ESTIMATED starting date 12-16wks. Starting date is JUST ESTIMATED. Seller shall not be liable for delays caused by Acts of God, weather conditions, strikes, delays in obtaining materials or other causes beyond Seller's control.

This Agreement is subject to approval of Thebco and cannot be cancelled, except as stated below, and shall be binding upon the parties and their respective heirs, executors, and administrators.

ACCEPTANCE OF PROPOSAL- The undersigned acknowledges receipt of a copy of this proposal, specifications, and addendums, if any. Customer represents and warrants to Thebco that the Customer is the owner of the Job Site and has the full right, power, and authority to enter into this contract. I (we) have read and understand this Contract, including both sides of this document and any attachments and specifications, and agree to hire Thebco, Inc. upon the terms set forth in this contract.

Terms of Sale

Includes all Sales & Discounts. A Deposit of One Third Is Required; Balance Due Upon Substantial Completion, Please Pay the Installer.

CONTRACT PRICE \$ 15,186
 DEPOSIT \$ 5,000
 BALANCE DUE \$ 10,186

FINANCING INFORMATION

Customer Signature: Bryan Haag

Date: 4-24-2025

Project Manager Signature: [Signature]

Date: 4-24-25



1 Year Price Guarantee

Client Name: PAUL & BOBBI HARRIS

Client Address: 307 PARK ST. MT. HOPE MS 38572

Date of Quote: 12/12/24

Design Consultant: MAST STEBBINS

Project Scope of Work:

2712 DU WINDOWS, (4) w/ wood grain interior
WHITE EXTERIOR, BATHROOM WINDOW TEMPERED

⇒ FULL LIFETIME WARRANTY, ALL PARTS, WORKMANSHIP,
GLASS, SCREENS, SEALS, FULLY TRANSFERABLE.

⇒ PRICE GUARANTEED

Total Investment: \$36050

Guaranteed Through: 12/11/25



mad city
WINDOWS & BATHS

November 2024 Estimate Certificate

This certificate verifies that the homeowner has participated in a complete in-home product demonstration and is therefore entitled to receive a complimentary \$50 Gift Card through Tango.com

Certificate valid for 30 days following demonstration. Must be mailed in. No write-ins or exchanges.

In-Home Estimate Date: 12/12/24

Design Consultant Name: MARY STEBBINS (print)

Homeowner Name(s): PATRYCJA BURMAN HANL (print)

Project Address: 302 PARK ST. MS ADDRESS WS 53577

Email Address: (required)

Certificate is not valid unless completed and dated by homeowner and salesperson. In order to redeem gift card, homeowner must mail completed certificate to:

Mad City Home Improvement • 5020 Voges Road, Madison, WI 53718

Certificate must be postmarked no more than 30 days after demonstration date to redeem gift card award. Please allow 3-4 weeks to receive by email. VALID email address is required. Gift card valued at \$50.

Limit one estimate certificate per household. Cannot be exchanged, or combined with any other promotions.

Promotion Valid for In-Home



May 21, 2025

Brian and Patti Haag
307 Park St
Mount Horeb, WI 53572

Dear Brian and Patti,

For value received \$15906.00 hereby waives all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances there unto.

For Brian and Patti Haag owner, by Jerry Laridaen, Jim Schoenberger contractors for THEBCO, Inc. same being situated in Dane County, State of Wisconsin, described as:

307 Park St Mount Horeb WI 53572 for labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances.

A handwritten signature in black ink, appearing to read 'Jerry Laridaen Jim Schoenberger', is written over a horizontal line.

Jerry Laridaen
Jim Schoenberger
Owners







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 Jeffrey Jenkins/ Tisha Brown
Property Address 504 S 2nd Street
Phone 608 712 6632 Email jeffbricoleur@gmail.com

PROPERTY INFORMATION

Year Home Built 1950's Purchase Year of Home 2019
Assessed Value of Home \$ 315,200.00

PROJECT INFORMATION

Proposed Start Date May or June Proposed Completion Date May or June
Contractor Name Craftsman exteriors Contractor License # 121901239
Contractor Address 245 Horizon Drive Verona WI 53593
Street City State Zip
Contractor Phone 606 975 5747 Contractor Email Scott@wisconsincraftsman.com
Total Project Estimate \$ 29,800.00 Grant Request \$ 5,000
Other funding sources that will be used: heloc and cash

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

Request for grant for exterior work at 504 S. 2nd Street

Over the years there have been many modifications to the home's exterior as well as a new boiler system installed.

This has resulted in a piecemeal appearance to the exterior and an obsolete chimney.

Currently there is white aluminum and vinyl siding over lead painted wood siding.

The project will involve removing all siding, adding a layer of insulation and wrapping the home, siding it with composite siding and replacing the soffit and fascia.

At the same time the chimney will be removed and the roof filled in and shingled at the repair location.

The preferred color will be a sage green or other color close to it with white trim.

The garage window will be replaced with a non opening window to allow light.









Parcel Number - 157/0606-132-2501-7


Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary

More +

Municipality Name	VILLAGE OF MOUNT HOREB
Parcel Description	REPLAT LUND ADDN LOT 1
Owner Name	JEFFREY C JENKINS 
Primary Address	504 S SECOND ST
Billing Address	504 SECOND ST MOUNT HOREB WI 53572

[Show Municipal Contact Information](#) ▼

Assessment Summary

More +

Assessment Year	2025
Valuation Classification	G1
Assessment Acres	0.200
Land Value	\$79,300.00
Improved Value	\$235,900.00
Total Value	\$315,200.00

[Show Valuation Breakout](#)

Parcel Maps



[DCIMap](#)

[Google Map](#)

[Bing Map](#)



...added feature of a reflective surface on one side for added energy efficiency.

House Wrap

Tyvek wrap is made from 100 percent flash spunbonded high density polyethylene fibers which have been bonded together by heat and pressure, without binders or fillers, into a tough durable sheet structure. Additives have been incorporated into the polyethylene to provide ultraviolet light resistance.

Siding Accessories

This all the accessories such as inside and outside corners. Electric, lights, and faucet mounts. As well as trim and channel. Colors will match the siding you choose.

Disposal

Your old materials and waste is removed from your jobsite after cleanup.

Estimate subtotal

\$28,111.11

SALE 25% OFF

*Discount will be applied on the summary page

Scott Philipps
Craftsman Exteriors
(608) 778-8999
scott@wisconsincraftsman.com



Summary

Please review and sign the proposal with any notes

Ascend Siding Replacement

\$28,111.11

View details

SALE

25% OFF

Subtotal

\$28,111.11 \$21,083.33

Subtotal

\$21,083.33

Total

\$21,083.33

Customer notes

(Optional) Enter notes

Sign here

Sign here

Jeff Jenkins

Date

Scott Philipps

Scott Philipps, Craftsman Exteriors

03/30/2026

Date

By signing this document you agree to the statement of works provided by Craftsman Exteriors and in accordance with any terms described within.

Scott Philipps
Craftsman Exteriors
(608) 778-8999
scott@wisconsincraftsman.com



Terms and Conditions

CUSTOMER (also referred to as "YOU" or CUSTOMER) and Craftsman Exteriors, LLC, a Wisconsin limited liability company, referred to as "CONTRACTOR", "US" or "WE" AGREE AS FOLLOWS:
I, the undersigned, hereby agree to serve all of the general obligations...
CUSTOMER'S TERM OF AGENCY IS SPECIFIED AS FOLLOWS:




 wisconsincraftsman.com
 (608) 778-8999
 scott@wisconsincraftsman.com

Soffit and Fascia

Item

Aluminum Soffit and Fascia

Soffit and fascia is aluminum and protects and covers your overhangs.

Estimate subtotal **\$7,600.00**

SALE 25% OFF

*Discount will be applied on the summary page

Scott Philippe
 Craftsman Exteriors
 (608) 778-8999
 scott@wisconsincraftsman.com



Summary

Please review and sign the proposal with any notes

Soffit and Fascia **\$7,600.00**

[View details](#)

SALE

25% OFF

Subtotal ~~\$7,600.00~~ **\$5,700.00**

Subtotal **\$5,700.00**

Total **\$5,700.00**

Customer notes

(Optional) Enter notes

Sign here

Sign here

Jeff Jenkins

Date

- Frame
- Textured Snow Mist White Aluminum Frame Cladding
- Sea Green Inset Frame
- Mill Finish ZAC Auto-Adjusting Threshold (5/8" Depth)
- Sash Nickel Tin Bearing Hinges
- Security Pane

- Configuration Warnings -

A 2 3/8" backset option is available and would be closer to the perimeter of the strike rail, if preferred, on the hardware tab select "Show Advanced Options" then change the backset to 2 3/8".



Outside View



VINYL WINDOW

\$989.75

- 803- Picture Window Basic Price

989.75

- Product Options -



- Emure Window - 11N00 Series



Spec Sheet

- 602 - Picture Window

- White

- Exact Size 28" x 48"

- Green Co Foam Insulation

- Sill Extender

- ClearTach DLA-UV

- Single Strength Glass (2 3/8" air gap)

- 2 3/8" Backset

Window & Door

\$2995.00



Prepared For

Jeffrey C Jenkins
504 S 2nd St.
Mt Horeb, WI 53572
(608) 712-6632

Installers Now, LLC

2 Waywood Cir.
Madison, WI 53704
Phone: (608) 669-0828
Email: installersnow@gmail.com
Web: InstallersNow.com

Estimate # 2958
Date 03/19/2026

Description **Total**

SIDING PROJECT / ASCEND COMPOSITE SIDING BY ALLSIDE \$24,800.00

Estimate is for the house at 504 South 2nd St. Estimate price is for the removal and disposal of the existing alluminum and wood siding on the house and then the installation of Ascend Composite Siding by Alside. This includes all labor, material, disposal, and tax charges. All work performed will follow the installation guidelines in accordance with Ascend Siding by Alside Manufacturer.

Details:

- Removal of the existing 2 layers of the existing metal and wood siding from house.
- Apply 1" foam on the house taping all seams.
- Install Ascend Siding by Alside. Includes all standard accessories, j-channels, j-blocks, split boxes, utility vents, etc. Color: _____.
- Style will be horizontal 7" Lap Siding.
- 4" Corner Posts Color: _____.

ALUMINUM SOFFIT AND FASCIA PROJECT \$8,976.00

This estimate is for renewing the soffit and fascia on house. Estimate includes removing and recycle/disposing of the existing soffit and fascia. We will then install new aluminum 6" ribbed fascia Mfg: Allside / Color: Glacier White and new aluminum 16" center venting soffit panels Mfg: Allside / Color: Glacier White. Estimate includes removing and reattaching the existing gutters on house when finished.

- Removal and reinstallation of the existing gutters and downspouts.
- Removal and disposal/ recycling of existing metal soffit and aluminum fascia from property.
- Installation of new aluminum 16" center venting soffit panels on house. Mfg: Allside / Color: Glacier White
- Installation of new aluminum 6" ribbed fascia on house. Mfg: Allside / Color: Glacier White



Prepared For

Jeffrey C Jenkins
504 S 2nd St.
Mt Horeb, WI 53572
(608) 712-6632

Installers Now, LLC

2 Waywood Cir.
Madison, WI 53704
Phone: (608) 669-0828
Email: installersnow@gmail.com
Web: InstallersNow.com

Estimate # 2957

Date 03/19/2026

Description	Total
--------------------	--------------

CHIMNEY REMOVAL, FILL IN SOFFIT, FASCIA AND ROOF WORK	\$3,900.00
---	------------

Tear down masonry chimney down and fill in hole area on roof over with 7/16" osb deck board and reshingle over area.. We will also need to fill in gap area of the soffit and fascia.
Price includes materials, labor and disposal.

****Please Note:** Homeowner is responsible for bypassing venting for all utilities that currently utilize the chimneys and is aware of possible danger and risk of death if exposed to carbon dioxide or fire. All utilities need to be turned off including pilot lights prior to performing the work. Homeowner is also aware of interruption of utility service such as hot water and heat. Homeowner is responsible to arrange a licensed HVAC contractor to be present prior to us performing the work.

IMPORTANT: Any work requested that is not outlined in this proposal/contract is NOT included in the bottom line price. If additional work is requested, the job supervisor will contact the sales representative to produce a change order. Additional work will not be completed without client approval by signing the change order.

WARRANTY: Installers Now LLC provides a ten year workmanship warranty. Additional warranties on certain products may be longer and will be specified within specific product literature.

