

CITY OF WEST ALLIS  
DEPARTMENT OF DEVELOPMENT  
COMMERCIAL FACADE IMPROVEMENT PROJECT  
Tax Increment Number 14 Funds

**CONTRACT - Part 1**

CONTRACT NO. \_\_\_\_\_

DATE OF AWARD \_\_\_\_\_

Distribution:

Original 1 - Clerk

Original 2 - Owner

Copy - Department of Development

PROPERTY DESCRIPTION: 6800 W. Becher St.

TAX KEY NUMBER: 476-0105-000

IMPROVEMENTS (General): See attached Exhibit A- "General Contract Proposal" & Exhibit B - "Architectural" Plans"

TIME OF PERFORMANCE: Completed by July 16, 2020

TOTAL AMOUNT OF CONTRACT: Grant project cost, not to exceed \$40,000.00

THIS AGREEMENT, entered into by and between Lutz Land Management, LLC (hereinafter referred to as the "OWNER"), and the City of West Allis, a municipal corporation of the State of Wisconsin (hereinafter referred to as the "CITY").

Performance and schedules will be approved by John F. Stibal, Director, Department of Development (or his designee) of the City of West Allis, Department of Development.

Work may commence in accordance with approved performance and work schedules.

WITNESSETH THAT:

WHEREAS, the OWNER represents itself as being capable and qualified to undertake and have installed those certain facade improvements, as hereinafter set forth, as are required in accomplishing fulfillment of the obligations under the terms and conditions of this Contract.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

- I. **FACADE IMPROVEMENTS AND REQUIREMENTS.** The OWNER hereby agrees to make the facade improvements as hereinafter set forth, all in accordance with the terms and conditions of this Contract. OWNER agrees time is of the essence and will meet all deadlines; any schedules as herein set forth, and is required to:
  - A. Do, perform, and carry out in a satisfactory, timely, and proper manner, the facade improvements delineated in this Contract.
  - B. Comply with requirements listed with respect to reporting on progress of the services, additional approvals required, and other matters relating to the facade improvements.
  - C. Comply with time schedules and payment terms.
  - D. Make no changes to the building facade without Department of Development approval for a period of five (5) years from and after completion of the facade improvements, except for maintenance and changes to sign fascia for new tenants.
- II. **SCOPE OF SERVICES.** The OWNER shall in a satisfactory, timely and proper manner, undertake and complete the following project(s) as set forth in the attached Exhibit(s). Any Budget Amendment or

Activity Report Amendment to be considered by the CITY from the OWNER must be submitted no later than ninety (90) days prior to the expiration of this Contract.

III. AVAILABILITY OF FUNDS.

- A. This contract award is 100% funded with tax increment financing funds designated for rehabilitation or economic development improvements.
- B. In the event of such modification or reduction, the parties shall agree upon the portions of the contract to be reduced or modified.

IV. NOTICES. Any and all notices shall be in writing and deemed served upon depositing same with the United States Postal Services as "Certified Mail, Return Receipt Requested,"

addressed to the OWNER at:

Lutz Land Management, LLC  
P.O. Box 270592  
Milwaukee, WI 53227

and to the CITY at:

John F. Stibal, Director  
Department of Development  
City of West Allis  
7525 West Greenfield Avenue  
West Allis, Wisconsin 53214

All other correspondence shall be addressed as above, but may be sent "Regular Mail" and deemed delivered upon receipt by the addressee.

V. TIME OF PERFORMANCE. The facade improvements to be made under the terms and conditions of this Contract shall be in force and shall commence from approval of performance and work schedules by the Director of Development, and shall be undertaken and completed in such sequence as to assure its expeditious completion in the light of the purposes of this Contract, but in any event all of the services required hereunder shall be completed as indicated on Page 1 under "Time of Performance", which is the termination date of this Contract. In addition to all other remedies incurring to the CITY should the Contract not be completed by the date specified in accordance with all of its terms, requirements and conditions therein set forth, the OWNER shall continue to be obligated thereafter to fulfill OWNER's responsibility to amend, modify, change, correct or expand thereon until the Contract is fully completed.

