

# REDEVELOPMENT AUTHORITY MEETING

City Hall

12 Albion Street, Edgerton

Monday, February 7, 2022 at 5:30 P.M.

**NOTICE:** The meeting noticed above will also be live streamed on a Zoom platform: To view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at [www.cityofedgerton.com](http://www.cityofedgerton.com). Due to occasional technical difficulties, citizen participation via Zoom may not be possible.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, February 4, 2022.
3. Approve meeting minutes.
  - A. January 3, 2022
4. Old Business:
5. New Business:
  - A. Consider Supersized ED grant application for 6 W Fulton Street.
  - B. Consider Supersized Facade Grant for roof at 115 Henry St.
  - C. Consider Supersized Facade Grant for second exit at 115 Henry St.
  - D. Consider Supersized ED Grant for HVAC at 110 Henry St.
  - E. Consider Supersized ED Grant for plumbing at 110 Henry St.
  - F. Consider Supersized Facade Grant for roof at 110 Henry St.
  - G. Consider Supersized Facade Grant for doors at 110 Henry St.
  - H. Consider Supersized Facade Grant for windows at 110 Henry St.
  - I. Consider Supersized ED Grant for flooring at 110 Henry St.
  - J. Consider creation of an Economic Development Fund.
6. Public comments for persons desiring to be heard.
7. Set next meeting date and agenda items.
8. Adjourn.

cc: Commission Members                      All Council Members                      Department Heads  
City Engineer                                      Newspapers

**NOTICE:** If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341.

"Notice is hereby given that a majority of the Common Council is expected to be present at the above scheduled noticed meeting to gather information about a subject over which they have decision-making responsibility. The only action to be taken at this meeting will be action by the Redevelopment Authority."

**JANUARY 3, 2022 REDEVELOPMENT AUTHORITY MEETING MINUTES  
CITY OF EDGERTON**

Jim Kapellen called the meeting to order at 6:30 p.m.

Present: Chris Lund, Casey Langan, Jim Kapellen, Ron Webb, and Kevin Slagg.

Absent: Jason Price, Jim Schultz, and Terry Dickinson.

Others Present: City Administrator Ramona Flanigan, Alderpersons Candy Davis, Edgerton Reporter Sam Martino and applicant Thad McNally.

Flanigan confirmed the meeting agendas were properly posted on Wednesday, December 29th at the Post Office, Edgerton Library and City Hall.

**MINUTES:** A Ron Webb/Kevin Slagg motion to approve the minutes from the December 6, 2021 Redevelopment Authority meeting passed, all voted in favor.

**NEW BUSINESS:**

**Consider Supersized ED Grant for 6 W Fulton St:** City Administrator Ramona Flanigan stated the applicant is looking for funding to upgrade the electrical service to the building. The one quote for the project is for \$12,490. The maximum Supersized 50% ED grant amount is \$6,000.

A Casey Langan/Ron Webb motion to approve a Supersized ED Grant for 6 W Fulton St for electrical upgrades for a grant amount of \$6,000 passed on a 5/0 roll call vote.

Being no other business, a Ron Webb/Kevin Slagg motion to adjourn passed, all voted in favor.

Ramona Flanigan/ch  
City Administrator

Adopted February 7, 2022

# Memo

**To:** RDA  
**From:** Staff  
**Date:** 2/4/2022  
**Re:** February 7, 2022 Meeting

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**Application for a Supersized ED Grant for 6 W Fulton St:** The owner of 6 W Fulton is requesting funding to upgrade the electrical wiring throughout for the building by adding outlets, removing knob and tube, etc. The attached quote includes \$625 for cabling for computers; the RDA should decide if that should be eligible for the program. Please note this applicant recently received an ED grant to upgrade the electrical service to the structure. The one quote for the project is for \$10,740. The maximum Supersized 50% ED grant amount would be \$5,370 with the computer cabling and \$5,057.50 without the computer cabling.

**Application for a Supersized Facade Grant for roof at 115 Henry St:** The owners of 115 Henry Street are requesting funding to replace the roof. The two quotes for the project range from \$24,300-\$38,019. The maximum Supersized 50% facade grant amount would be \$10,000.

**Application for a Supersized Facade Grant for second exit at 115 Henry St:** The owners of 115 Henry Street are requesting funding to replace the back fire escape/porch. The replacement will be the same size as the existing structure except for the stairs, which must be extended to meet code. This replacement will require approval of the Historic Commission. The one quote for the project is for \$22,000. The maximum Supersized 50% facade grant amount would be \$10,000.

(Please see the packet for background information on the following applications. Given the number of requests, the RDA should determine if there will be a deadline to complete the work.)

**Application for a Supersized ED Grant for HVAC at 110 Henry St:** The owner of 110 Henry St is requesting funding to install HVAC in a portion of the first floor. The condenser will be placed on the roof. The one quote for the project is for \$23,500. The maximum Supersized 50% ED grant amount would be \$6,000.

**Application for a Supersized ED Grant for plumbing at 110 Henry St:** The owner of 110 Henry St is requesting funding to install plumbing for a new restroom, kitchen, laundry, and water heater in the first floor. The one quote for the project is for \$11,200. The maximum Supersized 50% ED grant amount would be \$5,600.

**Application for a Supersized Facade Grant for roof at 110 Henry St:** The owner of 110 Henry Street is requesting funding to replace the roof. The three quotes for the project range from \$36,500-\$96,148. The maximum Supersized 50% facade grant amount would be \$10,000.

**Application for a Supersized Facade Grant for doors at 110 Henry St:** The owner of 110 Henry Street is requesting funding to replace the garage door in the front with a storefront window system

and the access door on the rear side of the building. The doors will fill the existing openings. This replacement will require approval of the Historic Commission. The one quote for each door totals \$16,919. The maximum Supersized 50% facade grant amount would be \$8,459.50.

**Application for a Supersized Facade Grant for windows at 110 Henry St:** The owner of 110 Henry Street is requesting funding to replace most of the first-floor windows. The windows on the front; north (church), and the rear side are included in the project. All of the windows will fill the original brick openings except for the front window, which will be the same size as the current window. The petitioner may consider installing a full-sized window. The 3 rear windows, which are currently boarded up, will be translucent glass. All the frames will be bronze colored. This replacement will require approval of the Historic Commission. The one quote for all the windows is for \$22,081. The maximum Supersized 50% facade grant amount would be \$10,000.

**Application for a Supersized ED Grant for flooring for at 110 Henry St:** The owner of 110 Henry St is requesting funding to epoxy paint a portion of the first floor. The one quote for the project is for \$12,287.10. If the RDA determines flooring is an eligible program cost, the maximum Supersized 50% ED grant amount would be \$6,000.

**Economic Development Fund:** During budget discussions, the RDA discussed the creation of an Economic Development Fund that would provide funding for our current smaller downtown rehab programs – façade and ED grants - after May 1, 2022 which is the closing date of the TIF expenditure period. To continue to support building renovations, the RDA could request the Council fund an Economic Development Fund using TIF funds. The RDA should discuss the following policy questions:

1. Should the City establish an Economic Development Fund?
2. If so, how much funding should be included. The range in annual totals for grants awarded since the beginning of the program is \$0-\$75,192 with the annual average being \$13,523. The TIF forecast includes \$100,000 in a potential funds.
3. Will the RDA modify the façade and ED grant programs? Size of awards? The type of work that is eligible?
4. Will the RDA limit the number of awards any one property can receive over a certain periods of time?

6. W. Fulton



ESTIMATE	#906188922
ESTIMATE DATE	Dec 09, 2021
SCHEDULED DATE	Tue Dec 14, 2021
	8:00am
TOTAL	

**N & N Electric**

Kelly Olson  
6 W Fulton St  
Edgerton, WI 53534

**CONTACT US**

5227 County Hwy M  
Waunakee, WI 53597

(608) 957-1473  
silverfrog557@gmail.com

(608) 316-6122  
service@n-nelectric.com

Material	Qty	Unit Price	Amount
Gfci protect 2 kitchen counter top outlets	2.0	\$95.00	\$190.00
Add 20 amp gfci to bath room	1.0	\$350.00	\$350.00
Knob and tube wire will be fix on a time and material base (\$127.50 per hour)	40.0	\$127.50	\$5,100.00
Cat-5	5.0	\$125.00	\$625.00
Refeed existing circuit in panel only	24.0	\$55.00	\$1,320.00
Install 200 amp panel (existing feeders)	1.0	\$650.00	\$650.00
Install 100 amp panel (existing feeders)	1.0	\$550.00	\$550.00
Install water ground	2.0	\$445.00	\$890.00
Refeed open ungrounded Romex with MC	3.0	\$245.00	\$735.00
Refeed switch leg between lights with MC	1.0	\$220.00	\$220.00
Permit Fee	1.0	\$110.00	\$110.00

Subtotal	\$10,740.00
Tax (Wisconsin state tax on parts 5.5%)	\$0.00
<b>Total</b>	<b>\$10,740.00</b>

Thank you for letting us be a part of your electrical needs! From our family to yours, we sincerely appreciate you and please let us know if there is anything we can ever do for you.