Subtotal	\$3,900.00
-----------------	-------------------

Total	\$3,900.00
--------------	-------------------



Prepared For

Jeffrey C Jenkins
504 S 2nd St.
Mt Horeb, WI 53572
(608) 712-6632

Installers Now, LLC

2 Waywood Cir.
Madison, WI 53704
Phone: (608) 669-0828
Email: installersnow@gmail.com
Web: InstallersNow.com

Estimate # 2959
Date 03/19/2026

Description

Total

Mi SUNRISE V4500 SERIES GARAGE WINDOW INSERT PROJECT	\$1,200.00
--	------------

PROJECT DESCRIPTION:

This proposal is for a new Mi Sunrise V4500 Series Window for garage, including installation. Mi Sunrise V4500 Series windows include a lifetime warranty. Estimate Includes removal of old windows and installation of new windows, including all labor, materials, disposal, and tax fees. Installation will be insert or pocket window installation. Please see the specifications listed below.

INSTALLATION PROCESS:

- If lead laws are applicable, follow all lead-safe practices
- Place tarps/plastic on the ground to protect landscaping and interior floors
- Remove existing window sashes, in/out stops, jamb liners, and all other necessary items (On insert or pocket windows, jambs and casing will remain in place.)
- Place a new window in the opening to confirm fit.
- Shim and fit new window to be plumb, level, and square.
- Insulate the perimeter of the window with low-expansion spray insulation foam.
- Install new in /out stops
- Custom fabricate the new exterior clad wrap.
- Confirm proper installation of windows and screens.
- Confirm window is operational per manufacturer specifications.
- Clean the window and the area around the installation site per the Installers Now LLC clean-up checklist.



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 Patrick and Sarah Best

Property Address 206 N 2nd St, Mount Horeb, WI 53572

Phone 608-234-8049

Email bestabode206@gmail.com

PROPERTY INFORMATION

Year Home Built 1906

Purchase Year of Home 2005

Assessed Value of Home \$ 450,000.00

PROJECT INFORMATION

Proposed Start Date Summer 2026

Proposed Completion Date Summer 2026

Contractor Name Hardtland Home Improvement

Contractor License # DCQ-010800090

Contractor Address 5821 Thrush Ln, Madison, WI 53711
Street City State Zip

Contractor Phone 608-575- 9317

Contractor Email tomd@tds.net

Total Project Estimate \$ 16,010.00

Grant Request \$ 5,000.00

Other funding sources that will be used: self

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.

Complete roof replacement of primary resident (house only) -tear off existing shingles,
add new ice gaurds and water shields on eavesand valleys, replace with new shingles.
Also replacing existing skylights.

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.

Sarah Best

Applicant Signature

3-30-2026

Date

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

Hardtland Home Improvement Inc

5821 Thrush Lane
Madison WI 53711-4213

Tel: 608.575.9317

Email: tomd@tds.net

Proposal

DATE	Proposal #
3/29/2026	7739

NAME / ADDRESS

PATRICK & SARAH BEST
206 N. SIXTH STREET
MOUNT HOREB WI 53572

Project Address:	
206 N. SIXTH STREET	
Telephone	-

DESCRIPTION	TOTAL
RE-ROOF HOUSE, REMOVE EXISTING ROOFING AND HAUL AWAY ALL DEBRIS. RAKE AREA AROUND BUILDING, USE MAGNET TO PICK UP LOOSE NAILS. INSTALL A OWENS CORNING LIMITED LIFETIME WARRANTY, ALGAE RESISTANT, SELF SEAL, FIBERGLASS MAT ARCHITECTURAL SHINGLE, WITH SURE NAIL TECHNOLOGY AND A CLASS 3 HAIL IMPACT RESISTANT PERFORMANCE, 10 YEAR FULL REPLACEMENT WARRANTY ON LABOR AND MATERIAL. PRO RATED OUT 40 YEARS AFTER THE FIRST 10 YEARS. MATERIALS ONLY. INSTALL SYNTHETIC FELT UNDERLAYMENT. INSTALL A SHINGLE THROUGH VALLEY. REPLACE SEWER VENT FLASHING AND ROOF VENTS. INSTALL ICE AND WATER SHIELD 6 FEET OF EVE EDGE AND 3 FEET IN VALLEYS. CUT RIDGE OPEN 3", INSTALL SHINGLE OVER RIDGE VENT. COVER OVER EXISTING ROOF VENT HOLES. TOTAL FOR WORK LISTED ABOVE.	14,110.00
REPLACE 2 VELUX SKYLIGHTS. NEW SKYLIGHTS COME WITH SOLAR POWERED BLINDS, WITH REMOTE CONTROLS AND NEW EDL FLASHING KITS.	1,900.00
ANY OTHER WORK THAT NEEDS TO BE DONE ABOVE AND BEYOND THE ITEMS LISTED ABOVE WILL BE DONE AT \$80.00 PER MAN HOUR PLUS MATERIALS WITH OWNERS CONSENT.	
REPLACE ANY NEEDED PLYWOOD AT \$100.00 PER 4X8 SHEET, LABOR AND MATERIAL.	
WORK IS DONE WITH A LIMITED LIFE TIME MANUFACTURERS WARRANTY ON THE LIFE OF THE SHINGLES. DOES NOT COVER DAMAGE FROM WINDS IN EXCESS OF 130 MPH OR ICE AND SNOW BUILDUP. RE-ROOFING OPERATIONS ARE AT TIMES NOISY AND MAY CAUSE SOME UNAVOIDABLE VIBRATIONS. WE ADVISE THE HOMEOWNER TO CHECK THE HOME TO ENSURE THAT ALL VALUABLES THAT MAY DISLodge FROM WALLS, SHELVES OR CEILING ARE REMOVED BEFORE THE ROOFING PROCESS BEGINS. SATELITE DISHES & TV ANTENAS NEED TO BE REMOVED DURING ROOFING PROCESS AND REINSTALLED AFTER ROOFING WORK IS COMPLETE. OWNER TO BE RESPONSIBLE FOR ANY REPOSITIONING AND ADJUSTMENT EXPENSES.	
TOTAL	\$16,010.00

1/2 DOWN - BALANCE MUST BE PAID IN FULL ON THE DATE OF COMPLETION.

Down Payment:

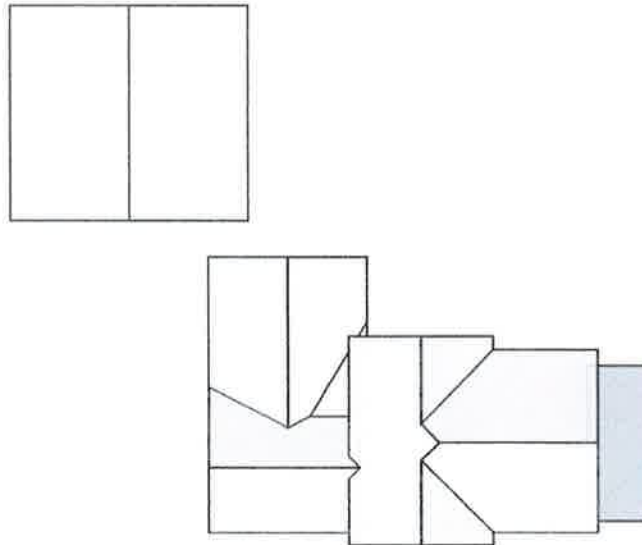
All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate.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

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. (Agreed upon changes are initialed.)

Authorized Signature: HARDTLAND HOME IMPROVEMENT INC _____ Tom Degenhardt

DATE OF ACCEPTANCE: ___/___/___ SIGNATURE _____ SIGNATURE _____

206 N 2nd St, Mount Horeb, WI 53572



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Report Details

Report:58676616

Property Details

Longitude = -89.7387679
Latitude = 43.0114576
Number of Stories >1

Report Contents

Images 1
Notes Diagram..... 4

Online map of property

http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=206+N+2nd+St,Mount+Horeb,WI,53572

Contact: Tom Degenhardt
Company: Hardtland Company Inc.

Address: 5821 Thrush Ln
Madison WI 53711-4213
Phone: 608-575-9317

Measurements provided by www.eagleview.com



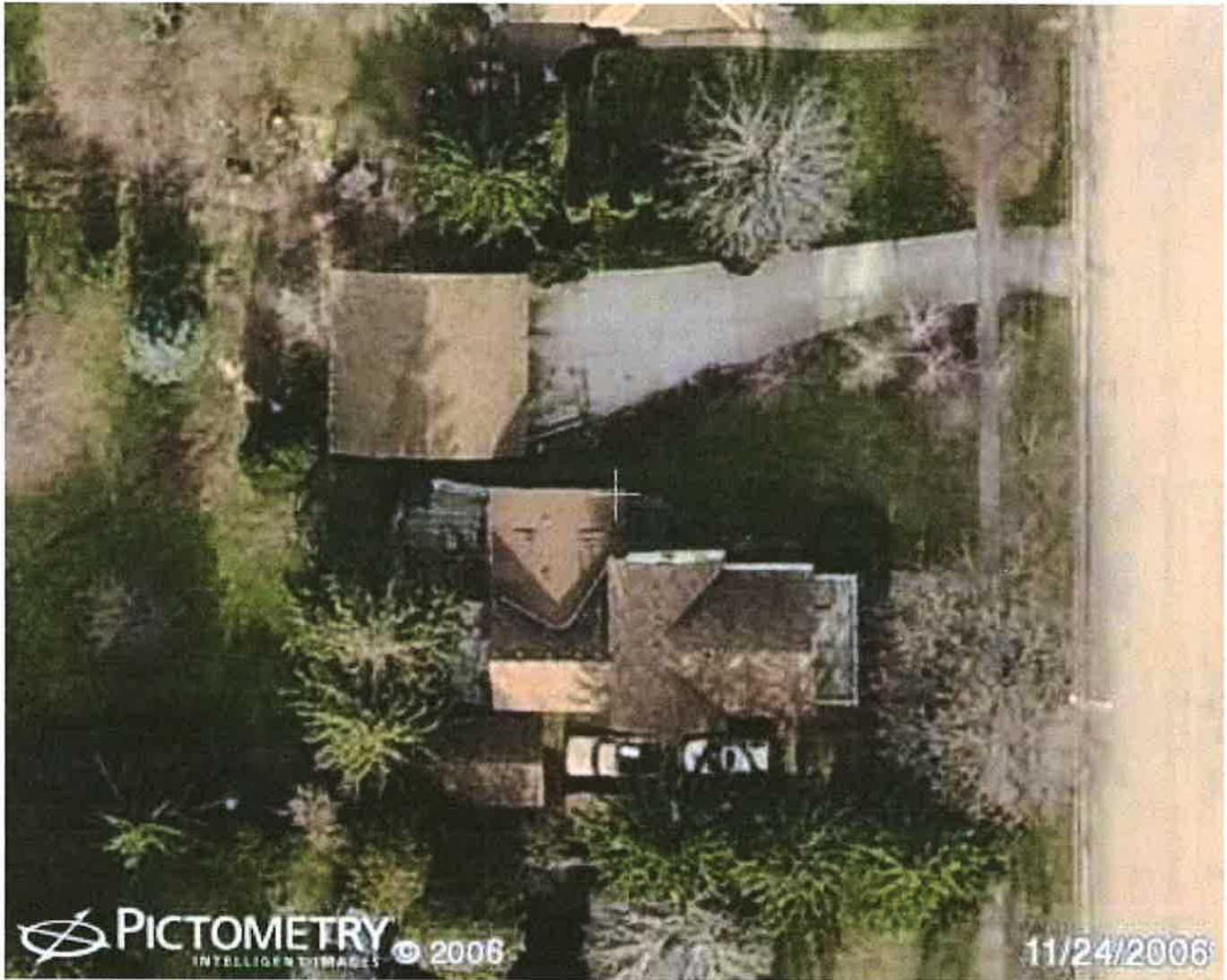
Certified Accurate
www.eagleview.com/Guarantee.aspx

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Images

The following aerial images show different angles of this structure for your reference.