VI. CONDITIONS OF PERFORMANCE AND COMPENSATION.

- A. Performance. The OWNER agrees that the performance of work, services and the results therefore, pursuant to the terms, conditions and agreements of this Contract, shall conform to such recognized high professional standards as are prevalent in this field of endeavor and like services.

- B. Place of Performance. The OWNER shall make the facade improvements to the following property:

6800 W. Becher St.  
West Allis, WI 53219

- C. Compensation. The CITY agrees to reimburse the OWNER, subject to satisfactory completion and acceptance of the facade improvements by the Department of Development and the other contingencies herein, and the OWNER agrees to accept for the satisfactory completion of the facade improvements under this Contract an amount not to exceed the maximum as indicated on Page 1 under "Total Amount of Contract", inclusive of all expenses, it being expressly understood and agreed that in no event will the total compensation to be paid hereunder exceed said maximum sum for all of the required improvements. OWNER shall submit such invoices, statements, checks and other evidence of payment, as the Department may require, verifying the amount of

reimbursement due under this Contract.

- D. Taxes, Social Security, and Government Reporting. Personal income tax payments, social security contributions, insurance and all other governmental reporting and contributions required as a consequence of the OWNER receiving payment under this Contract shall be the sole responsibility of the OWNER.
- E. The contract also incorporates all provisions of Exhibit A including Provisions and General Wage Decision.

Approved as to form this 29<sup>th</sup> day  
of JULY, 2019.

  
\_\_\_\_\_  
Kail Decker, City Attorney

(Signatures on the following page)

CITY OF WEST ALLIS

By:   
John F. Stibal, Director of Development

Date: 7/24/19

LUTZ LAND MANAGEMENT, LLC

By:   
Mark Lutz, Owner

Date: 7/25/19

Countersigned:

By:   
Peggy Steeno  
Finance Director/Comptroller/City Treasurer

Date: 7/24/2019

**Attached**

**Exhibit A**

**“General Contract Proposal”**

Mowery Boys Const.LLC  
39711 60th.St.  
Burlington, WI 53105  
Phone:(262)492-0196  
Email:moweryboysllc@gmail.com

~~Site~~  
siding work



**INVOICE**

**Customer Address**  
Mark Lutz  
2079 South. 69th St  
West Allis, WI 53219  
(262) 617-3276  
mlutz12368@gmail.com

Invoice #: 229  
Date: Jul 5, 2019  
Terms: Due Upon Receipt

Description	Total
<b>Station 6</b>	
55 hr	\$2,120.00
<b>Total</b>	<b>\$2,120.00</b>
<b>Amount Paid</b>	<b>\$0.00</b>
<b>Amount Due</b>	<b>\$2,120.00</b>



3352 S. Clement Ave., Milwaukee, WI 53207  
 Office (414) 481-9600 Fax (414) 481-2770  
 www.thebrickyardwi.com

# Invoice

Date	5/20/2019
Invoice #	40510
Terms	COD
Due Date	5/20/2019

Bill To \_\_\_\_\_

**PAID**  
 05/20/2019

Mark(quoted to Matt)  
 Will be next door at  
 West Allis Cheese &  
 Sausage  
 262-617-3276

**COPY**

Ship To  
 6800 W Beecher St  
 West Allis, WI

S.O. No.	P.O. Number	Rep	Project
		H	

Ship Date	Ship Via
5/21/2019	The Brickyard

Quantity	Item Code	Description	Price Each	Amount
✓2,000	Milwaukee Creams	Used Milwaukee Creams 535/P SORRY, NO RETURNS OR EXCHANGES ON USED MATERIAL 3 pallets @ 535 pcs ea & 1 pallet @ 395 pcs	1.00	2,000.00T
✓42	Spec Mix Premix Type N	Spec Mix Type N Premix 80# 42/P SORRY, NO RETURNS OR EXCHANGES ON BAGGED GOODS 1 pallet @ 42 bags	7.01	294.42T
1	Quikrete Pallet Deposit	Quikrete Pallet Deposit - PLEASE RETAIN RECEIPT FOR REFUND	15.00	15.00
✓500	Wall Ties 22 Gauge	Wall Ties 22 Gauge 250/Box /2 boxes (500) per strap	0.11	55.00T
1	Freight Zone 1	Freight Zone 1	120.00	120.00T
1	Moffitt Unloading Charge	Moffitt Unloading Charge	75.00	75.00T