Nate Coleman  
N & N Electric  
608-316-6122

115 Henry roof

Rooster Construction LLC  
4115 Eastridge Dr  
Janesville, WI 53546 US  
roosterconstructionllc@gmail.com

Estimate 1167



ADDRESS

Campbell Boys  
115 N Henry St  
Edgerton, WI 53534

DATE  
11/29/2021

TOTAL  
\$24,300.00

ACTIVITY	QTY	RATE	AMOUNT
<b>Roof Replacement</b> 115 N Henry Street Edgerton, WI New modified roof system on entire building Install new wall flashings Install new metal detail around entire perimeter of building	1	24,300.00	24,300.00

TOTAL \$24,300.00

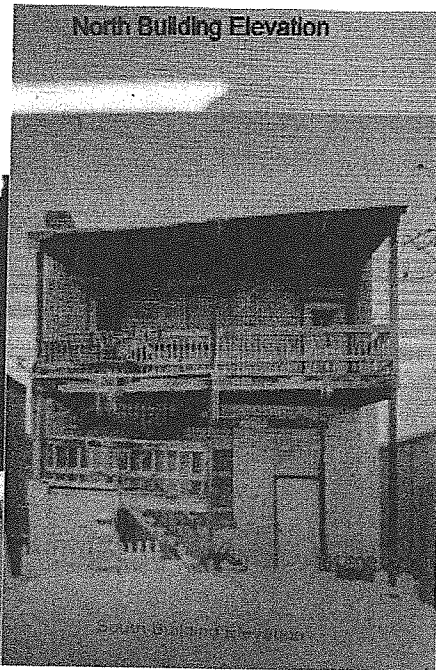
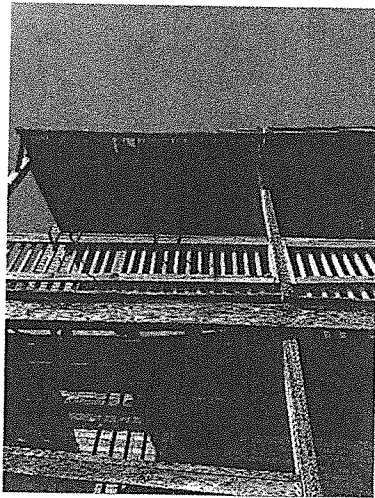
THANK YOU.

Accepted By

Accepted Date

# 115 Henry porch

The new fire escape/ Deck will be built the same size as the current one with the only change being the stair tread will need to be extended to bring it up to current building code per contractor.



Rooster Construction LLC  
115 Eastridge Dr  
Janesville, WI 53546 US  
roosterconstructionllc@gmail.com

Estimate 1169

115 Henry porch



ADDRESS

Campbell Boys  
115 N Henry St  
Edgerton, WI 53534

DATE  
12/01/2021

TOTAL  
\$22,000.00

ACTIVITY	QTY	RATE	AMOUNT
<b>Deck construction</b>			
New 2 story wooden deck 115 N Henry Street Edgerton, WI	1	22,000.00	22,000.00
Install 4X4 on all upright posts Install 2X6 16 inches on center frames on all landings Install 5/4 decking on all landings Install 42 inches 2X2 spindles 4" on center with a 2X6 top railing All materials are green treated lumber and exterior deck screws			

TOTAL \$22,000.00

THANK YOU.

Accepted By

Accepted Date



February 1, 2022

Redevelopment Authority  
Edgerton City Hall  
12 Albion Street  
Edgerton WI 53534

Attached are requests for TIFF Funding for my building located at 110 North Henry Street.

I am in the process of transforming the lower level into a retail shop, office, workshop and event space. Because the scope of this project is fairly large, I'm approaching this in two phases. The attached requests are for renovations to the retail, office & workshop.

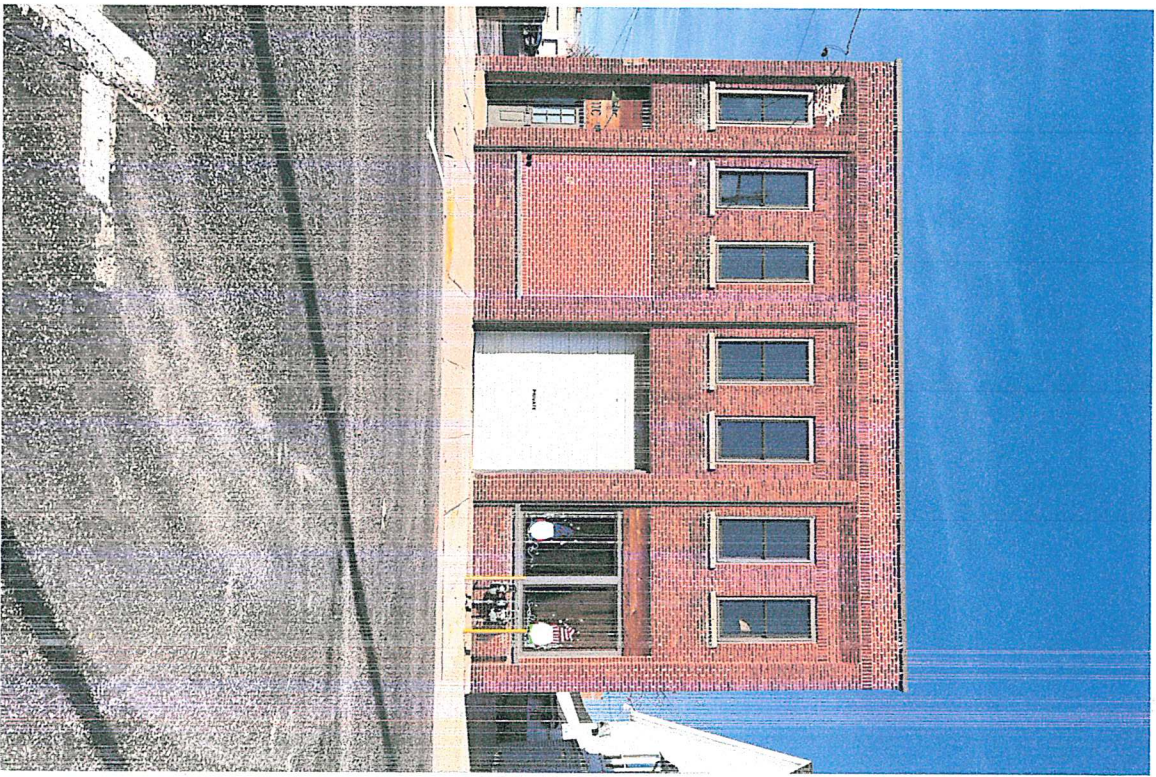
The last few years have made it challenging to obtain bids for the work required. The quotes I have obtained are fairly priced and reputable trades.

This building is a blank slate, requiring a lot of updates and renovations that when completed will increase the value of the location. I have been working with additional businesses in the area and we are committed to making Downtown Edgerton a destination for tourists, our seasonal residents and the local population.

Thank you for giving Edgerton businesses this opportunity. Please feel free to reach out with any questions you may have.

Regards,  
Kathy Hessian  
[kjhessian@gmail.com](mailto:kjhessian@gmail.com)  
608-449-0239







110 Henry - HVAC



8432 N Birdie Street  
Milton, WI 53563  
(608) 868-2415

<b>Proposal</b>	
<b>Number:</b>	HVAC Install

<b>Name</b>	Kathy Hessian
<b>Address</b>	110 Henry St. Edgerton, WI 53534
<b>Phone</b>	608-449-0239
<b>Cell</b>	

<b>Date</b>	01/31/2022
<b>Job Site Address</b>	
<b>Email</b>	kjhessian@gmail.com

**Work To Be Performed:**

**Base Bid:**

Complete installation of a Trane S9X1 100,000 BTU natural gas furnace with ECM motor, Trane XR13 4 ton condensing unit with matching indoor coil and a Honeywell MERV11 air cleaner. Installation includes setting the furnace in the workshop area and A/C unit on the roof. 3 zone system separating the workshop, retail and office areas. Galvanized supply and return air ducting with exposed spiral. PVC venting for the furnace, connect to gas main, condensate drain, copper AC lines, zone controls, dampers and thermostats, low voltage wiring and venting of (1) bathroom exhaust fan. Labor, start up, 10 year parts warranty and a 1 year labor/workmanship warranty.