Top View



Report: 58676616

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North Side



South Side



Report: 58676616

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East Side



West Side

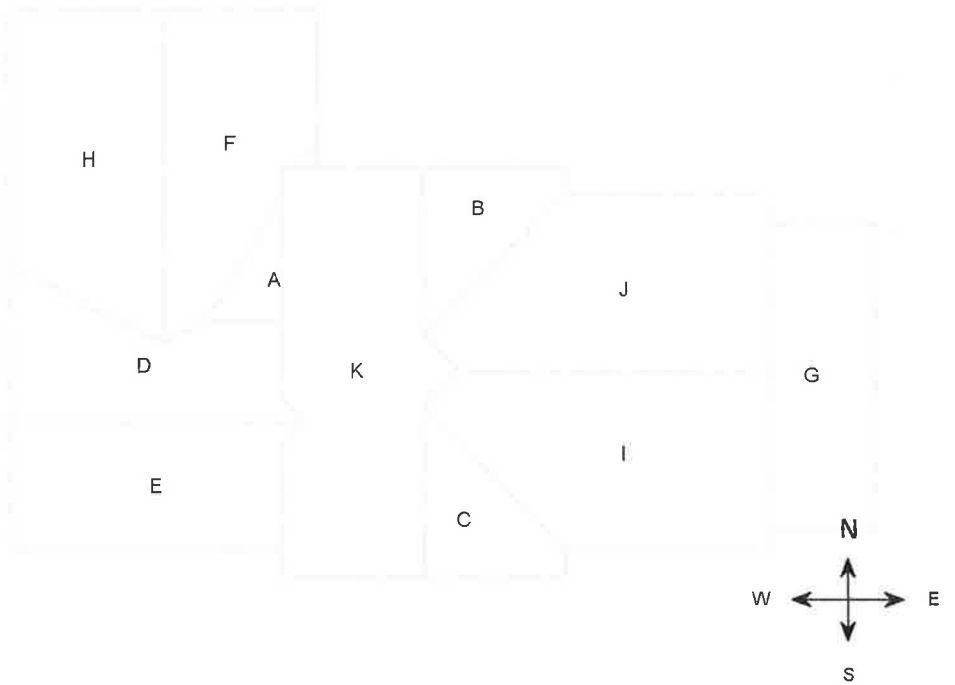
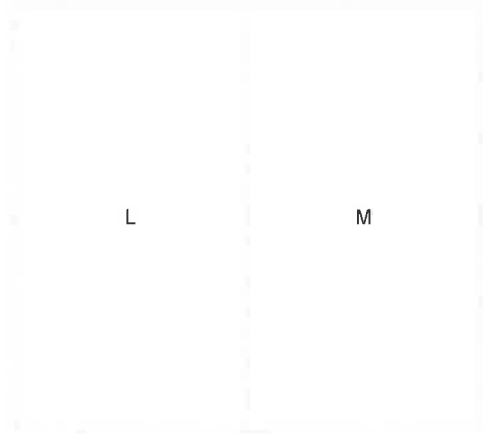


Report: 58676616

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Notes Diagram

Roof facets are labeled from smallest to largest (A to Z) for easy reference.





- Home Repair Support
- Third Party Document Upload
- Application Status Lookup
- License Lookup
- Performance Data
- Orders and Disciplinary Actions



DSPS Site Guest User ▼

Credential/License Summary for 1502 - DCFR

As of March 29, 2026 6:05:11 PM

Name : Hardtland Home Improvement Inc

Credential/License Number : 1502 - DCFR

Professions : Dwelling Contractor

Location : Madison, Wisconsin - 53711

Credential/License Type : Regular

Status : License is current (Active)

Eligible To Practice : Eligible

Credential Expiration Date : 2026-09-05

Granted Date : 2024-09-05

Multi-State : N

Orders : 0

Specialities :

Other Names :

Orders for 1502 - DCFR



No Orders Found

Relationships for 1502 - DCFR

Individual



primary source verification. Send questions or comments to dps@wisconsin.gov (<mailto:dps@wisconsin.gov>)

Contact Information

4822 Madison Yards Way Madison, WI 53705 [\(608\) 266-2112 \(tel:+6082662112\)](tel:+6082662112)

[\(877\) 617-1565 \(tel:+8776171565\)](tel:+8776171565)

[\(https://www.wisconsin.gov/\)](https://www.wisconsin.gov/)

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C & C Construction
S10665 Troy Rd.
Sauk City, WI. 53583
(608) 643-2997

To: **Sarah Best**
206 North 2nd St
Mt. Horeb, WI 53572

Phone:

Date: 3/16/26

Job:

Materials and labor for roofing:
Tear off existing shingles.
Install 6 feet of ice and water shield on eaves; 3 feet in valleys.
Install synthetic underlayment, flashings and venting.
Install two Velux fixed skylights.
Clean up and dispose of all tear off and waste.
Install Owens Corning Duration shingles.
Total: \$22,810.00

Materials and labor for porch roof:
Install 60 mill rubber roof system over 1/2" plywood.
Total: \$1,480.00

Material prices are good for 30 days.

As required by the Wisconsin Construction Lien Law, builder 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 builder, are those who contract directly with the owner or 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 or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any, builder agrees to co-operate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

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

Payment to be made as follows: **Upon completion**

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

Authorized Signature _____

Acceptance of Proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above

Authorized Signature _____

Date of Acceptance _____



- Home
- Request Support
- Third Party Downloads Upload
- Application Status Lookup
- License Lookup
- Provider Login
- Professional Data
- File a Complaint
- Orders and Disciplinary Actions
- License Lookup



DSPS Site Guest User ▼

Credential/License Summary for 040800297 - DCQ

As of March 29, 2026 6:09:01 PM

Name : COREY J BASS

Credential/License Number : 040800297 - DCQ

Professions : Dwelling Contractor Qualifier

Location : Sauk City, Wisconsin - 53583

Credential/License Type : Regular

Status : License is current (Active)

Eligible To Practice : Eligible

Credential Expiration Date : 2027-08-17

Granted Date : 2008-04-09

Multi-State : N

Orders : 0

Specialities :

Other Names :

Orders for 040800297 - DCQ



No Orders Found

Relationships for 040800297 - DCQ

Individual



ID
16185

COURSE NAME QUALIFIER - DWELLING CONTRACTOR (VERSION 2)

COMPLETED DATE 6/12/2025

CREDIT HOURS 12

ATTENTION: The information provided through this public lookup constitutes official certification of licensure information and credential verification for professions regulated by the Wisconsin Department of Safety and Professional Services and its attached boards. If a renewal application including payment is received by the expiration date, the credential holder is eligible to practice while the credential renewal is processed. The credential holder must respond to any requests for information during the renewal process. See Wis. Stat § 227 51(2). Consistent with The Joint Commission and NCOA standards for primary source verification. Send questions or comments to dsp@wisconsin.gov (<mailto:dsp@wisconsin.gov>).

Contact Information

4822 Madison Yards Way Madison, WI 53705 [\(608\) 266-2112 \(tel:+6082662112\)](tel:+6082662112)

[\(877\) 617-1565 \(tel:+8776171565\)](tel:+8776171565)

[\(https://www.wisconsin.gov/\)](https://www.wisconsin.gov/)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Schwarz Insurance Agency Inc. 1420 North Ridge Dr. Prairie du Sac WI 53578	CONTACT NAME: PHONE (A/C, No, Ext): 800-552-8942 FAX (A/C, No): 800-405-7139 E-MAIL ADDRESS: info@schwarzins.com															
	INSURED C & C Construction of Southern Wisconsin, LLC S10665 Troy Rd Sauk City WI 53583	C&CCONS-01 <table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : West Bend Mutual Insurance Co</td> <td>15350</td> </tr> <tr> <td>INSURER B : Society Insurance</td> <td>15261</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : West Bend Mutual Insurance Co	15350	INSURER B : Society Insurance	15261	INSURER C :		INSURER D :		INSURER E :		INSURER F :
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COVERAGES **CERTIFICATE NUMBER: 2137313099** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS								
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			0609525	7/16/2025	7/16/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$								
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			0609525	7/16/2025	7/16/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$								
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$								
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N <input type="checkbox"/> N/A	WP23023146	7/16/2025	7/16/2026	<table border="1"> <thead> <tr> <th>PER STATUTE</th> <th>OTH-ER</th> </tr> </thead> <tbody> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$ 100,000</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$ 100,000</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$ 500,000</td> </tr> </tbody> </table>	PER STATUTE	OTH-ER	E.L. EACH ACCIDENT	\$ 100,000	E.L. DISEASE - EA EMPLOYEE	\$ 100,000	E.L. DISEASE - POLICY LIMIT	\$ 500,000
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E.L. EACH ACCIDENT	\$ 100,000														
E.L. DISEASE - EA EMPLOYEE	\$ 100,000														
E.L. DISEASE - POLICY LIMIT	\$ 500,000														

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Patrick and Sarah Best 206 North 2nd St Mount Horeb WI 53572	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Wisconsin Department of Safety and Professional Services

HARDTLAND CO INC 15506

Credential ID: DC-019600054

Certification, License, or Registration Name Expires:

Dwelling Contractor

2024-08-06

Signature:

Thomas H Degenhardt

Wisconsin Department of Safety and Professional Services

THOMAS H DEGENHARDT 15504

Credential ID: DCQ-010800090

Certification, License, or Registration Name Expires:

Dwelling Contractor Qualifier

2026-01-15

Signature:

Thomas H Degenhardt

Residential Improvement Program Scoring			
Level of Performance	Strong	Fair	Weak/Poor
Score	10-7 Points	6-4 Points	3 Point or Below
Property Condition	Code violations, health and safety concerns, structural integrity concerns	Obvious deterioration, significant rehab needed to preserve	Showing wear and age, in need of refresh
Age of home	75+	50-75	25-50
Percentage of Average Assessed Value	Less than 100%	125%-100%	@125%
Percentage of Improvements of Assessed Value	Over 10%	5-10%	Less than 5%
Repair of historical elements	Restoring to original historical design	Bringing closer to historic look	No historic aspects
Quality of materials	High quality durable materials	Medium quality but durable	Minimum quality and value
Thoroughness of application	Quality pictures and plans and clear description	Adequate pictures of plans, basic project narrative	Application meets minimum requirements
Sustainability, energy efficiency	Energy Star Standards	Improves efficiency	No effect on efficiency
Financial Hardship	Project would not proceed without grant	Project delayed without grant.	Projects to likely proceed without grant, may be scaled back.
Application Score			
Score			
Total Overall Points for Grant Application: 100 Points			

	313 S. 4th St. 107 S. 5th St.	306 Forest St.	304 S. 4th St.	304 Center Ave	208 Nesheim Trail	307 Park St. **	504 S. 2nd St.
6	3	6	3	6	5	0	3
10	10	10	10	5	6	7	7
7	7	9	8	8	5	7	9
3	3	10	3	4	2	4	6
3	3	3	3	3	3	0	3
5	5	6	4	8	4	4	6
7	6	3	2	6	5	0	7
3	5	5	3	6	3	4	6
3	3	3	3	3	3	0	4
47	45	55	39	49	36	26	51
	\$ 3,498	\$ 4,647	\$ 5,000	\$ 5,000	\$ 5,000	\$ 3,110	\$ 5,000

**307 Park Street has already completed work on their project, affecting eligibility.



AGENDA ITEM REPORT

MEETING DATE

April 8, 2026

PREPARED BY

AGENDA ITEM # 4.b

Consideration of Lukken Development Proposals. The Community Development Authority may convene in closed session as authorized by Wisconsin Statute 19.85(1)(e) for the purpose of deliberating or negotiating the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

BACKGROUND

RECOMMENDATION

ATTACHMENTS

1. Lukken CDA Agenda Item



To: Mount Horeb CDA

From: Kristen Fish-Peterson

RE: Recommendation to the CDA for the Village of Mount Horeb,
by Lukken Proposal Review Team (Marc Schelpheffer, Ben Jones, Ben Vondra, Jon Hochkammer and
Kristen Fish-Peterson)

The Village of Mount Horeb received four proposals as a result of the recent Request for Proposals
for the development of the Lukken Farm residential property. Proposals were received from:

1. Encore Homes, Inc.
2. Gorman & Company
3. Green Pastures Living (GPL)
4. Making a Difference

After reviewing all proposals and discussion, the review team narrowed the proposals to two and
conducted interviews. The review team interviewed Making a Difference and Encore Homes, Inc.
Both developers are very well respected and could do a good job. Both have stated they would be
flexible to meet the village's desires moving forward. Both developers are mindful of keeping the
purchase prices as low as possible. Both developers include a variety of housing options including
multi-family.

Following interviews and deliberation, the review team offers the following recommendation:

Making a Difference (see proposal attached) is recommended as the preferred development team.

- The Making a Difference proposal utilizes more of the property for development which adds
additional housing, adds more value to the property base, and spreads out the cost of the
infrastructure to a broader base of development.
- It's likely the development will be included in a new Tax Increment District. In the Making a
Difference concept the increment potential could be larger and allow for more flexibility
with the agreement with the developer as well as the viability of financing the public park
component of the overall development.
- Making a Difference has the potential to allow:

- Better linkages between the residential development and the park destined for the right side of the property.
 - Better mixes of uses that create a more unified neighborhood.
 - A property mix more geared towards the Villages goals (related to affordability) than might otherwise happen.
 - Some small things that create a stronger identity for the neighborhood. (i.e. garden planters)
- The video game/competition planning part of the proposal has a positive asymmetric risk profile. There is a decent chance that some interesting ideas on how to best use the geography of the site will come out of it, and it could generate some positive public interest. Getting eyes more talented and creative minds working on a design for this site could provide some unique and creative solutions to the topographical challenges that exist.
- Their experience with the recent and ongoing development in Poynette, WI provides a great test kitchen for the concepts Making a Difference is proposing for Mount Horeb.

3-16-26

Village of Mount Horeb

Attn: Kristen Fish-Peterson / Mount Horeb Village Board / CDA

138 E Main Street

Mount Horeb, WI 53572

Re: Letter of Transmittal – Lukken Farm Residential Development Proposal

Dear Kristen, Members of the Village Board and CDA,

On behalf of MAKING A DIFFERENCE, I'm pleased to submit our proposal for the Lukken Farm residential development opportunity. Our team is approaching this project with a simple mindset: listen first, collaborate closely, and deliver what best serves Mount Horeb—not what is easiest for a developer.