\*Call Mark when on the way to deliver 262-617-3276

**BACK/SHED**

Subtotal	\$2,559.42
Sales Tax (5.6%)	\$142.49
Total	\$2,701.91
Payments/Credits	-\$2,701.91
<b>Balance Due</b>	<b>\$0.00</b>

TID: 001  
 DID: 0001  
 Batch #: 000107  
 05/20/19  
 AVS: Z  
 APPR CODE: 49847P  
 MASTERCARD  
 \*\*\*\*\*9643  
 REF#: 00000012  
 14-48-42  
 V-CODE: M  
 Manual Cp  
 \*\*\*

THE BRICKYARD INC  
 3352 S CLEMENT AVE  
 MILWAUKEE, WI 53207  
 (414) 481-9600

SALE

AMOUNT \$2,701.91

APPROVED

THANK YOU  
 PLEASE COME AGAIN

\*The Brickyard reserves the right not to accept a return.  
 \*All returned checks will be charged a \$35.00 returned-check fee.  
 \*Orders will be held in our yard for a maximum of 90 days after notification the order is ready for pick-up. Any orders that have not been picked up after 90 days, without communication to the Brickyard, will be returned to inventory and no refund will be issued.

**TO ENSURE PROPER CREDIT, PLEASE DETACH BOTTOM PORTION AND RETURN WITH YOUR PAYMENT.**

Mark(quoted to Matt)  
 Will be next door at  
 West Allis Cheese &  
 Sausage  
 262-617-3276

Payments should be mailed  
 and made payable to:

Invoice #	40510	Due Date	5/20/2019
Balance Due	<b>\$0.00</b>		
Amount Enclosed	▶▶▶▶ \$		

THE BRICKYARD INCORPORATED  
 3352 S. Clement Ave.  
 Milwaukee, WI 53207

Notes:



3352 S. Clement Ave., Milwaukee, WI 53207  
 Office (414) 481-9600 Fax (414) 481-2770  
 www.thebrickyardwi.com

# Sales Receipt

Bill To

Mark Lutz  
 262-617-3276

Date	5/21/2019
Receipt #	27750

PAID MAY 21 2019

Ship To	
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Ship Date	5/21/2019	Ship Via	Customer Pickup
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P.O.	Rep	Project
	H	

Item Code	Description	Quantity	Price Each	Amount
Spec Mix Premix Type N	Spec Mix Type N Premix 80# 42/P SORRY, NO RETURNS OR EXCHANGES ON BAGGED GOODS  ** ADD TO DELIVERY ORDER #40510 **  STARTED <u>Steve</u>  COMPLETED <u>Steve</u>  STAGED <u>SMED</u>	10	7.01	70.10T

Subtotal	\$70.10
Sales Tax (5.6%)	\$3.93
<b>Total</b>	<b>\$74.03</b>

Returns/Refunds/Returned Checks:  
 • You have 30 calendar days to return an item(s) from the date of purchase.  
 • All returned item(s) MUST be unused and in saleable condition.  
 • All returned item(s) MUST be accompanied with the original receipt of purchase.  
 • All item(s) are subject to a 20% restocking fee that will be deducted from your refund.  
 • Sorry, NO returns or exchanges on special orders, bagged goods, and used/discontinued materials.  
 • The Brickyard reserves the right not to accept a return.  
 • All returned checks will be charged a \$35.00 returned-check fee.  
 • Orders will be held in our yard for a maximum of 90 days after notification the order is ready for pick-up. Any orders that have not been picked up after 90 days, without communication to the Brickyard, will be returned to inventory and no refund will be issued.