**Note:**

- Line voltage electrical and permit fees by others.
- Any engineered drawings or plans required will be discussed and fees by others.

<b>Payment Terms:</b>	<b>Total:</b>	\$	23,500.00
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Authorized Signature:

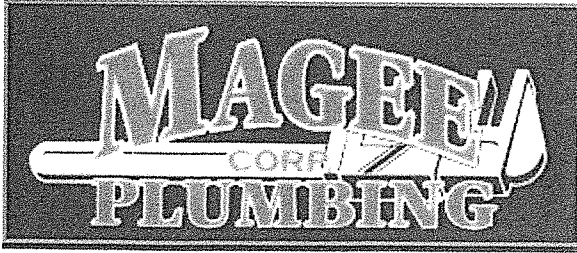
Date:

Acceptance of Proposal:

Date:

Andrew C. Ellefson 01/31/2022

110 Henry - Plumbing



4030 FALL HARVEST DR  
JANESVILLE, WI 53546  
608-921-2553 CALLS OR TEXTS OR PICS  
Email: [matt@mageeplumbing.com](mailto:matt@mageeplumbing.com)  
website: [www.mageeplumbing.com](http://www.mageeplumbing.com)

JAN 9, 2022

KATHY HESSIAN

608-449-0239  
Kathleen Hessian <[kjhessian@gmail.com](mailto:kjhessian@gmail.com)>

**JOB LOCATION:**

110 N HENRY ST  
EDGERTON WI

**ESTIMATE FOR THE FOLLOWING PLUMBING ONLY FOR SPACE ON THE FIRST FLOOR. ALL CARPENTRY AND OTHER TRADES BY OTHERS. INCLUDES ROUGH-IN AND TRIM-OUT. TIE-INS AT NEAREST CODE-COMPLAINT LOCATION IN BASEMENT.**

**BATHROOM:**

- 1 - AKER 60X32 TUB SHOWER MODULAR UNIT
- 1 - DELTA 13420-PD CHROME FAUCET
- 1 - WATCO 500 DRAIN
- 1 - KOHLER HIGHRISE ELONGATED TOILET AND SEAT
- 1 - DELTA 520 LAV FAUCET WITH METAL DRAIN ON OWNERS TOP

**KITCHEN:**

- 1- ALLOWANCE OF \$200 FOR FAUCET
- 1- ALLOWANCE OF \$500 FOR SINK
- 1- ISE 333 STAINLESS ¾ HP DISPOSAL
- 1- INSTALL OWNER'S DISHWASHER
- 1 - ICE MAKER LINE TO FRIDGE

**LAUNDRY:**

- 1 - WASHER BOX WITH SHUT-OFFS IN WALL

**BASEMENT:**

- 1 - 50 GAL ELECTRIC WATERHEATER
- 1 - LEAVE OTHER PIPING AS-IS IN CASE ANOTHER BATHROOM EVER IS WANTED
- 1 - LEAVE 4" FITTING AND VALVE FOR FUTURE RENTAL SPACE

\$10,000.00

ADDIE 32,000 GRAIN METERED SOFTENER INSTALLED (HIGHLY RECOMMENDED)

\$1200.00

110 Henry - roof

**From:** Rooster Construction LLC quickbooks@notification.intuit.com  
**Subject:** Estimate 1168 from Rooster Construction LLC  
**Date:** December 3, 2021 at 7:21 AM  
**To:** Kjhessian@gmail.com  
**Cc:** roosterconstructionllc@gmail.com

Dear Kathy Hessian,

Please review the estimate below. Feel free to contact us if you have any questions.  
We look forward to working with you.

Thanks for your business!  
Rooster Construction LLC

----- Estimate Summary -----  
Estimate # : 1168  
Estimate Date: 11/29/2021  
Total: \$36,500.00  
The complete version has been provided as an attachment to this email.  
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**Rooster Construction LLC**  
4115 Eastridge Dr  
Janesville, WI 53546 US  
roosterconstructionllc@gmail.com

Estimate 1168



**ADDRESS**

Kathy Hessian  
110 North Henry Street  
Edgerton, WI 53534

DATE  
11/29/2021

TOTAL  
\$36,500.00

ACTIVITY	QTY	RATE	AMOUNT
<b>Roof Replacement</b>	1	36,500.00	36,500.00
Quote A			
110 North Henry St Edgerton, WI			
New modified roof system on entire building			
New Flashings			
New metal edge around perimeter			

TOTAL: \$36,500.00

THANK YOU

Accepted By

Accepted Date



# CITY GLASS

COMPANY, INC.

110 Henry - doors

# PROPOSAL

Proposal Number 143463  
 Proposal Date Nov 22, 2021  
 Page: 1

2536 Center Ave, Janesville WI 53546  
 P: 608.754.4411 F: 608.754.5720  
 cityglasswisconsin.com

**Ken Muth, Senior Sales Manager**

**cityglassken@gmail.com**

**To:**  
 Kathleen Hessian  
 110 N. Henry St.  
 Edgerton, WI 53534

**Job:**  
 Job: Front overhead door opening  
 Per Kathleen 1-608-449-0239

*CREDIT CARD PAYMENTS OVER \$1500 WILL INCUR A 2% SERVICE CHARGE*

Customer ID	Good Thru	Payment Terms	Sales Rep
HESSIAN, K	12/22/21	1/2 down to order/balance when done	Ken

Quantity	Description	Unit Price	Amount
1	<p>Furnish and install a commercial aluminum door package with tall sidelite and transom windows. All of the metal finish is a standard dark Bronze anodized aluminum. All of the glass is 1" tempered (2 pane), insulated glass with a Low-E coating. These doors are like an auto showroom door package. The main door is 36" wide and the other door is 48" wide. Both doors lock down for security and can be opened to get large things in and out of the building. Both doors will have locking devices, hydraulic door closer and push.pul handles. We will caulk both sides of the main as needed.</p> <p>Job Price (installed) including freight charges, shop fabrication, labor and all materials.</p> <p>Note: Removal of the old overhead garage doors and tracking, is by others.</p> <p>Note: Repair/replacement of the uneven concrete, is by others.</p>		11,371.00

NOTE: Subsurface conditions, which can not be seen, may require work beyond what has been quoted above. If this type of additional work is needed, it will be done and an additional charge will be added to the above proposal total.