Many proposals start with a predetermined plan and then work backward to fit it into a community. Our approach is different. We want to work with the Village to build the plan together—using a structured, community-based process that produces multiple high-quality concept options, evaluates them for feasibility, and then combines the best elements into a preferred plan that the Village can have confidence in. This “open-book” approach is designed to increase transparency, improve design quality, and ensure the outcome reflects Mount Horeb’s goals and character.

Our team’s identity and philosophy are grounded in service. We view this project as a chance to help Mount Horeb accomplish its objectives—through thoughtful planning, strong design, careful infrastructure coordination, and disciplined financial oversight. We intend to earn trust through clear communication, responsiveness, and a willingness to do the hard work of aligning a successful development with the community’s priorities.

Thank you for the opportunity to be considered. We welcome a working session with Village staff and leadership to review goals, constraints, and next steps, and we would be honored to partner with Mount Horeb on a development that the community is proud of for decades.

Sincerely,

**Daniel Spransy
Maverick Homes**

**Randy Alexander
Torque Companies**

LUKKEN FARM

Development Proposal

Submitted to

Village of Mount Horeb, Wisconsin

Proposing Entity: MAKING A DIFFERENCE

Managing Member: Daniel Spransy

Primary Contacts

Daniel Spransy | Lead Developer / Managing Member

Maverick Homes; Realty Executives Cooper Spransy; Founders Title; Before16.org

Phone: 608-217-3767 | Email: dspransy@homesbymav.com

Randy Alexander | Co-Lead Developer

Torque Companies

Phone: 608-852-5615 | Email: rpa@torquecompanies.com

March 16, 2026

Table of Contents

- 1. Development Approach
- 2. Site Planning and Neighborhood Design Principles (Understanding of Community Needs and Village Goals)
- 3. Development Team & Qualifications
- 4. Project Timeline
- 5. Design Examples
- 6. Land Use & Economics
- 7. Appendices

1. Development Approach

Crowdsourced Concept Planning Process

A defining differentiator in this proposal is the plan of a structured crowdsourced concept-planning process. Rather than relying on a single internal sketch, the team will solicit multiple neighborhood concepts using the Lukken Farm plat map (includes topography) and one common set of guidelines that is created by the Village and Development Team, then extract the strongest ideas into a preferred plan.

Team member Philip Gritzmacher owns and operates a YouTube channel titled “City Planner Plays” and has close to 1 million subscribers. The channel features him playing a city planning type game called “Cities: Skylines II” with the majority of his audience being fellow players/land use designers from around the world.

The plan is for Philip to work with the game’s publicist, Paradox Interactive, to create the plat of the Lukken Farm in the game, then run a contest with his audience to see who can develop the best idea(s) of how to design the site. Paradox Interactive, the publishing company out of Stockholm, Sweden will provide the prize. We believe this could go viral and end up with 100+ plans to consider.

The result for Mount Horeb would be multiple design concepts from land use designers from around the world at no cost to ensure we explore all options for the site to achieve the Village’s goals for the project. All plans would be thoroughly reviewed by the development team to present the top 10 to the village. In collaboration with the development team the village will select the overall winner.

Structured Design Competition / Build-Off Process

1. Prepare the base materials: site boundary, access assumptions, pedestrian, walk and vehicle linkages, known constraints, design goals, and submission rules. (2-3 weeks)
2. Open a defined concept window (typically 2-4 weeks) for designers/planners to submit neighborhood concepts.
3. Review all entries against planning, engineering, cost, and market criteria. (1 week)
4. Select finalists and refine the most promising ideas into one preferred direction. (2 weeks)

Preferred Plan Selection Process

The final plan does not need to be one winning submittal lifted intact. The team can intentionally 'cherry-pick' the best ideas from multiple submissions and assemble a stronger hybrid plan than any single entrant may have produced alone.

Benefits to the Village

- More concept options before the project is locked in.
- A more transparent and engaging design process.
- A stronger story for public confidence and positive project visibility.
- Better odds of identifying creative but still feasible neighborhood solutions.

Site Planning & Neighborhood Design Principles

These are subject to change based on input from the Village, crowdsourcing design ideas and other unforeseen items that may arise through discovery. However, the current development site is very similar in size to the Point Gardens Development in Poynette, WI that both Mr. Alexander (developer for Pt Gardens) and Mr. Spransy (Builder for Pt Gardens) are currently working on. The numbers below are based on the design and density of Point Gardens (Poynette, WI). The current planning target is:

Product Type	Initial Target (Units)	Planning Intent
Small-lot single-family homes	252	Point Gardens-style small lots to maximize attainability and absorption.
Traditional single-family lots	86	Traditional middle-market lots for buyers seeking more yard and footprint.
Service Commercial	32 (@ 1000 sq ft)	Service sector commercial to serve neighborhood & surrounding land uses.
Multifamily units	150	A flexible attached component to broaden housing choice and support absorption including cottage court style homes.

2. Site Planning and Neighborhood Design Principles (Understanding of the Community Needs and Village Objectives)

Understanding of the Lukken Farm Opportunity

Lukken Farm represents a rare opportunity to shape a meaningful next phase of neighborhood growth in Mount Horeb. The site should be planned as a complete neighborhood rather than as a one-dimensional subdivision, balancing housing diversity, service commercial, parks, quality design, access, open space, and long-term market performance.

Alignment with Village Goals

We as a development team have no interest in this project, unless it is in line with the Village's goals and desires for the community. Our intent is to work with the Village to ensure their priorities are expressed and met.

Response to Current Housing Needs

The Village's recent housing assessment supports the need for additional housing supply and a broader mix of housing types. This proposal uses that study as a foundation for justifying a balanced neighborhood program that includes detached homes, smaller & traditional sized lots, and multifamily units.

Neighborhood Character and Community Fit

The neighborhood should feel intentional, attractive, and durable. The design intent is not simply to maximize unit counts, but to create a place with a thoughtful streetscape, usable open spaces and linkages, and product types that fit different stages of life and varying household budgets.

Flexible Phasing and Market Responsiveness

A core strength of this proposal is that the product mix can evolve by phase. If later phases reveal stronger demand for small-lot homes, some larger lots can be resized. If demand shifts toward larger detached lots or a different attached product, the mix can be adjusted without abandoning the broader neighborhood framework. When each phase begins, we will:

- Review sales pace, pricing, and buyer feedback at the close of each phase.
- Rebalance future lot dimensions and product counts before engineering of the next phase is finalized.
- Maintain consistent neighborhood quality standards even when the mix changes.
- Use engineering and financial review to confirm that changes remain practical and supportable.

Target Buyer / Resident Profiles

- Buyers seeking attainable detached homes on smaller lots.
- Households wanting more traditional lot sizes and yard depth.
- Downsizers or smaller households attracted to zero entry design.
- Renters or residents seeking multifamily options within Mount Horeb.

Neighborhood Design Intent

The intent is to make the neighborhood feel planned, not pieced together. Product diversity should feel coordinated through block layout, streetscape treatment, open space design, and architectural standards so the development reads as a sense of place with multiple living options, amenities, commercial services with thoughtful linkages.

Site Planning and Design Approach

Land Planning Principles

- Organize the site as a complete neighborhood rather than a series of isolated pods.
- Balance yield with livability, curb appeal, and long-term market desirability.
- Create a layout that can absorb product-mix changes without losing coherence.

Street Network and Connectivity

- Prioritize a legible block structure and practical internal circulation and linkages for parks and recreation.
- Design the street network to support phased implementation without awkward dead ends or stranded infrastructure.
- Coordinate access points and connections carefully with surrounding context and Village expectations.

Pedestrian / Bicycle Circulation

- Provide safe, intuitive walking routes through the neighborhood.
- Use path connections and crossings to link homes, open spaces, shared amenities and the connecting Military State Trail.
- Treat walkability as part of the neighborhood's value proposition, not as an afterthought.

Open Space, Green Space, and Amenities

- Integrate usable open spaces rather than leaving only leftover landscape areas.
- Use shared greens and pocket spaces to build character and functionality.
- Treat stormwater areas as visual amenities rather than purely utilitarian zones.

Sponsorship Opportunities

- Olle Gardens - Each homeowner will receive a personal raised garden bed ready for planting.
www.ollegardens.com
- Burpee Seeds - Free seeds and plants for one year, specifically chosen for each homeowner's individual gardening goals. Local horticultural support through community learning seminars. Access to a digital community platform for sharing tips, learning from others, and fostering connections.
www.burpee.com
- Paradox Interactive - Providing the platform (Cities: Skylines II), creation of the map of Lukken Farm as well as the prize for the winner of the design contest.
www.paradoxinteractive.com

Traffic Calming and Safety

- Use geometry and streetscape cues that naturally slow traffic.
- Protect sightlines and pedestrian movement.
- Plan for a neighborhood that feels safe and comfortable for residents, guests, and families.

Relationship to Adjacent Development

- Use transitions in lot size, building form, and landscape treatment where appropriate.
- Design edges carefully so the neighborhood fits into the broader community context.

Preliminary Stormwater / Grading Design Considerations

- Bring engineering input in early so the concept remains practical.
- Avoid overcommitting to a layout that fails due to topography and stormwater constraints.
- Use preliminary grading and drainage logic to support concept selection.

Utility and Infrastructure Extension Considerations

- Coordinate utility extension logic with phasing so the project can roll out efficiently.
- Evaluate infrastructure timing alongside absorption and phase sequencing.

3. Development Team & Qualifications

Lead Developer / Managing Member

Daniel Spransy will serve as the managing member of the proposing LLC and as the lead developer contact. His background combines residential brokerage, homebuilding, title/closing involvement, and project coordination, providing practical insight into site execution, product positioning, buyer demand, and end-user expectations.

- Primary roles: vision, deal leadership, market alignment, coordination of consultants, and ongoing Village communication.
- Current affiliated companies: Realty Executives Cooper Spransy, Maverick Homes, Founders Title, and Before16.org.

Co-Lead Developer

Randy Alexander will serve as co-lead developer through Torque Companies. He brings development experience relevant to neighborhood planning, including precedent for small-lot product formats such as the Point Gardens concept in Poynette. His perspective helps ground the program in buildable, market-oriented development practice.

- Primary roles: co-development strategy, product guidance & design, phase planning, and development execution support.
- Key practical contribution: experience with neighborhood formats that use smaller lots to expand attainability and improve absorption. Creativity in development, thinking “outside the box” to come up with solutions to developments.

Public Process / Entitlements Lead

Craig Thomas Malin is positioned as the public-sector strategy and entitlements lead. He brings decades of local government leadership, including service as a Village Administrator / Zoning Administrator in Wisconsin, along with city management and planning credentials. His presence adds credibility to the proposal’s approvals strategy and public-process discipline.

- Supports entitlement pathway and approvals roadmap.
- Helps structure Village/Plan Commission/Board touchpoints and meeting strategy.
- Assists with risk management around public communication, review timing, and issue resolution.

Engineering and Survey Team

Grothman & Associates, S.C. will provide core engineering and surveying support. The firm’s role will include boundary/topographic work, preliminary infrastructure thinking, stormwater and grading strategy, and ongoing support as the project advances from concept through construction.

- Tomás A. Toro, PE, PLS: senior engineer-surveyor supporting site design, grading, utilities, stormwater, and technical feasibility.
- Scott P. Hewitt, PLS: surveying leadership and firm-level oversight with substantial land development and field experience.

- The firm adds practical depth in land planning, roadway/site design, stormwater, soil-related issues, and construction support.

Senior Design Advisor / Urban Design & Placemaking

Ed Freer (Freer Design) is a veteran landscape architect, urban designer, and waterfront planner with decades of experience supporting community-focused design and redevelopment. He has held senior roles with major firms including GRAEF, SEH (Short Elliott Hendrickson), SmithGroup/JJR, and The Alexander Company, and he brings seasoned design judgment to help shape neighborhood character, open-space concepts, streetscape quality, and public-facing design credibility. Ed will serve as a senior design advisor to refine concept plans, strengthen placemaking elements, and support the Village review process as the preferred plan is developed.

Contact: Ed Freer | 608-320-4567 | ed@freerdesign.com

Crowdsourcing/Design Concept Generation

Philip Gritzmacher is an AICP-certified professional planner with over a decade of experience in transportation and municipal planning. He holds a Master of Urban and Regional Planning from the University of Colorado. Throughout a decade of public-sector service — including roles as a Transportation Planner for the Wisconsin DOT, City Planner for the City of Sun Prairie, and Lead Transportation Planner for the City of Madison — Philip has specialized in high-level public engagement and community outreach.