Payment Method	MasterCard
Check #	



JL  
**CRETE SOLUTIONS** LLC  
 itive concrete coatings

Inside floor

Invoice # 652-019  
 Lou Chudy 262-844-4732  
 Mike Povlich 262-506-8590  
 2304 N. Grandview Blvd. Waukesha, WI 53188  
 colorfulconcretesolutions.com

Customer's Name: Mark Lutz Date: 6-20-19  
 Address: 6800 Becker St Phone: 262-612-3276  
 City: West Allis State: \_\_\_\_\_ Zip: 53219  
 Location of Job: \_\_\_\_\_ Estimated Date Start: July 1st Completion: July 12th

Customer to provide

60 sqy 220 mil Becker  
 80 sqy 220 mil Becker

17' x 11' / Cement

Milite 12368 & Guard Coat

Service/Materials		Sq.ft.	Price
Polyaspartic	4 Coat Chip System: 1/16 1/4 Hybrid Color:		
Metallic	Base Color: _____ Powder: _____		
Epoxy	Primer: _____ Build: _____ Mil: _____		
Polishing	To Grit: <u>2 steps 40/60</u>		
Sealer/Densifier	Dye Color: _____ Densify: _____ Sealer: _____		<u>5200</u>
Surface Repair	Cracks _____ linear ft: _____		
	Leveling/fill _____ Chaffing/Scars _____		
Stencil/Logo	Borders _____ Drycrete Moisture Barrier _____		<u>100</u>
Mobilization	<u>Water supply w/ 1/2 hr top coat</u>		
Power	Power not available Generator: _____		

Total	<u>5900</u>
Deposit #	
Balance	
Paid in full#	

**COLORFUL CONCRETE SOLUTIONS LLC (CCS) Terms and conditions:** The owner or owner's agent agrees to indemnify and hold harmless CCS and any of its members or workers from any and all claims, liabilities, costs and expenses whatsoever arising from the preparation and application of materials. This indemnification and hold harmless shall not extend to damage, injury or loss caused by the negligence of CCS, or their employees or agents. A dumpster must be provided or CCS will bag garbage from the job, but it is the responsibility of the customer to have the garbage removed from the site.

CCS is given permission to photograph and advertise surface(s) in its surrounding. CCS will not reveal the customer's identity without permission. Surface coatings must not be walked upon for 48 hours and not driven on for a period of 5-7 days from completion. Polyaspartic coatings must not be walked upon for 8 hours and not driven on for a period of 48 hours from completion. Price is good for 30 days from bid. One third due upon acceptance with full due upon completion, unless the following arrangement is agreed upon by both parties as follows:

Non-payment of total invoiced amount in full upon completion, or terms as noted, voids any and all guarantees/warranties. Products and workmanship listed above are subject to change due to unsuitable conditions. If unsuitable conditions require additional material and labor, that amount will be added to this quote and due upon completion. CCS is not responsible for any delay due to unsuitable conditions or unavailability of materials, delays due to tool repair, weather, nor slipperiness or liabilities due to an applied product. I do hereby understand that projected start and finish dates may change due to weather or complications. By hereby signing I understand that I am liable for all charges to complete the work indicated above and that this quote may not entitle me to a deposit refund if I choose to cancel the work listed above. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. (Continued on back side)

Acceptance of Proposal: [Signature] Date: 6-20-19  
 Representative: Mike Povlich Customer Signature Date: 6-20-19

Architect



**PATARA** LLC

**Excellence in Architecture**

2601 S. Sunny Slope Rd. • New Berlin, WI 53151  
Office: 262.786.6776 Fax: 262.786.7036

February 11, 2019

**West Allis Cheese & Sausage**  
Mark Lutz  
6832 W. Becher Street  
West Allis, WI 53214

Re: Design Services for: **Facade remodel & patio/ pergola design  
-THE FILLING STATION  
6800 Becher St.  
Patera, Project Number #19-132**

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We are pleased to submit our **Professional Services Agreement** for this project. This letter will serve as our Agreement to provide Architectural and Engineering services for an office remodel to the existing building. Our Professional services will include:

**1.) Design Development Drawings:**

- Field measure existing buildings to create existing floor plans and exterior elevations
- Proposed floor plans and exterior elevations for the facade upgrade.
- Proposed color rendering of the new facade upgrade -new materials, windows, & new pergola and fire pit.
- Survey to be provided by others, if required.
- Accessibility analysis and final Code compliance review.