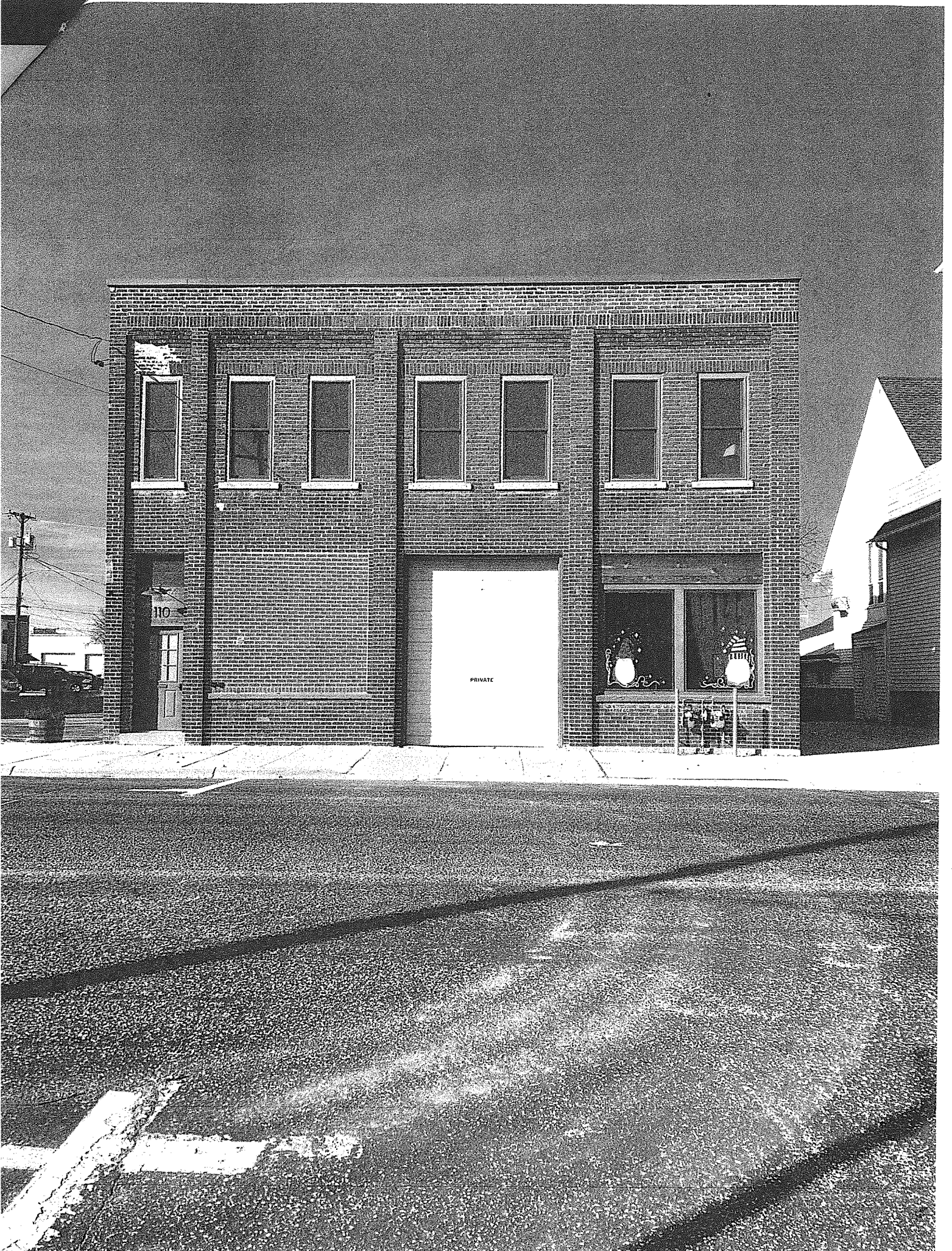
The above prices, specifications, terms and conditions are satisfactory and hereby accepted. You are authorized to proceed and complete this contract. Payment will be made per the terms above.