Now a full-time content creator, Philip has scaled his professional engagement expertise to a global level through his YouTube channel, *City Planner Plays*. By using city-building games as a medium for professional discourse, he has turned complex urban theory into a primary touchpoint for public interest in urbanism, achieving the following metrics:

- Subscribers: approximately 900,000
- Total Views: 215 Million+
- Engagement: 58 Million+ hours of watch time

Philip combines deep technical experience in urban and regional planning with a proven ability to communicate complex planning concepts to a massive digital audience.

Team Structure and Roles

- Daniel Spransy: managing member / lead developer / primary point of contact.
- Randy Alexander: co-lead developer and designer / product and phase strategy support.
- Craig Malin: approvals, public process, and municipal alignment.
- Grothman & Associates: engineering, surveying, infrastructure, and site feasibility.
- Ed Freer: Landscape and urban designing.
- Jim Weigel: Project financial oversight
- Phillip Gritzmacher: Design concept idea generation via crowdsourcing

Relevant Project Experience

This proposal intentionally emphasizes complementary capabilities rather than over-relying on a single resume. The team structure is designed so design intent, engineering practicality, public-process awareness, and financial discipline can work together throughout the life of the project.

Why This Team

- Through working with the village and crowdsourcing, we are confident to provide the best possible outcome leveraging talent and ideas from around the world.
- Development leadership with hands-on design, construction, sales, land development, and title/closing experience.
- A co-lead developer with proven experience delivering small-lot neighborhood formats that can inform the Lukken Farm rollout.
- Municipal/public-process support through Craig Malin to strengthen approvals strategy and communication.
- Engineering and surveying capability through Grothman & Associates, including site design, stormwater, utility planning, and construction support.

4. Project Timeline

Proposed Schedule

Village Board Resolution to Proceed (6-10 weeks)

Kickoff and Due Diligence (2 weeks)

- Project leads, Dan Spransy and Randy Alexander are to meet with the Village to set the design standards and non-negotiables for the project.

Concept Planning / Crowdsourced Design Window (2-4 weeks)

- Run a 2-4 week concept design contest through the game Cities: Skylines II and City Planner Plays after issuing a clear design brief.

Preferred Plan Refinement with Village (2 weeks)

- Development team to complete concept screening and combine the strongest ideas into one preferred direction.
- Coordinate concept review meetings and refine based on Village feedback.
- Once the concept is approved by the village and developer, a comfort resolution agreement to be proposed and signed by both parties.

Preliminary Plat / Engineering Timeline (3 weeks)

- Advance the preferred plan into preliminary engineering and plat-level materials.

TID Creation (8 weeks)

- Creation of the Tax Incremental District.

Developer Agreements (2 weeks)

- Creation and commencement of developer agreement between the Village and Developer.

Estimated Phase Rollout

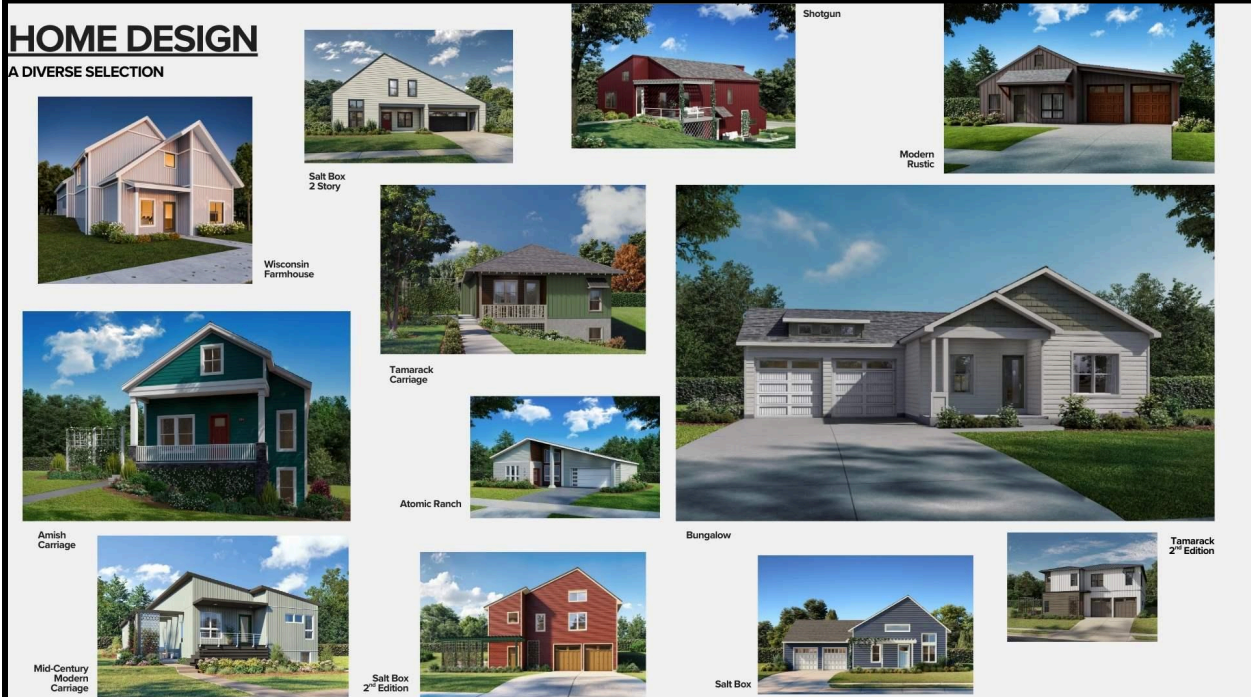
- Set final phase sizes and timing after concept confirmation, engineering review, and updated market analysis.
- Pending trade availability, property closing and phase 1 to commence construction spring 2027 (estimated).

5. Design Examples

HOMES

HOME DESIGN

A DIVERSE SELECTION



- Salt Box 2 Story
- Wisconsin Farmhouse
- Tamarack Carriage
- Amish Carriage
- Mid-Century Modern Carriage
- Atomic Ranch
- Salt Box 2nd Edition
- Shotgun
- Modern Rustic
- Bungalow
- Salt Box
- Tamarack 2nd Edition

GARDENS








A COMMUNITY OF LIFE

Raised bed gardens for every home

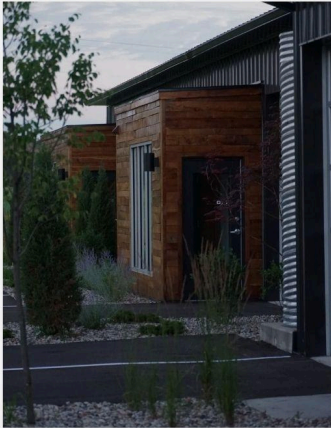
Free seeds for 1 year
Personalized for the homeowner



SERVICE COMMERCIAL

SERVICE COMMERCIAL

SPACES TO SERVE THE COMMUNITY



Boutique sized units



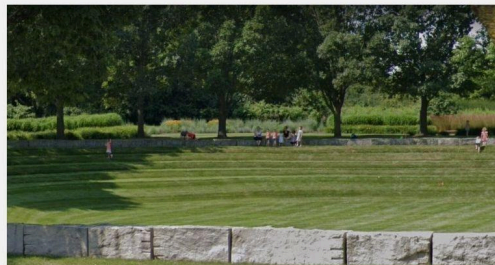
Affordable
Inviting

LANDSCAPE DESIGN

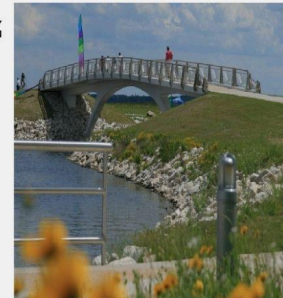
URBAN LANDSCAPING



DECADES OF EXPERIENCE



COMMUNITY
FOCUSED DESIGN



6. Land Use & Economics

Our proposed land use framework is designed to deliver a complete, walkable neighborhood while creating meaningful long-term value for the Village. The preliminary program includes 252 small residential lots, 86 traditional-sized lots, 150 multifamily units, and 32 service commercial units. This mix is intentional: it provides a range of housing choices and price points, supports neighborhood-serving retail and services, and creates the tax base needed to fund public improvements through a Tax Increment District (TID).

How land uses tie directly to the crowdsourced concept contest:

These land use targets will be built into the crowdsourcing design contest as part of the Village-guided “design brief.” In other words, the contest is not open-ended—participants will be asked to create concepts that place and organize these uses in a way that best supports Mount Horeb’s goals and a high-quality neighborhood pattern. Submissions will be evaluated against clear criteria: connectivity and street hierarchy, open space placement, logical transitions between housing types, commercial adjacency and access, and the overall ability to phase and deliver the plan efficiently. The strongest concepts—and the best individual ideas across multiple concepts—will be combined into a preferred plan that preserves the program targets while improving design quality through broad ideation and early transparency.

Housing product strategy: smaller lots + traditional lots

A core economic driver of this plan is the use of small-lot residential as a way to lower the per-home burden of infrastructure and land cost. Smaller lots reduce the linear feet of streets, utilities, and frontage per unit, which can materially lower development cost per home—helping keep attainable home prices in reach while still delivering a high-quality neighborhood. They also support efficient phasing, because infrastructure investment can serve more homes earlier in the buildout.

At the same time, the plan intentionally includes 86 traditional-sized lots to ensure product variety and long-term neighborhood stability. These lots provide a move-up option and broader design diversity, helping the neighborhood serve multiple household types—from first-time and right-sizing buyers to families seeking more yard space. Together, the small-lot and traditional-lot products create a balanced “ladder” of ownership opportunities rather than a one-size-fits-all neighborhood.

The 150 multifamily units further expand choice and help meet demand for rental and lower-maintenance living, while the 32 service commercial units provide neighborhood-scale services and convenience that strengthen the overall economics and livability of the community.

Infrastructure and costs

Based on previous development experience, approximately 20% of the total cost will be allocated to “soft” costs and 80% to “hard” costs.

Land purchase price to be at fair market value.

Impact fees for the Lukken Farm Park to be paid by increment from the project through the TID district.

Project Financials

The development team combined experience of over 70 years of successfully completing complex private debt, equity, project financing and community tax incremental financing sources.

The final detailed budget will be presented once the final community plan is complete.

TID strategy and community benefit

To align private investment with public benefit, we intend to pursue creation of a Tax Increment District (TID) associated with the Lukken Farm development. As the project builds out, we anticipate creating over **\$200 million in new value for the Village**. The purpose of the TID is not simply to finance infrastructure—it is to translate that new tax-base growth into visible community outcomes.

Through the TID, we intend to generate funding that can:

- Assist in completion of the proposed Lukken Farms Park, enhancing quality of life and neighborhood identity
- Lower the cost of homes by helping offset eligible public improvement costs that would otherwise be carried directly in lot and home pricing
- Expand housing choices by enabling a product mix that serves multiple household types and budgets
- Support service retail that benefits both the new neighborhood and the broader community

In short, this land use and economic strategy is designed to deliver a plan that is both community-aligned and financially executable—a neighborhood that provides diverse housing options, strengthens the tax base, and creates a pathway to fund public amenities and infrastructure in a way that benefits Mount Horeb over the long term.

Proposed Land Use for Lukken Farm

Land Allocation	Amount	Percentage
Parks/Public Domain	86 Acres	61%
Service Commercial	4 Acres	3%
Multi-Family	6 Acres	4%
Single Family	44 Acres	31%

- Note: single family percentage is below the required 35% maximum allowed for TID creation.

Density and Value Metrics:

All metrics for density are calculated based on the numbers found in the Point Gardens Development in Poynette, WI which was developed by Torque Companies (Randy Alexander).

Single Family Lots				
	Acres	Average Lot Size	Value Per Home	Total Assessed Value
Missing Middle, Affordable Lots	30	5,137 square feet	\$480,000 (current value)	252 units = \$121 million
Traditional Sized Lots	14	6,200 square feet	\$600,000 (current value)	86 units = \$52 million
Total	44			\$173 million

Multifamily			
Acres	Units per Acre	Value Per Unit	Total Assessed Value
6	25 / acre	\$200,000 (current value)	150 units = \$30 million

Service Commercial			
Acres	Units per Acre	Value Per Unit	Total Assessed Value
4	8 / Acre	\$200,000 (current value)	32 units = \$6.4 million

Total Increment (current) value is \$209.4 million.

7. Appendices




- 7.1 Appendix A – Team resumes and bios
- 7.2 Appendix B – Crowdsourced Concept Planning
- 7.3 Appendix C – Partnership Opportunities
- 7.4 Appendix D – Preliminary concept exhibits

- 7.1 Appendix A – Team resumes and bios



Daniel Spransy

Managing Member / Lead Developer

-  608-217-3767
-  dspransy@homesbymav.com
-  5940 Seminole Ctr Ct #310
Fitchburg, WI 53711

Professional Summary

Daniel Spransy is a Wisconsin-based real estate professional and homebuilder focused on creating neighborhoods that balance livability, design quality, and long-term community value. He leads multiple locally rooted businesses—including Maverick Homes and Realty Executives Cooper Spransy—and brings a practical, execution-driven approach to land development, residential construction, and market delivery.