**2.) Construction Drawings:**

- Fully detailed plans & details as required
  1. All proposed floor plans.
  2. Sections / Details as required
  3. Schedules and specifications as required on plan.
- Architect / Engineer supervision and seals as required for governmental approvals
- Includes meetings as required at the office of Patera.
- Assistance in plan approval / building permit applications. All submittals and associated fees to be paid by owner.

**3.) Structural Engineering:**

- Sections / Details as required
- Stamped Structural Engineering report

**Fees for services listed above ----- \$3,300.00**

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**PATERA** LLC

**Excellence in Architecture**

2601 S. Sunny Slope Rd. • New Berlin, WI 53151  
Office: 262.786.6776 Fax: 262.786.7036

Quoted Professional Fees are effective for thirty days (30) from the date of this Agreement. If your executed copy of this Agreement is not received by us within thirty days (30) of the date hereof, it shall be subject to review and adjustment thereafter (or this Agreement shall be deemed withdrawn). **This Proposal is based upon currently applicable Building Codes and Requirements as of the date of this agreement, revisions required by any pending or future Code Modifications are beyond this defined Scope of Work.** All owner requested changes to owner approved plans will be billed per item #3 of the attached General Conditions. Prior written approval will be obtained before any additional billable fees incur. **Please sign and return a copy of this design agreement along with a project initiation fee of \$1,000.** Terms call for monthly invoicing with payments due within fifteen (15) days upon date of invoice. Our standard **General Terms and Conditions** relating to this Professional Services Agreement are attached and made part of this agreement.

We look forward to working with you on this project. If you have any questions or comments, please feel free to call.

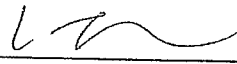
Sincerely,  
PATERA, LLC

Owen Lavin  
Project Manager/Partner

Accepted by:

name

Date

 2/13/19

HC Door

Quality Glass  
6970 N Green Bay Ave  
Glendale, WI 53209  
(414) 520-6147  
qualityglass71@gmail.com

Sales Receipt 1307

<b>BILL TO</b> Mark Lutz 6800 W Becher St West Allis, Wi	<b>SHIP TO</b> Mark Lutz 6800 W Becher St West Allis, Wi	<b>DATE</b> 06/24/2019	<b>PLEASE PAY</b> <b>\$0.00</b>
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ACTIVITY	QTY	RATE	AMOUNT
<b>AL DR</b> Aluminum Door 36" x 84" Tubelite Dark Bronze Door and Frame	1	2,330.00	2,330.00
<b>Service</b> 6800 W Becher St West Allis WI	1	0.00	0.00
<b>TOTAL</b>			2,330.00
<b>AMOUNT RECEIVED</b>			2,330.00
<b>TOTAL DUE</b>			<b>\$0.00</b>

THANK YOU.

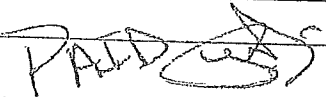
Pete Plumbing Service Work Order Mltz 12368 @Gmail.

P & P Services, LLC  
 5447 S. 30th St.  
 Greenfield, WI 53221


DATE: 7-8-19	P.O. #: Lotz - Gar
DATE OF SERVICE: 5-7-19	DISPATCH TIME: /
TECHNICIAN: Pete	DEPARTURE TIME: /

CUSTOMER NAME: Mark Lotz	SERVICE WANTED: Bar Addition
CUSTOMER ADDRESS: 6801 W. Becher St.	JOB ADDRESS: West Allis, Wisconsin
PHONE #: (262) 617-3276	PERMISSION TO PROCEED WITH WORK BY: Mark