Subtotal	11,371.00
Sales Tax	
Freight	
<b>TOTAL</b>	<b>11,371.00</b>

X

Authorized Signature

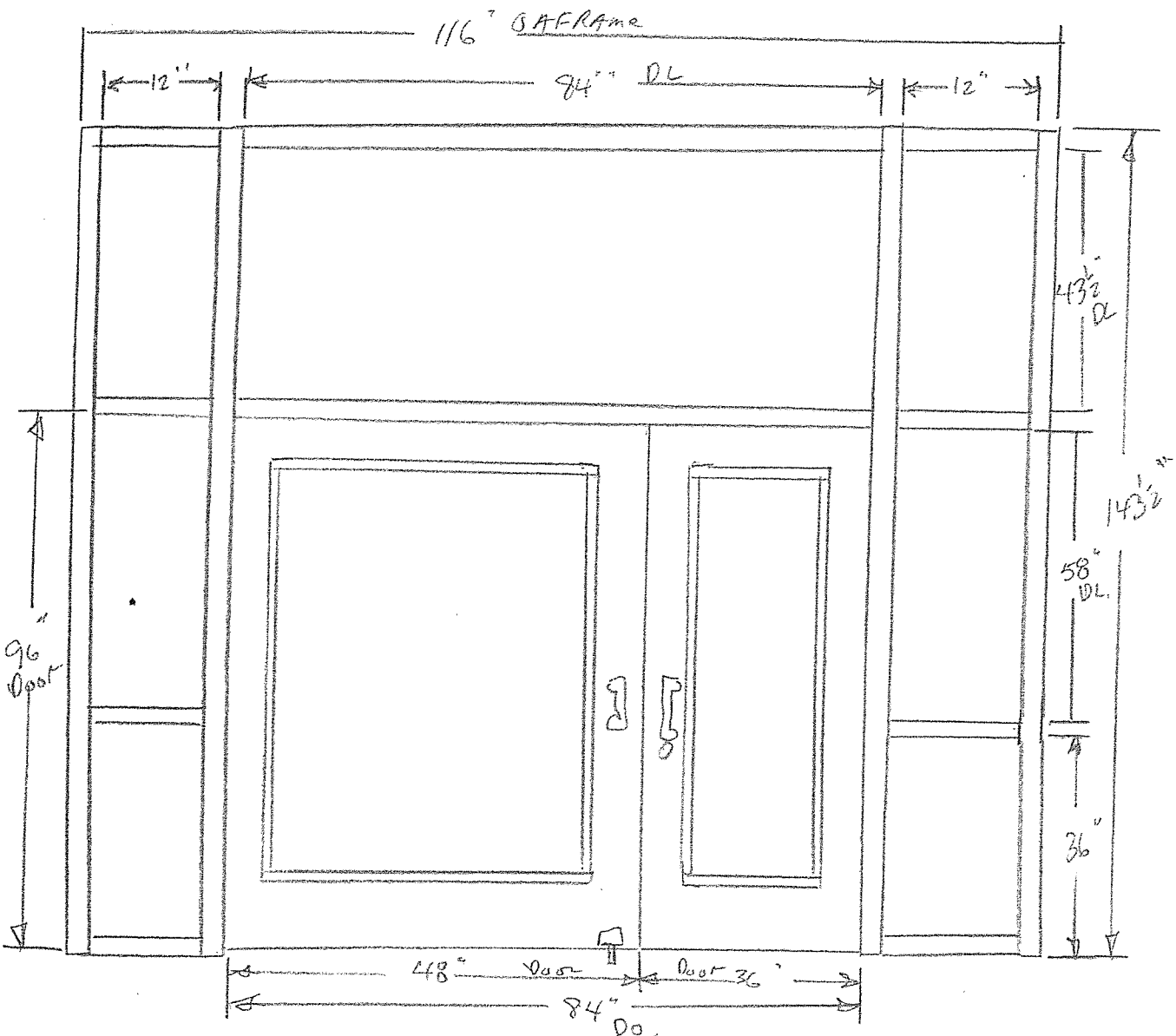
Date





CCP Series  
11-21

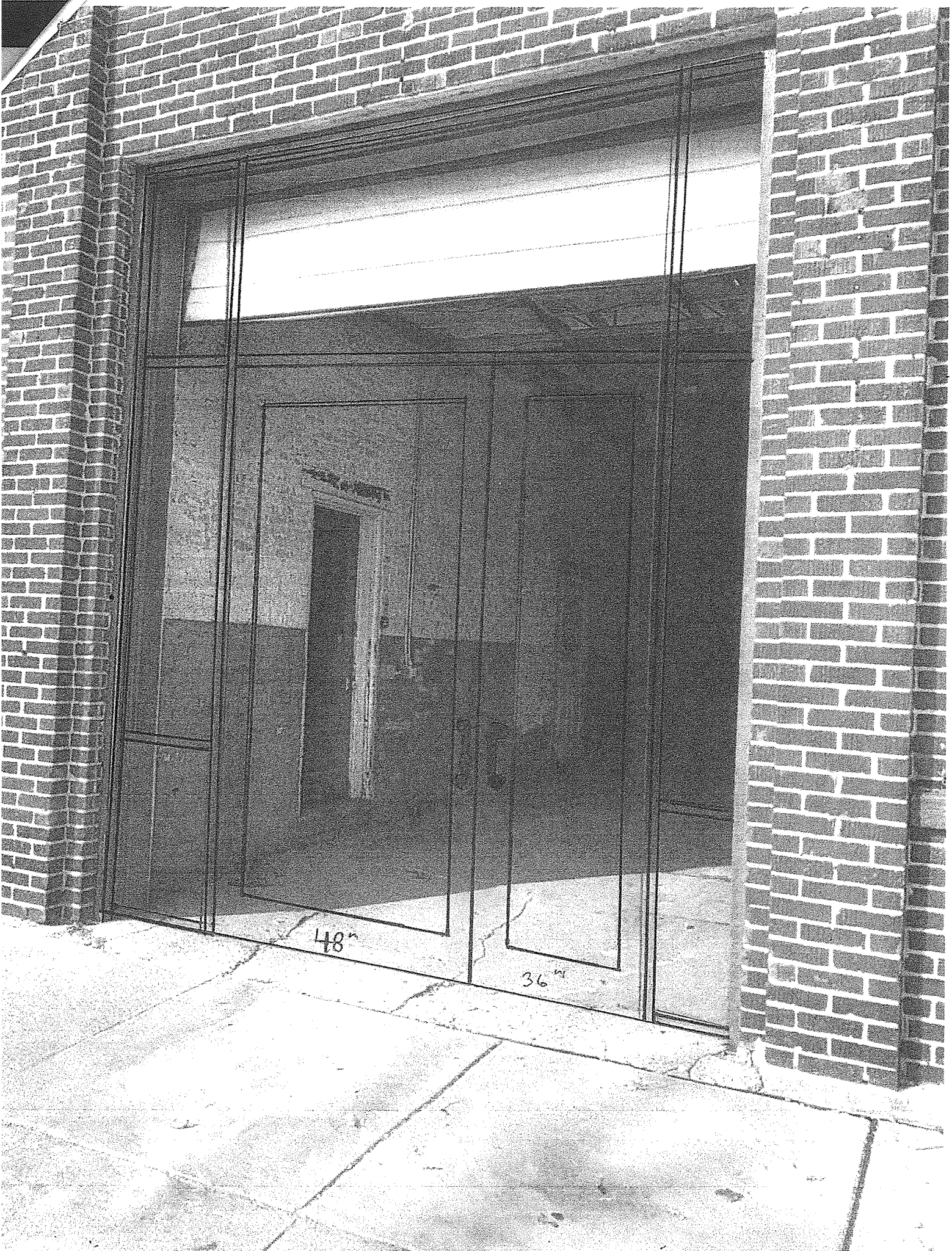
116" SA Frame

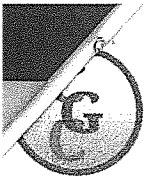


Job: Hessian  
Main Doors

- \* Show Room Doors
- \* 500 Series Doors
- \* Bronze finish
- \* 2" x 4" x 45' + metal
- \* 1" glass strips
- \* 9 1/2" Door Rail
- \* CG Hinges
- \* 36" active door w/ Level Panel
- \* Flush Bolts & Wheel on wide Door
- \* Keyed cylinder

City Glass Co Inc  
 2536 Center Ave  
 Janesville WI 53546  
 cityglassken@gmail.com





# CITY GLASS

COMPANY, INC.

# PROPOSAL

2536 Center Ave, Janesville WI 53546  
 P: 608.754.4411 F: 608.754.5720  
 cityglasswisconsin.com

Proposal Number 143531  
 Proposal Date Dec 10, 2021  
 Page: 1

**Ken Muth, Senior Sales Manager**

**cityglassken@gmail.com**

**To:**  
 Kathleen Hessian  
 110 N. Henry St.  
 Edgerton, WI 53534

**Job:**  
 Job: Back single door and window  
 Per Kathleen 1-608-449-0239

*CREDIT CARD PAYMENTS OVER \$1500 WILL INCUR A 2% SERVICE CHARGE*

Customer ID	Good Thru	Payment Terms	Sales Rep
HESSIAN, K	1/9/22	1/2 down to order/balance when done	Ken

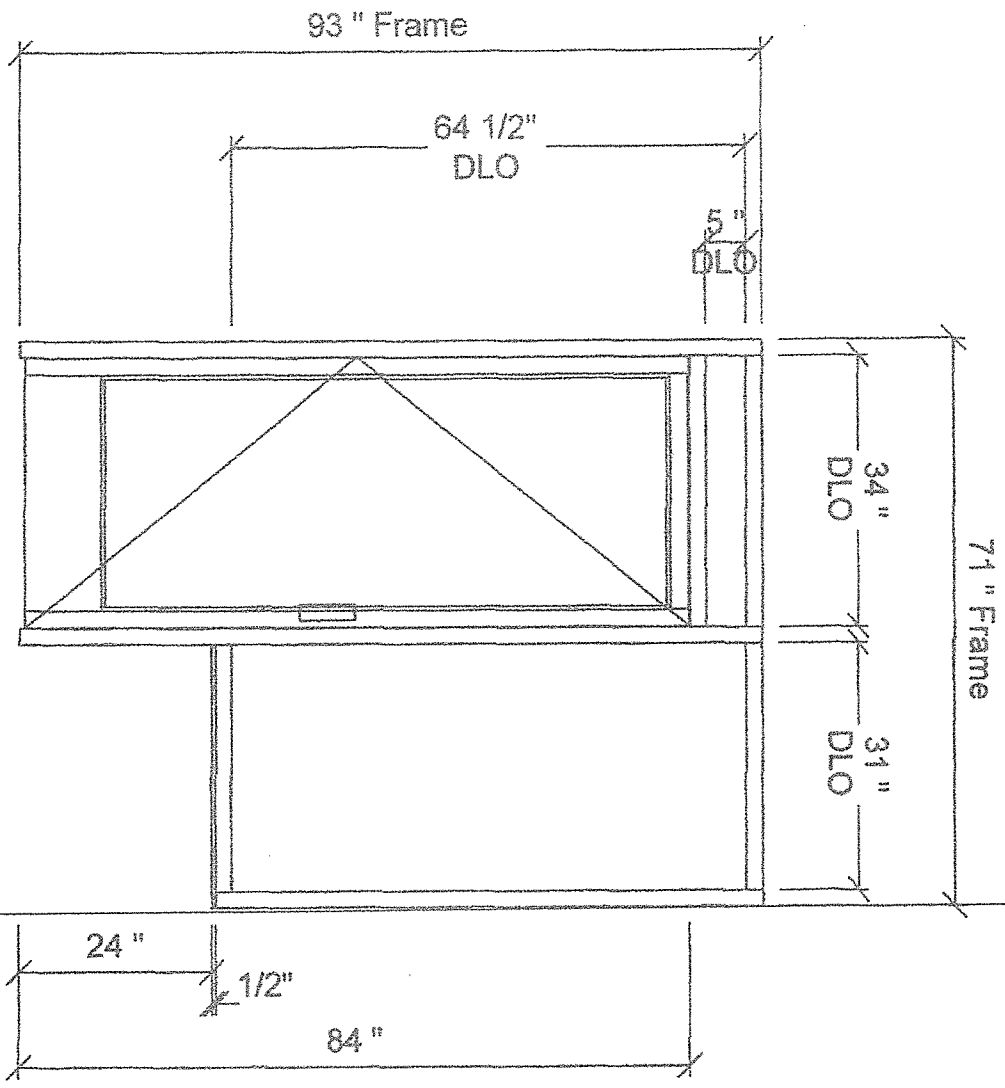
Quantity	Description	Unit Price	Amount
1	<p>Furnish and install a commercial aluminum door with frame and built in side window. All of the metal finish is standard dark Bronze anodized. The door is a custom width at 34". The door package comes with ADA aluminum threshold, door sweep, perimeter weatherstrip kit, hydraulic door closer, butt hinges, latch lock, push/pull handle set and wall anchors. There is a transom glass over the door. There is a fixed window frame installed on the 1/2 wall. All of the glass is tempered insulated with Low-E coating. We will add a small amount of trim on the exterior of the door frame as needed. We will finish with caulking the exterior as needed. The interior trimming as needed, is by others.</p> <p>Job Price (installed) including freight charges, shop fabrication, labor and all materials.</p> <p>Note; All of the old debris will be removed from the property.</p>		5,548.00

NOTE: Subsurface conditions, which can not be seen, may require work beyond what has been quoted above. If this type of additional work is needed, it will be done and an additional charge will be added to the above proposal total.