Across his work, Daniel emphasizes a service-oriented philosophy: listening first, partnering closely with stakeholders, and building solutions that reflect the goals of the community. He is particularly focused on creating housing options that serve a range of households and life stages, while maintaining strong neighborhood character and consistent standards that protect value over time.

For the Lukken Farm opportunity, Daniel will serve as Managing Member and Lead Developer for the proposing entity (LLC to be formed). In this role, he will coordinate the project vision, community-based planning process, approvals strategy, consultant team management, and phased implementation. His leadership approach is hands-on and transparent—centered on collaboration with the Village to produce a plan the community can support, and then executing it with discipline, accountability, and high-quality results.

Daniel can be reached at 608-217-3767 or dspransy@homesbymav.com

Businesses Under Dan’s Leadership

Maverick Homes	Maverick Homes is a Wisconsin homebuilder focused on delivering thoughtfully designed, high-quality new construction with an emphasis on craftsmanship, efficient layouts, and long-term value. We build homes and neighborhoods that are practical for real life—balancing curb appeal, livability, and a smooth customer experience from planning through move-in.
Realty Executives Cooper Spransy	Realty Executives Cooper Spransy is a Dane County-based real estate brokerage that helps buyers and sellers navigate residential transactions. Featuring the highest producing office in the MLS, this gives intimate and up to date access to local market trends and needs.
Founder’s Title	Founders Title is a Wisconsin title company providing reliable title and closing services to help real estate transactions close smoothly and on time. Founder’s is a joint venture with Knight Barry Title, the largest in WI which gives us access to many resources and preferred pricing through volume, which savings can be passed on to the public.
Before16	Founded in 2018 by Dan Spransy, Before16.org is a nonprofit that helps older orphans find permanent, loving homes by connecting them with adoptive families via an international hosting program. Dan and his wife adopted an older orphan themselves and subsequently launched Before16. On average, 12-15 orphans find homes each year.

- 7.1 Appendix A – Team resumes and bios



Randy Alexander

Co-Lead Developer

- 608-852-5615
- rpa@torquecompanies.com
-

Professional Summary

Randy Alexander is a Wisconsin-based real estate developer and the founder and CEO of Torque Companies, a firm focused on creating environmentally forward, livable communities with strong design character and long-term value.

Previously, Randy founded The Alexander Company and served as its President and CEO, where under his leadership the company undertook 250+ redevelopment projects across the Midwest and along the Eastern Seaboard, earning national recognition for work including urban infill, historic preservation/adaptive reuse, and affordable housing solutions.

Randy’s work emphasizes placemaking and neighborhood durability—designing communities that feel cohesive, function well, and hold value over time. One local example relevant to this proposal is Point Gardens in Poynette, WI, a master-planned neighborhood with a strong small-lot component and a stated commitment to parks/green space and energy-efficient housing features.

For the Lukken Farm opportunity, Randy will serve as Co-Lead Developer, supporting concept planning, product strategy, phasing, design direction, feasibility/financial review, and execution planning—ensuring the development approach stays both community-aligned and market-realistic.



Eduard (Ed) Freer

Senior Design Advisor / Urban Design & Placemaking

Professional Summary

Senior Landscape Architect

Over the course of his decades-long professional career, Ed has built a significant and award-winning portfolio in urban waterfront design and community-based planning throughout the U.S. He is highly accomplished at facilitating a consensus vision and broad community support for urban design and redevelopment initiatives. Ed has served as a resource member to many civic task forces and professional panels and as a member of national design juries. He has been an urban design resource for the Mayors Institute on City Design, Urban Land Institute and AIA Community by Design.

Ed also participates as a local professional practitioner in academic programs at the University of Wisconsin – Madison (Landscape Architecture, College of Human Ecology, and Capstone Course in Civil Engineering) and the University of Wisconsin – Milwaukee (Urban Design and Planning).

Experience

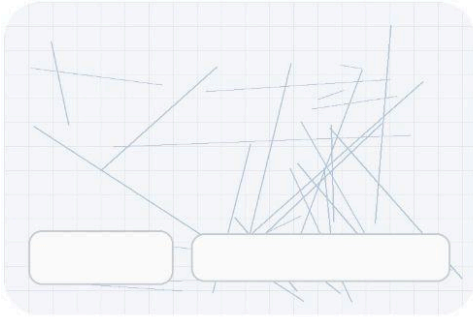
Education

- Bachelor of Landscape Architecture State University of New York/Syracuse University - Syracuse, NY
- Bachelor of Science Environmental Science State University of New York/Syracuse University - Syracuse, NY

Project Experience (a sample)

- GEFII and GEFIII Plaza Deck Renovation, Madison, WI
- Yaquina Head Outstanding Natural Area Site Plan, Newport, OR
- Miller's Bay Neighborhood Streetscape Design (City of Oshkosh) – Oshkosh, WI
- Wenzel Family Plaza Design (City of Marshfield) – Marshfield, WI
- Dunlap Island Park and Broadway Streetscape (City of Cloquet) – Cloquet, MN
- Arrowhead Park Conceptual Design and Master Plan (City of Neenah) – Neenah, WI
- Downtown Planning and Design (Village of Egg Harbor) – Egg Harbor, WI
- Riverside Park Master Plan (City of Muscatine) – Muscatine, IA
- PROSC Valparaiso Parks & Trail (PROS Consulting) – Valparaiso, IN
- 1996 Master Plan (University of Wisconsin-Madison) – Madison, WI
- 100+ more available on request

- 7.1 Appendix A – Team resumes and bios



Craig T. Malin

Public Process & Entitlements Lead

- ☎ 563-529-1542
- ✉ craigthomasmalin@gmail.com
- 🌐 www.craigmalin.info

Professional Summary

Craig Thomas Malin is an ICMA-credentialed city manager and AICP-credentialed planner with 36 years of local government experience, including 25 years as a Chief Administrative Officer. He currently serves as Village Administrator / Zoning Administrator in Poynette, Wisconsin.

His career includes City Manager roles in Seaside, CA and Davenport, IA, where he led major capital improvements, secured grant funding, and advanced transparency and community-focused service delivery. In Poynette, he has led conservation neighborhood planning and tax base growth while directing tax increment toward infrastructure and amenities.

For Lukken Farm, Craig will guide the entitlement pathway and public process strategy—helping align concepts with local requirements, supporting Village coordination, and reducing approval risk through clear, professional communication.

- 7.1 Appendix A – Team resumes and bios



Tomás Toro

Senior Engineer-Surveyor

☎ 608-742-7788

✉ ttoro@grothman.com

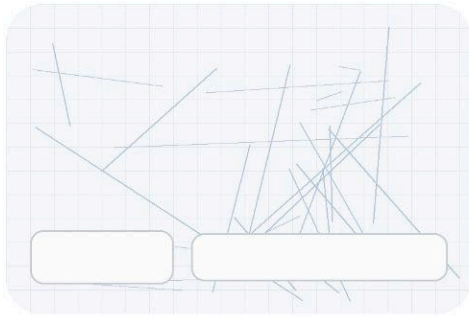
Professional Summary

Tomás A. Toro, PE, PLS is a Senior Engineer-Surveyor with Grothman & Associates, S.C. He has been directly involved in land development and site improvement since 1996, including residential subdivisions, apartment complexes, and commercial/retail projects.

His experience includes water distribution, sanitary and stormwater management systems, hydraulic and hydrologic flood studies, and wetland creation/rehabilitation. Key strengths include site layout and grading, storm drainage, utility design, stormwater/hydraulic modeling, project and construction management, and Environmental Site Assessments (ESAs).

As a licensed Professional Land Surveyor, he has coordinated land surveying and construction layout projects and has supervised civil design and surveying teams—delivering a wide range of civil and surveying assignments, including major street and storm drainage survey work and complex development sites.

- 7.1 Appendix A – Team resumes and bios



Scott Hewitt

President / Owner (PLS)

☎ 608-742-7788

✉ shewitt@grothman.com

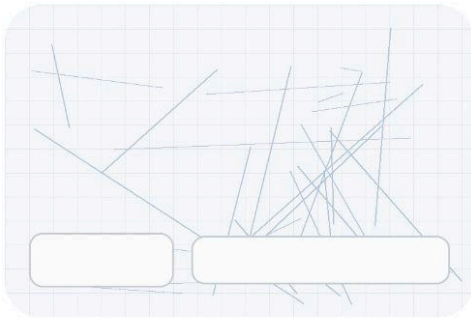
Professional Summary

Scott P. Hewitt, PLS is President/Owner of Grothman & Associates, S.C. He has over 30 years of land surveying experience, including more than 29 years as a crew chief, and became the firm's sole owner in January 2022.

Scott specializes in lot development, boundary control, topographic surveys, and laser scanning. He has extensive experience supporting PLSS re-monumentation efforts and collaborating with county surveyors in Columbia and Green Lake Counties, and he has served as an expert witness in circuit court cases.

In addition to surveying credentials, he is a Wisconsin Certified Soil Tester and a licensed Designer of Engineering Systems, including private on-site wastewater treatment system design—bringing practical, field-tested insight to development feasibility and delivery.

- 7.1 Appendix A – Team resumes and bios



Philip Gritzmacher, Jr.

AICP • City Planner Plays

📞 Contact: TBD

✉️ Contact: TBD

Professional Summary

Philip Lee Gritzmacher, Jr., AICP is a professional planner with a Master’s degree in Urban and Regional Planning from the University of Colorado and a career-long focus on public engagement and community outreach.

After a decade of public-sector service—including roles as a Transportation Planner with Wisconsin DOT, City Planner for the City of Sun Prairie, and Lead Transportation Planner for the City of Madison—Philip now operates City Planner Plays full-time.

For Lukken Farm, Philip will help host and guide the Cities: Skylines II concept challenge, expanding participation, improving transparency, and helping translate planning ideas into clear, understandable neighborhood concepts for the Village and community.

- 7.2 Appendix B – Crowdsourced Concept Planning



Crowdsourced Concept Planning Appendix • Page 1 of 2

Cities: Skylines II • City Planner Plays

Two-page appendix explanation

What we are doing

Instead of starting with one internal sketch, we will generate many neighborhood concept options quickly by running a structured, rules-based design challenge in Cities: Skylines II through the City Planner Plays community. The Village and development team define the rules and evaluation criteria up front; our team then screens submissions for real-world feasibility and works with the Village to select (and combine) the best ideas into a preferred plan.

Why this is different

Traditional planning often produces one concept at a time, behind the scenes. Crowdsourcing produces a menu of options early, builds transparency, and increases the odds of discovering creative—but still buildable—solutions before the project gets locked in.



Crowdsourced Concept Planning • Cities: Skylines II / City Planner Plays



Crowdsourced Concept Planning

Cities: Skylines II • City Planner Plays

Two-page appendix explanation

How the crowdsourcing works

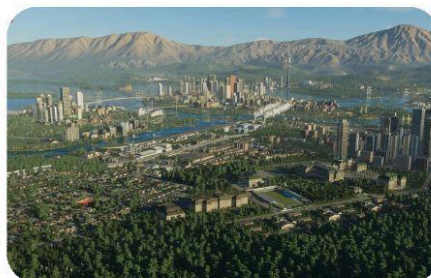
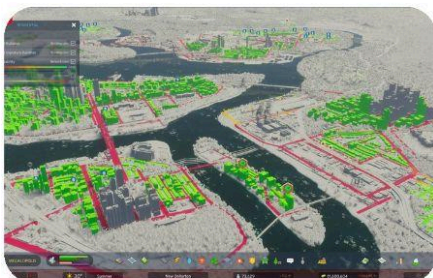
- 1) Village-guided design brief (controls & non-negotiables): We meet with the Village to define goals, required elements, and constraints (access, connectivity, open space intent, stormwater expectations, design character, phasing goals, etc.).
- 2) Base map / shared starting model: We provide a consistent Lukken Farm base model for all participants (site boundary, plat/topography inputs, and known constraints) so submissions are comparable.
- 3) Time-boxed concept window: A 2-4 week public design challenge is run through City Planner Plays to solicit a large number of concept plans.
- 4) Screening for feasibility: The development + engineering team reviews leading concepts against practical criteria: grading/stormwater logic, utility and roadway feasibility, phasing, cost implications, and market fit.
- 5) Preferred plan synthesis (“cherry-pick” approach): The final concept does not need to be one winning entry. We intentionally combine the best features from multiple submissions into a stronger hybrid plan.
- 6) Village workshop + refinement: We present the strongest concepts (and/or the hybrid) to the Village, gather direction, and refine toward a preferred plan suitable for formal review and preliminary engineering.

What the Village receives

- A set of concept options with a short evaluation summary of strengths and tradeoffs.
- A feasibility-screened shortlist and a recommended preferred plan direction.
- A hybrid preferred plan that reflects Village goals and incorporates the best ideas discovered through the challenge.
- A clear phasing framework so later phases can adjust product mix without losing neighborhood coherence.

Guardrails (keeping it realistic)

- The Village defines the rules. The contest does not set policy; it generates options within Village-defined parameters.
- We treat game concepts as idea generators. Final plans are refined with professional engineering, surveying, and deliverability checks.
- We document assumptions and note where concepts require refinement (stormwater, grading, connections, utilities, etc.).



Crowdsourced Concept Planning • Feasibility-screened options leading to a preferred plan



Partnership Burpee Seeds + Olle Gardens

Neighborhood Garden Program



Concept adapted from the Point Gardens community model.

Program Summary

Through a partnership with Burpee, a national leader in home gardening, and Olle Gardens, a leading raised-bed garden company, our goal is to make gardening an easy, repeatable “welcome experience” for every new homeowner—turning yards into places where neighbors connect and families put down roots.

Each homeowner receives a personal raised garden bed ready for planting, along with free seeds and plants for one year selected to match their goals (vegetables, herbs, pollinator/native flowers, or low-maintenance options). The program includes learning seminars, access to a digital community platform for sharing tips, and two on-site visits from gardening experts to help residents establish and maintain thriving beds.

Beyond the individual beds, the neighborhood leverages gardens as a community-building tool—encouraging outdoor time, shared learning, and seasonal events. The result is a distinctive amenity that supports neighborhood identity, improves curb appeal, and creates meaningful day-to-day value for residents.



- 7.4 Appendix D – Preliminary concept exhibits

HOME DESIGN

A DIVERSE SELECTION



Bungalow



Wisconsin Farmhouse



Modern Rustic



Tamarack Carriage



Shotgun



Amish Carriage



Atomic Ranch



Mid-Century Modern Carriage



Salt Box



Tamarack 2nd Edition



Salt Box 2nd Edition



Salt Box 2 Story

- 7.4 Appendix D – Preliminary concept exhibits

SERVICE COMMERCIAL



**SPACES TO
SERVE THE
COMMUNITY**



**Boutique
sized units**



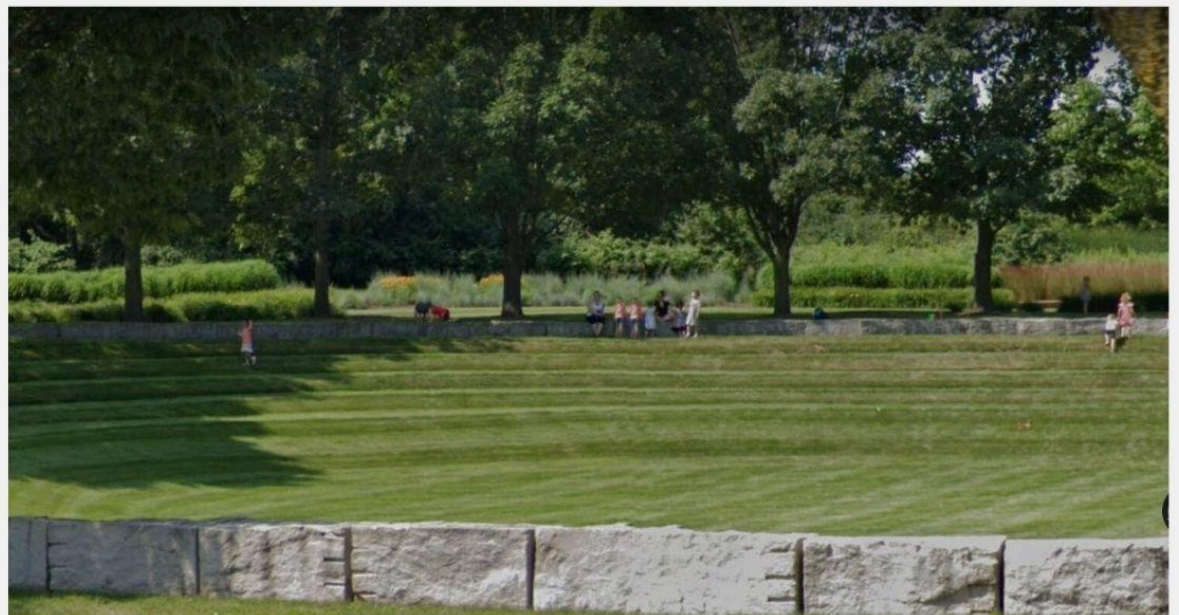
**Affordable
Inviting**

- 7.4 Appendix D – Preliminary concept exhibits

URBAN LANDSCAPING



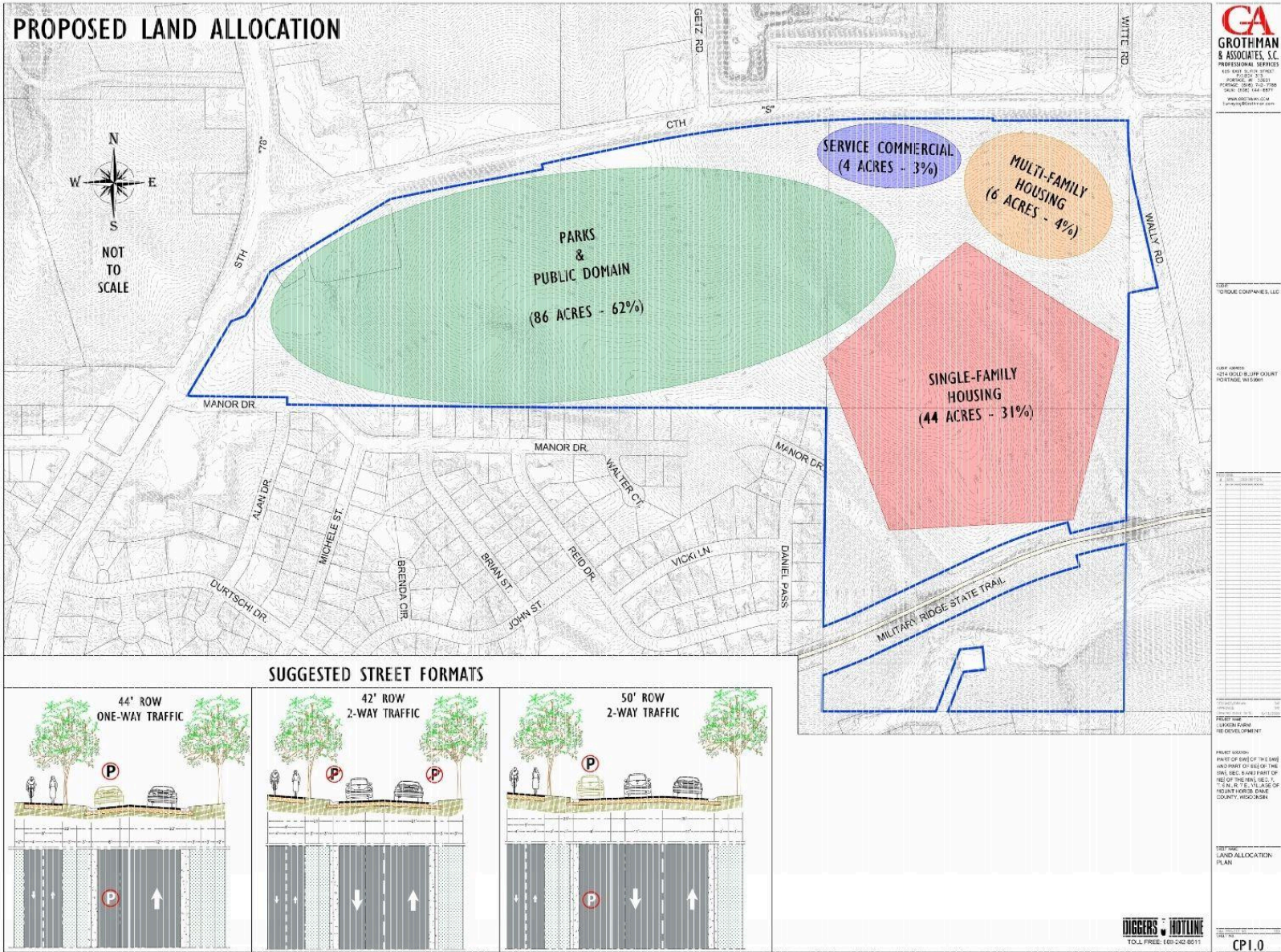
**DECADES OF
EXPERIENCE**



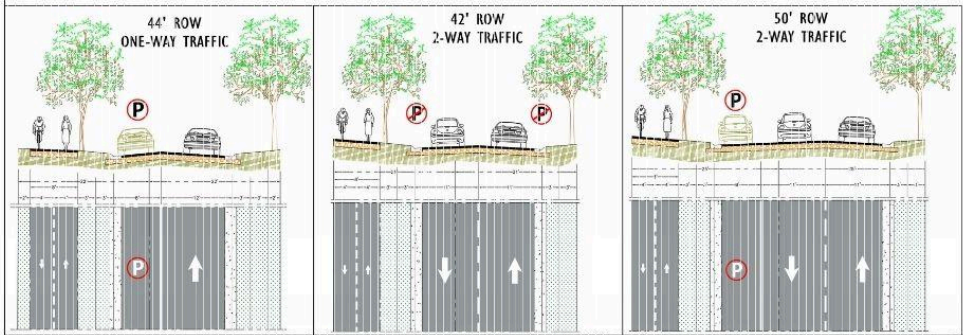
**COMMUNITY
FOCUSED
DESIGN**



- 7.4 Appendix D – Preliminary concept exhibits



SUGGESTED STREET FORMATS





Development Proposal

Lukken Farm, Mount Horeb WI

Executive Summary

Encore Homes, Inc. perceives the opportunity to develop the Village-owned Lukken Farm site as a unique chance to continue our long history of adding high quality housing opportunities to the Mount Horeb market.

Our proposal for the Lukken Farm site brings together multiple housing types to offer a community that embraces a vibrant mix of opportunity to appeal to a wide range of people who wish to make Mount Horeb their home.

1. A multifamily lot that will support up to 100 apartment units
2. 34 twin home units for owner-occupancy
3. 28 cottage style small foot print homes for owner-occupancy
4. 86 traditional single family homes for owner-occupancy

There is also a 1.3 acre lot set aside for a commercial business opportunity to serve the community. Additionally, there is approximately 30.7 acres set aside as conservancy land as per the Village's Comprehensive Plan for this area. This could potentially be donated to the Village as a complement to the Park being planned for this community.

Encore has worked to develop a range of housing options that are complementary to each other and that deliver attainable homes for families of all types to thrive in, with a focus on sustainable land use and creating community. The development of these housing types together provides an attractive and sustainable neighborhood.

TWIN HOMES

The first housing type introduced in this proposed development is an innovative option created by the Encore team to address providing shared-wall housing opportunities that focus on cost control and energy efficiency while offering single family home designation as it relates to zoning and financing requirements. This allows buyers to pursue long-term, fixed rate financing options that contribute to stability and affordability. This is a unique answer to providing a multi-family shared-wall housing option without all the restrictions that come along with traditional shared-wall condominium construction – challenging financing issues for shared wall condominiums still plague the markets in our post-recession world.



COTTAGE HOMES

The next housing type offered in this proposed development is cottage style small footprint homes. These small footprint homes offers a down-size opportunity for seniors looking to sell family homes in the community as well as for first time homebuyers desiring to make their home in Mount Horeb. The focus is on creating an attainable housing option that offers customization options to owners desiring upgrades.



TRADITIONAL HOMES

Traditional homes will offer a large variety of floor plans and elevations appealing to growing families wishing to upsize to accommodate family space needs. As always, an aggressive base-price package structure gives homeowners the ability to control their budgets while selecting options and upgrades that suit their everyday lives, including security and energy-efficiency package options.



We've seen a range of demographics in these communities and they attract a wide variety of people from varied backgrounds. This lends to the vitality of these communities and offers a range of benefits to the homeowners who live there. Community pride in shared green spaces is evident, and gatherings are common, ranging from wine walks to community cook outs.

Storm water management facilities are developed with native plantings that feature root systems that encourage infiltration and provide habitat for various birds and pollinators. A focus on community connectivity exists via walkways and paths that provide opportunities for daily exercise and pedestrian and bike-to-work commuters.

Encore is committed to employing building practices that focus on attainable housing options and include options to contribute to Mount Horeb's sustainability goals. We include options to make garages electric-vehicle ready, roof systems that are solar-ready, upgraded insulation package options, all electric kitchen packages and landscaping options that encourage native plantings. Construction also meets or exceeds all local and national building codes and complies with Focus on Energy partnership parameters.