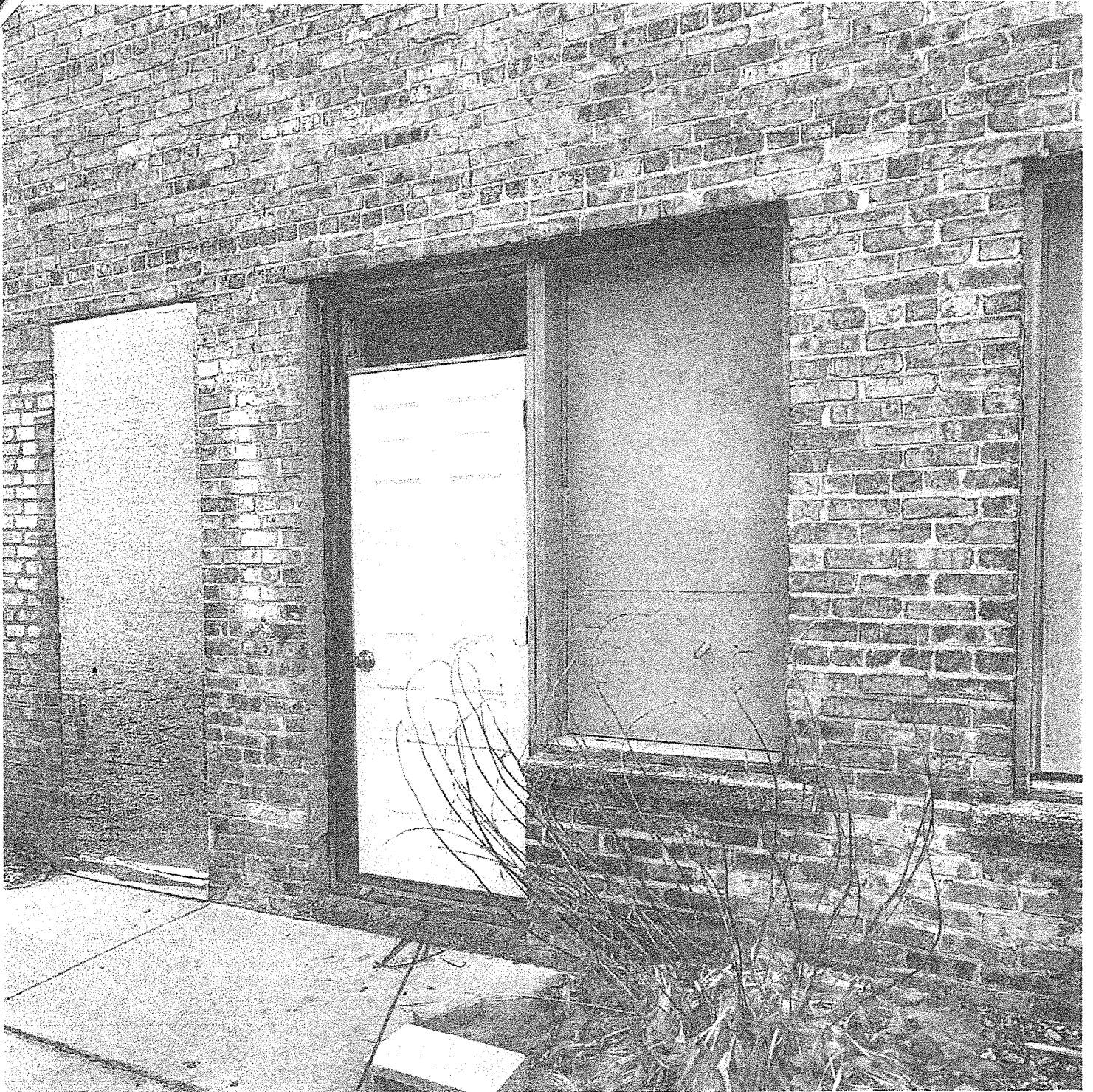
The above prices, specifications, terms and conditions are satisfactory and hereby accepted. You are authorized to proceed and complete this contract. Payment will be made per the terms above.

Subtotal	5,548.00
Sales Tax	
Freight	
<b>TOTAL</b>	<b>5,548.00</b>

X \_\_\_\_\_  
 Authorized Signature Date



TJS - CITY GLASS COMPANY - WI - HESSION BACK DOOR - 1 -  
 001 - A (1 Thus)  
 Frame: (Bronze) CF451T 2 x 4-1/2 Outside Flush Glazed Thermal



Door = 3.0 pane  
feet with side  
window



# CITY GLASS

COMPANY, INC.

110 Henry  
Windows

front (street)

# PROPOSAL

Proposal Number 143462  
 Proposal Date Nov 22, 2021  
 Page: 1

2536 Center Ave, Janesville WI 53546  
 P: 608.754.4411 F: 608.754.5720  
 cityglasswisconsin.com

**Ken Muth, Senior Sales Manager**

**cityglassken@gmail.com**

**To:**  
 Kathleen Hessian  
 110 N. Henry St.  
 Edgerton, WI 53534

**Job:**  
 Job: Front commercial window  
 Per Kathleen 1-608-449-0239

*CREDIT CARD PAYMENTS OVER \$1500 WILL INCUR A 2% SERVICE CHARGE*

Customer ID	Good Thru	Payment Terms	Sales Rep
HESSIAN, K	12/22/21	1/2 down to order/balance when done	Ken

Quantity	Description	Unit Price	Amount
1	<p>Furnish and install a commercial window on the front of the building. This will be the same dark Bronze aluminum finish as the side window. The insulated glass is annealed (2 pane) insulated with a Low-E coating. The frame is approx. 113" wide x 76" tall. We will caulk both sides of the framing as needed.</p> <p>We will add some .040 Bronze metal to the exterior over the wood trim as needed and caulked.</p> <p>Job Price (installed) including freight charges, shop fabrication, labor and all materials.</p> <p>Option: Black painted metal finish in lieu of the standard Bronze finish is available at an additional charge.</p>		4,073.00

NOTE: Subsurface conditions, which can not be seen, may require work beyond what has been quoted above. If this type of additional work is needed, it will be done and an additional charge will be added to the above proposal total.

The above prices, specifications, terms and conditions are satisfactory and hereby accepted. You are authorized to proceed and complete this contract. Payment will be made per the terms above.

Subtotal	4,073.00
Sales Tax	
Freight	
<b>TOTAL</b>	<b>4,073.00</b>

X

Authorized Signature

Date





Large Church side window

# PROPOSAL

Proposal Number 143366  
 Proposal Date Nov 1, 2021  
 Page: 1

2536 Center Ave, Janesville WI 53546  
 P: 608.754.4411 F: 608.754.5720  
 cityglasswisconsin.com

**Ken Muth, Senior Sales Manager**

**cityglassken@gmail.com**

**To:**  
 Kathleen Hessian  
 110 N. Henry St.  
 Edgerton, WI 53534

**Job:**  
 Job: Side window and trim  
 Per Kathleen 1-608-449-0239

*CREDIT CARD PAYMENTS OVER \$1500 WILL INCUR A 2% SERVICE CHARGE*

Customer ID	Good Thru	Payment Terms	Sales Rep
HESSIAN, K	12/1/21	1/2 down to order/balance when done	Ken

Quantity	Description	Unit Price	Amount
1	Furnish and install a new commercial aluminum (fixed) window on the side of the building. The aluminum finish is dark Bronze anodized. The new frame is approx. 46" x 99" x 4 1/2" with a thermal break in the metal. The glass is approx. 43" x 96" x 1" annealed insulated with a Low-E coating. The glass is held in with black push rubber on both sides. The main frame is mounted in a head and sill receptor, to help with water deflection.		
1	Furnish and install new commercial flat aluminum .040 metal around the perimeter of the wood trim on the exterior. We will replace some wood where needed. We will finish with caulking the complete exterior as needed. Job Price (installed) including freight charges, shop fabrication, labor and all materials. Note: The flat aluminum finish is also Dark Bronze.		2,941.00

NOTE: Subsurface conditions, which can not be seen, may require work beyond what has been quoted above. If this type of additional work is needed, it will be done and an additional charge will be added to the above proposal total.