We strongly believe that providing an attainable price point for homeowners who are first time buyers, experiencing a family status change (loss of spouse, divorce), or down-sizers is critical in expanding home-ownership opportunities – building with a focus on easy-to-add energy efficiency upgrades will encourage homeowners to embrace green technologies and options as they can afford to do so. While many people opt to include these upgrades at the time they purchase from us, others are encouraged to know that we've made the options easy for them to pursue at a later time if finances dictate a delayed installation of these features.

Benefits of increasing missing-middle housing opportunities to the Mount Horeb community are several. People who make up the labor force serving many Mount Horeb businesses can afford to live in Mount Horeb. Families experiencing status changes have an attainable option to keep their families in the school district they love. Downsizing seniors can re-sell their existing homes to new families that desire to become a part of the Mount Horeb community.

In summary, the Development Team is anticipating working closely with all stakeholders in formulating an exciting addition to the Mount Horeb community. We are proud to put forth a plan that is in close alignment with the goals stated in the current Comprehensive Plan. With our emphasis on SUSTAINABILITY and ATTAINABILITY, we believe that we're ready to be enthusiastically greeted by people who want to live, work and grow in Mount Horeb. In particular, we look forward to introducing the Mount Horeb community to our innovative housing products and partnering to address the missing middle housing that is so needed to continue the vibrancy that makes Mount Horeb so special.

Approach

The Encore team of professionals has many years of experience in undertaking development projects from small scale development to complete neighborhood creation. The team is experienced in land acquisition, municipal approvals processes, neighborhood input meetings, entitlement planning and execution and ultimately development. Encore has executed and successfully delivered on Development Agreements in Madison, Mount Horeb, Fitchburg, Monona and most recently, a large scale complete neighborhood project in Middleton.

Development responsibilities lie with Chad Wuebben, Encore Homes, Inc. President. Chad's team consists of Jeff Jaschinski, CFO and CPA and Cari Wuebben, Broker. This team works closely with a robust group of professional engineers, storm water consultants, lenders and attorneys as appropriate to the scope of work. Upon completion of entitlement and subsequent land acquisition, Chad oversees infrastructure installation and works directly with assigned City representatives on acceptance of improvements. Upon acceptance, Encore Homes, Inc. teams take action to begin vertical construction. Home buyers work directly with professional sales and design staff members in the fully outfitted Encore Homes Design Center to select the home and finishes appropriate to their needs and budget.

Project Examples

Redtail Ridge, Middleton WI

Redtail Ridge is a complete neighborhood on Middleton's northwest side. The greater community is approved for a total of up to 893 dwelling units, and consists of varied land uses spread over 128 acres with views of the Pheasant Branch Conservancy. There will be up to 444 apartment units available for rent. Apartment land has been sold to a developer and construction is underway. For the remainder of the community, there are 36 Calliope Cottages (all sold and closed, owner occupied), 22 Canna Lily Cottages (12 sold and closed to owner occupants, 5 under construction and 5 in a future phase), 66 Redtail Ridge Townhouses (35 sold to owner occupants, 10 under contract and under construction, 21 in future phases). The remainder of the homes in the community are traditional single family homes, with both rear load and front load garage styles available.







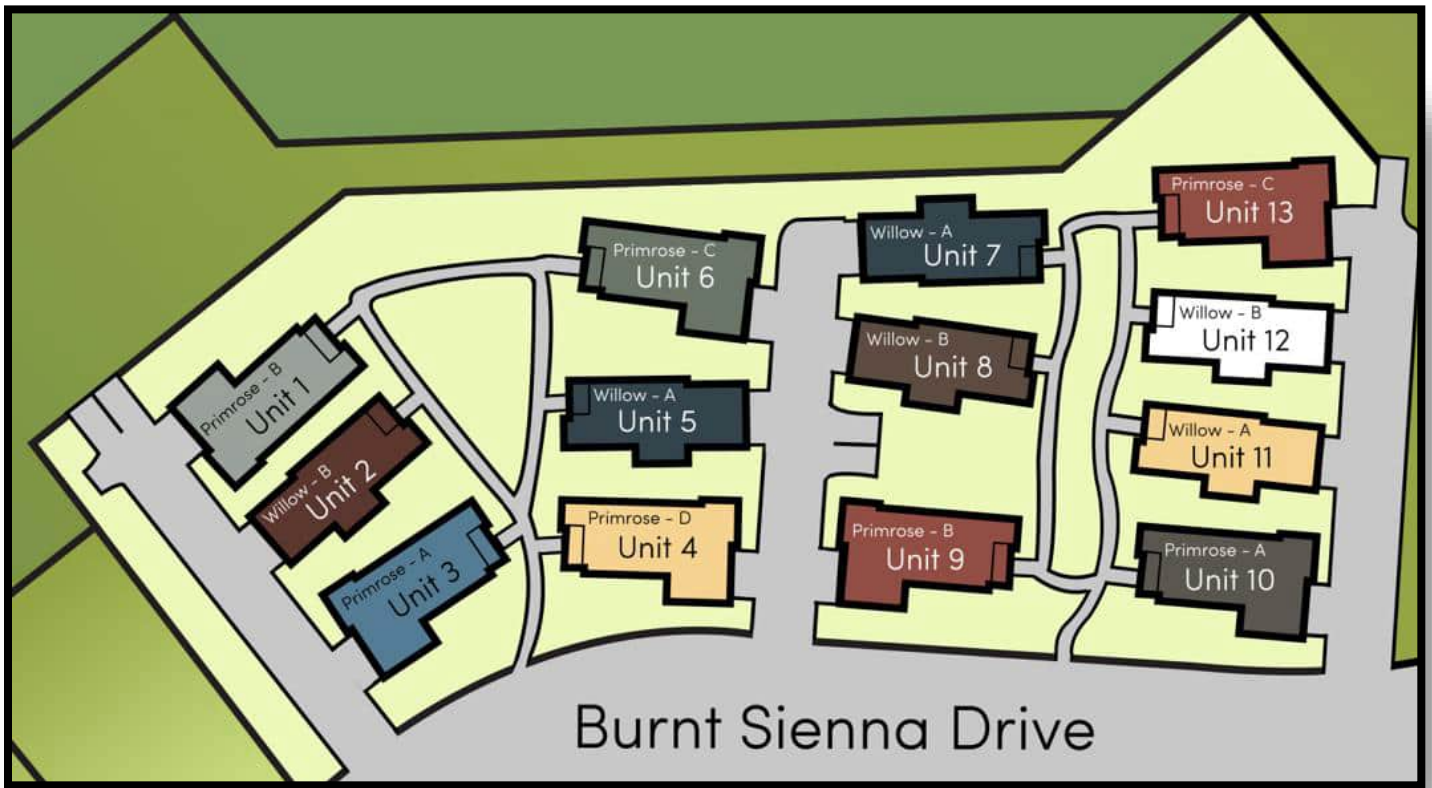




Cottages at Chapel View, Madison WI

28 Cottage condominiums on Madison's far west side. Project completed and sold in 2020 and 2021. Nestled among the Chapel View single family home residential development, across from Pope Farms Park and the Pope Farms elementary school, providing a segue into the community. Neighbors include a preschool/daycare, church, elementary school and park. The bordering arterial roadway is buffered by landscape and interconnected by a bike path and inter-community walkways.











Windflower Village, Mount Horeb WI

Windflower Village is a 55+ age restricted community. 54 cottage style condominium homes are situated around ample green spaces that feature a community pavilion, natural planting areas and ample walking paths. This community has created the opportunity for Mount Horeb community members who wish to down-size their lifestyle to remain in their neighborhood, while opening up housing options for young families who desire to move to the area. 34 of the cottages are sold to owner-occupants, and additional construction continues.







Paxton Place Townhomes, Fitchburg WI

45 Townhomes interspersed throughout the Terravessa neighborhood. Terravessa is a multi-builder community with affordability and diversity being the main development objectives. Homes are set among a vast network of walking paths and surrounded by natural areas featuring native plantings and local wildlife. A mix of residential living options, an elementary school, a daycare and several retail and service businesses make Terravessa a vibrant and sought-after neighborhood. Buildings vary finish and scope and are arranged in 2, 8 and 9 unit buildings. 33 units have been constructed, sold and closed, and the remaining 12 units will start construction in late 2025. All units have been sold to owner-occupants.



Cottages at Terrevevsa, Fitchburg WI

Terrevevsa is a multi-builder community with affordability and diversity being the main development objectives. Homes are set among a vast network of walking paths and surrounded by natural areas featuring native plantings and local wildlife. A mix of residential living options, an elementary school, a daycare and several retail and service businesses make Terravessa a vibrant and sought-after neighborhood. To date 45 cottage properties have been constructed, sold and closed. These homes have all been sold to owner-occupants. Additional construction is underway.





Organization Overview

Encore Homes, Inc.

6840 Schneider Road

Middleton WI 53562

Chad Wuebben, President

cwuebben@encorehomesinc.com

608-444-7752

Jeff Jaschinski, CFO

jjaschinski@encorehomesinc.com

608-836-4345

Cari Wuebben, Broker

cari.wuebben@encorehomesinc.com

608-843-2500

Encore Homes, Inc. was founded in 1979 and has been serving the Dane County community in a variety of capacities since that time. Encore enjoys strong relationships with a solid sub-contractor base, stable financial partners and bankers as well as multitudes of homeowners in the greater Dane County metro market. A strong 10 year limited builders warranty backed by insurance is included in the sale of each home brought to market, providing peace of mind to homeowners that attention to detail and a track record of quality is guaranteed with their investment. Our team enjoys watching new homeowners gain financial tracking by investing in their first homes – equity growth when buying a new construction home in a vibrant Dane County community has been proven time and again.

Project Financials

Please see the attached letter from Oak Bank regarding Encore's ability to finance this proposed project to fruition. Encore proposes a purchase price of \$3,330,000.00 (\$45,000.00 per acre) to acquire the property from the Village of Mount Horeb.

Encore proposes that the price for the property could change dramatically depending upon several factors that require input from the Village. Several factors shaped this proposal, including the confining factors of the current Comprehensive Plan document. Should the Village wish to pursue a change to the Plan, design changes could occur that might impact density opportunities. Also at play are the current limiting factors of the Village's current sewer capacity. Should additional capacity be pursued by the Village, that could present additional opportunities. Encore's goal is to work cooperatively and collaboratively with the Village to determine the best ways to maximize the value of the property for the Village.

Encore understands that the proposal as presented will require Village input and intends to acquire such input from neighbors, the Plan Commission and Council and other committees as the Village deems appropriate. It is to be expected that the composition of the site could change as input from these entities is acquired. The Encore budget anticipates costs to develop of \$55,000.00 per lot (this takes into account subsoil conditions, known and unknown) and \$20,000.00 per lot for soft costs including civil engineering, legal and consulting. Encore would anticipate entering into a land contract purchase agreement with the Village. The land contract would specify a take-down schedule, anticipated to occur over a five year period. The phase one take down would consist of approximately 30 acres. Detailed land contract terms to be pursued upon acceptance of this proposal.

Scope of Work

Encore anticipates a standard entitlement process for this property and would acquire the first phase (anticipated to be about 30 acres) of land within 30 days after entitlements are finalized. Upon issuance of applicable permits and weather permitting, infrastructure construction would commence shortly after phase one land acquisition. A standard infrastructure installation of this size should be complete within 120 days, at which time vertical construction on homes will begin. Performance standards shall be demonstrated via the Developers Agreement and compliance with all national, state and local building codes, as well as stated Focus on Energy standards.



*You can't be the best,
if you're only the same.*

August 20, 2025

Mr. Chad Wuebben
Mr. Jeff Jaschinski
Encore Homes, Inc.
6840 Schneider Road
Middleton, WI 53562

RE: Corner of Highway 78 and Highway S, Mt. Horeb

Dear Chad and Jeff:

Thank you for the opportunity to review the request for proposal for the purchase of land on Highway 78 and Highway S., Mt. Horeb, WI., and the development of that land. Oak Bank has had the opportunity to finance several Encore Homes projects, over the last 15 years, to include several single family, cottage and carriage home products home subdivision projects in the Middleton and Mount Horeb communities. All these subdivisions have been financed by Oak Bank from the original land purchases to include the infrastructure loan, to the individual home building (spec, turnkey and contract homes).

Based on our extensive experience working with Encore Homes, we can confidently recommend both the company and its principals for this project. Their proven ability to successfully execute developments of this nature has been consistently flawless. Oak Bank stands ready to review a tailored financing package to support the acquisition and development of this property.

We greatly value our partnership with Encore Homes and look forward to the opportunity to extend our support in ensuring the success of this project. If you have additional questions, please do not hesitate to contact me at 608-250-5532.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda S. Zimdars", is written over a circular stamp or watermark.

Linda S. Zimdars
Senior Vice President
Business Banking

5951 McKee Road, Suite 100
Fitchburg, WI 53719-5114

Member FDIC



Phone: 608-441-6000
Fax: 608-441-6001
Toll Free: 877-OAK-BANK
www.oakbankonline.com