Subtotal	2,941.00
Sales Tax	
Freight	
<b>TOTAL</b>	<b>2,941.00</b>

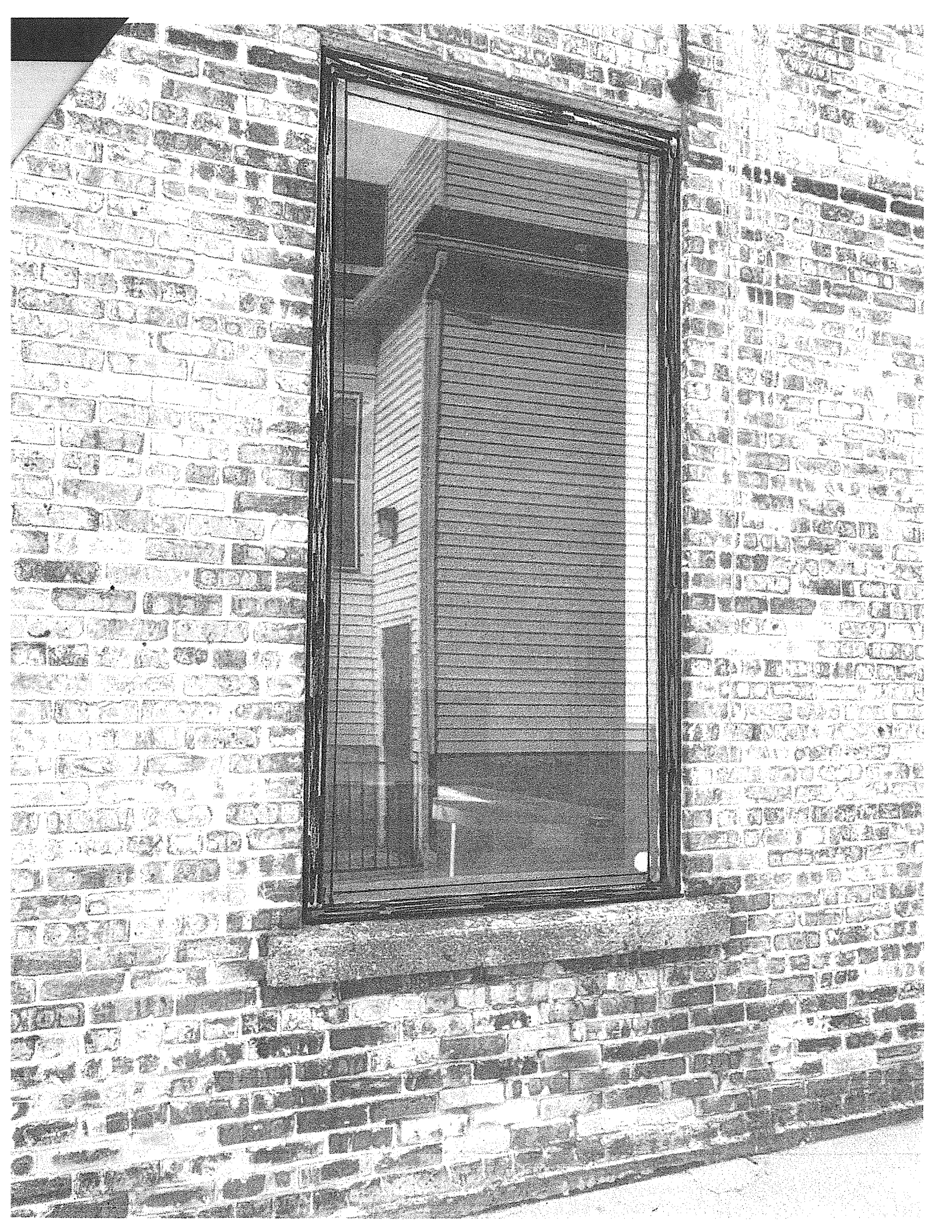
The above prices, specifications, terms and conditions are satisfactory and hereby accepted. You are authorized to proceed and complete this contract. Payment will be made per the terms above.

X

Authorized Signature

Date







Church Side  
**PROPOSAL**

Proposal Number 143471  
Proposal Date Dec 2, 2021  
Page: 1

2536 Center Ave, Janesville WI 53546  
P: 608.754.4411 F: 608.754.5720  
cityglasswisconsin.com

**Ken Muth, Senior Sales Manager**

**cityglassken@gmail.com**

**To:**  
Kathleen Hessian  
110 N. Henry St.  
Edgerton, WI 53534

**Job:**  
Job: Fixed windows on driveway side.  
Per Kathleen 1-608-449-0239

*CREDIT CARD PAYMENTS OVER \$1500 WILL INCUR A 2% SERVICE CHARGE*

Customer ID	Good Thru	Payment Terms	Sales Rep
HESSIAN, K	1/1/22	1/2 down to orderbalance when done.	Ken

Quantity	Description	Unit Price	Amount
8	<p>Furnish and install (8) commercial (fixed) windows in existing brick openings on the driveway side of the building. Each window is approx. 46" x 63". The metal is standard dark Bronze aluminum finish. The glass is (2 pane) annealed insulated with Low-E coating. There will be a head and sill receptor channel on the top and bottom of the main frame. This will help to divert the water away. We will caulk both sides of the frame as needed.</p> <p>Job Price (installed) including freight charges, shop fabrication, labor and all materials.</p> <p>Note: Finish trimming on the interior of the new windows, is by others.</p> <p>Note: Brickwork or concrete sill repair/replace, is by others.</p> <p>Option: Black aluminum finish is available in lieu of the standard Bronze finish, at an extra charge.</p>		8,736.00

NOTE: Subsurface conditions, which can not be seen, may require work beyond what has been quoted above. If this type of additional work is needed, it will be done and additional charge will be added to the above proposal total.

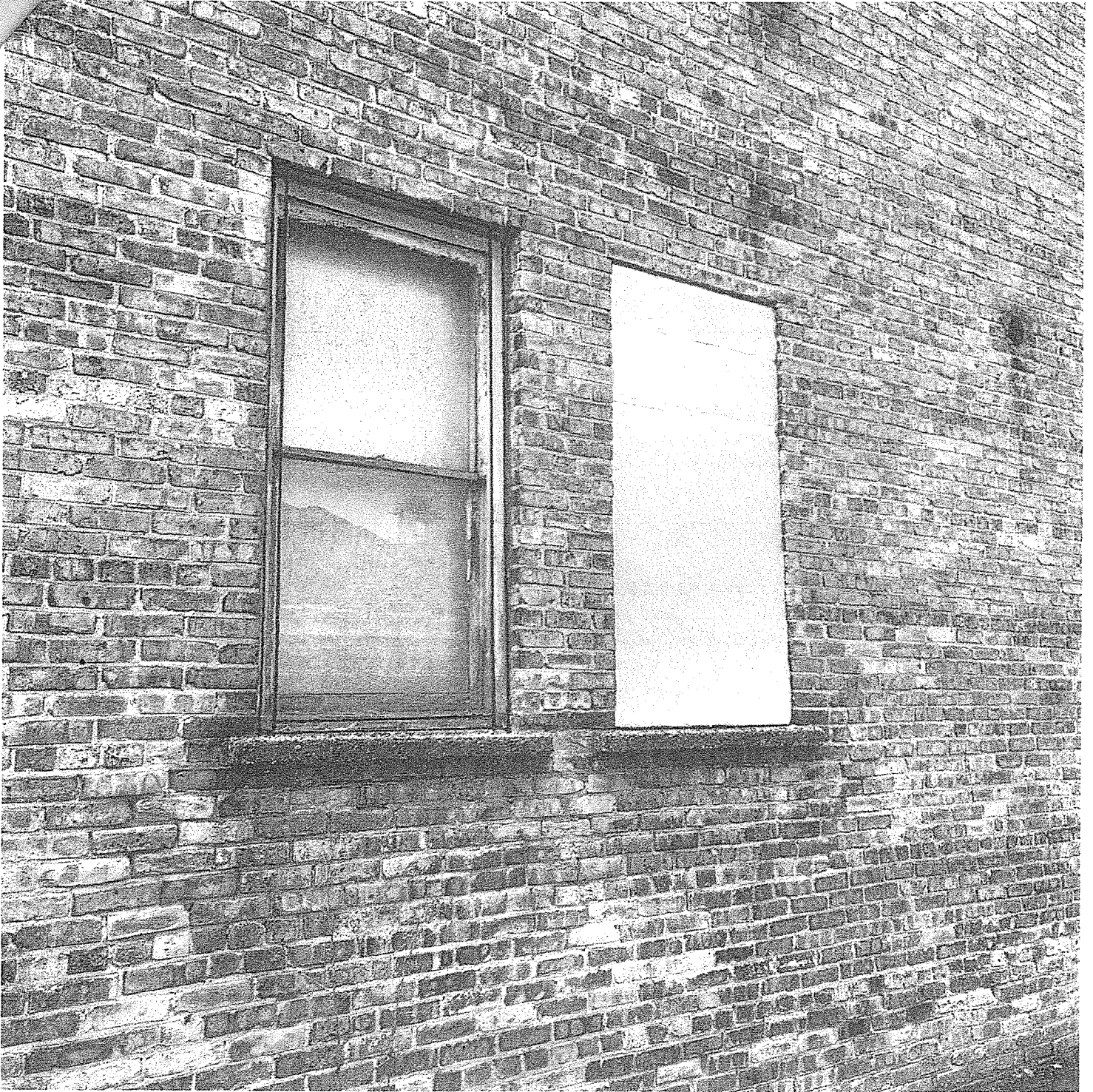
The above prices, specifications, terms and conditions are satisfactory and hereby accepted. You are authorized to proceed and complete this contract. Payment will be made per the terms above.

Subtotal	8,736.00
Sales Tax	
Freight	
<b>TOTAL</b>	<b>8,736.00</b>

X

Authorized Signature

Date



2 windows thus



Shane Sidle  
**PROPOSAL**

2536 Center Ave, Janesville WI 53546  
P: 608.754.4411 F: 608.754.5720  
cityglasswisconsin.com

Proposal Number 143470  
Proposal Date Nov 22, 2021  
Page: 1

**Ken Muth, Senior Sales Manager**

**cityglassken@gmail.com**

**To:**  
Kathleen Hessian  
110 N. Henry St.  
Edgerton, WI 53534

**Job:**  
Job: Back windows facing car wash  
Per Kathleen 1-608-449-0239

*CREDIT CARD PAYMENTS OVER \$1500 WILL INCUR A 2% SERVICE CHARGE*

Customer ID	Good Thru	Payment Terms	Sales Rep
HESSIAN, K	12/22/21	1/2 down to order/balance when done	Ken

Quantity	Description	Unit Price	Amount
3	<p>Furnish and install (3) commercial windows for an existing brick opening. Each window frame is approx. 71" x 69" with (2) insulated glass in each window. The framing is a standard dark Bronze aluminum finish. All of the glass is (2 pane) insulated with Low-E coating and Satin Etched (obscured) glass pattern. We will caulk both sides of the frame as needed. These windows will be mounted in head and sill receptors. This will help with water deflection.</p> <p>Job Price (installed) including freight charges, shop fabrication, labor and all materials.</p> <p>Note: Finish trimming on the interior, is by others.</p> <p>Note: Moving of the electric box and ductwork, is by others.</p> <p>Note: Brick and concrete repair/replacement, is by others.</p> <p>Option: Black metal finish in lieu of the standard Bronze finish, is available at an extra charge.</p>		6,331.00

NOTE: Subsurface conditions, which can not be seen, may require work beyond what has been quoted above. If this type of additional work is needed, it will be done and additional charge will be added to the above proposal total.

The above prices, specifications, terms and conditions are satisfactory and hereby accepted. You are authorized to proceed and complete this contract. Payment will be made per the terms above.

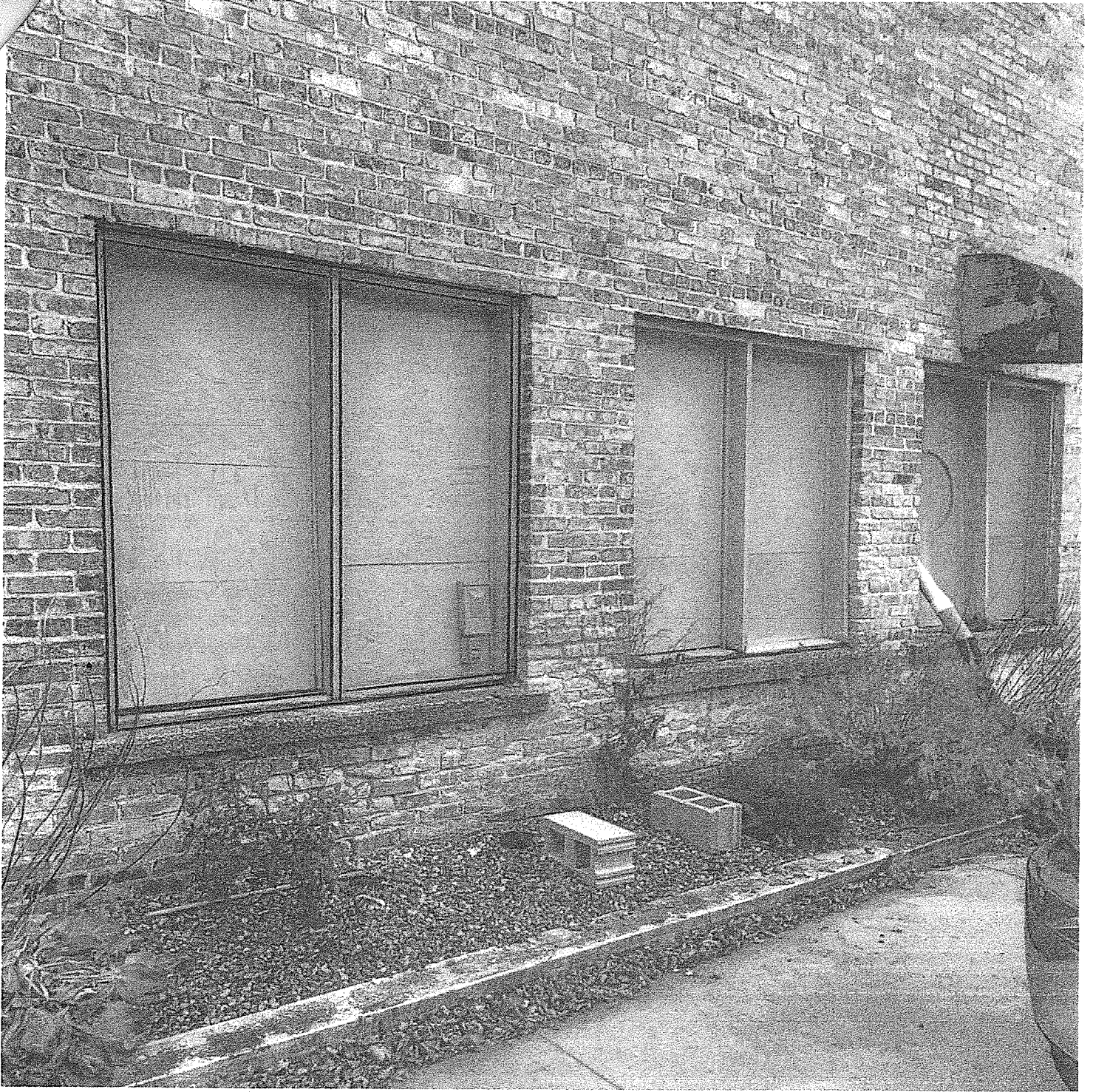
Subtotal	6,331.00
Sales Tax	
Freight	
<b>TOTAL</b>	<b>6,331.00</b>

X

Authorized Signature

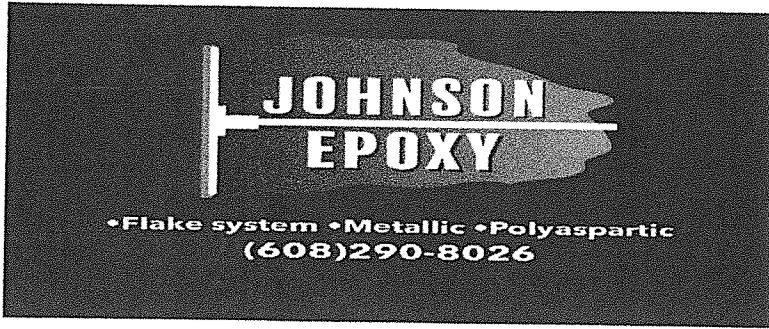
Date

W.



3 windows - these:  
satin Etched (obscure) glass

110 Henry Floor



# Proposal

970 Hain Road  
Edgerton, WI 53534  
cell - 608-290-8026  
email - johnsonepoxyllc@gmail.com

DATE 1/4/2021  
Quotation # 22-02  
Customer ID Bue

**Prepared for:**  
Kathy Hessian  
110 N Henry St  
Edgerton, WI 53534

*Prepared by:* Alec Johnson

* Description of Work	AMOUNT
Workshop - 1,056 sq ft 100% epoxy flake floor with polyaspartic clear coat	\$5,644.00
Retail - 1,152 sq ft 100% epoxy flake floor with polyaspartic clear coat	\$6,058.00
	11,702
Subtotal	
Sales Tax 5.5%	585.10
<b>TOTAL</b>	<u>12287.10</u>

### Terms & Conditions

**Payment:** Client agrees to pay Contractor as follows 50% down : \_\_\_\_\_ Net due upon completion.

**Change order note:** All jobs are done as specified and any request for additional work or changes will require a signed change order.

**Work as specified:** THERE ARE NO OTHER WARRANTIES MADE BY THE CONTRACTOR, WHETHER EXPRESSED OR IMPLIED, OTHER THAN SPECIFICALLY IN THE CONTRACT HEREIN. FURTHERMORE, THE OWNER EXPRESSLY WAIVES ANY IMPLIED WARRANTIES OR ANY OF THE MATERIALS DELIVERED BY THE CONTRACTOR, AND FURTHER, SPECIFICALLY AGREES THAT THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY ACTION OR CLAIM FOR DAMAGES ALLEGEDLY ARISING OUT OF ANY SUCH HIDDEN DEFECTS.

### Agreement

The undersigned agrees that the above prices , terms & conditions are satisfactory & authorizes Johnson Epoxy, LLC to perform the work & order materials as specified.

Customer: \_\_\_\_\_ Date: \_\_\_\_\_ Agent: \_\_\_\_\_