MATERIAL	WORK COMPLETED
PVC Pipe, Fittings, Glue + Cleaner	Demo existing 4" Cast Iron.
Pex Tubing, Fittings and Crimp Rings	Supply new Waste, Vent, and Water
Copper tubing and fitting, Flux, Solder, Gas	Piping to Serve 2-ADA bathrooms
RP Valve, Check Valve	1- mop sink, 1-hand sink, 1-sink,
3/4 + 1/2" Ball Valves	1-4 Compartment sink, 1-Ice maker
Mop Sink + Faucet	1- ice bin, 2 Floor drains, 1-receptor for beer tap, and coffee.
Gas Pipe and fittings	Recirculating pump to hand sinks off existing 40 Gallon Electric Water heater.
Hammer Drill, Saw Zull grinder and wheels	New Gas line to Serve Furnace, and 2 Fireplaces
Anchors, Hanger, and Supports	Install RP Backflow Preventer to serve Espresso Machine.
	Submit Test Reports and Register Backflow Device with State of Wisconsin

Truck & Travel: 300.00 Date, Hours, Techs.: PAID 

Material: \$ 3,700.00 Labor: \$ 4060.00 Tax: \$ — Total: \$ 8060.00

PAID IN FULL by check 

I hereby certify that the above work has been done to my satisfaction:  
 \* Signature \_\_\_\_\_

Wisconsin Utility Exposure, Inc.



Hydro-Vac Excavation

510 C Biddle Street • Waukesha, WI 53186  
 (262) 524-4040 • Fax (262) 524-4044

Invoice

*Part 2 (footings)*

DATE	INVOICE #
6/10/2019	39682

BILL TO:

Lutz Land Management, LLC.  
 Mark Lutz -  
 PO Box 270592  
 Milwaukee, WI 53227

P.O. NUMBER	TERMS	PROJECT
	Net 30	

QUANTITY	DESCRIPTION	RATE	AMOUNT
3	June 7, 2019  Job Location: 6832 W. Beecher Street West Allis  Furnished labor, materials and equipment to hydro-vac out post hole bases as needed.	250.00	750.00
1	Dump Charge	100.00	100.00
<p><i>Paid in full                      ok # 2777                      Thank you!</i></p>			
<p>Thank you, we appreciate your business!!!</p>			<p><b>TOTAL</b> \$850.00</p>

# Proposal

July 11, 2019

Rehal Carpentry & Remodeling  
13015 West Kent Avenue  
Brookfield, WI 53005  
(414) 736-2955

*Pergola (used)*

Proposal submitted to:  
Mark Lutz  
262-617-3276

Work to be performed at:  
The Filling Station  
6800 W. Becher Street  
West Allis, WI

Rehal Carpentry and Remodeling hereby submit specifications and estimate for the pergola project. Below is a full labor break down:

Build and install Pergola w/privacy fence on westside.  
Pergola shall be constructed out of rough sawn cedar: 8x8 post, 6x10 header,  
2.5x8 rafters and 2x4 sleepers.  
Following build Plan on blueprints provided.  
All Fasteners shall be stainless steel.

**Clean and disposal all job related debris in job site dumpster**

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**Please see below for items not provided by RCR**

**We hereby propose to furnish labor and material—complete in accordance with the above specifications, for the sum of \$32,500.00 dollars**

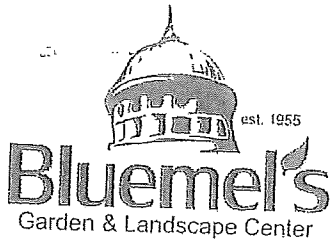
**With payments to be made as follows:   \$ 16,250.00 down  
  \$ 16,250.00 due upon completion of job**

All material is guaranteed to be as specified, and completed in substantial workmanlike manner according to standard practices. All work is to be performed according to all current industry codes and standards or better. Any alterations or deviation from above specifications and provided prints involving extra costs will be executed only upon customer authorization and will become an extra charge over and above the estimate.

If there are any questions please contact me at (414) 736-2955.

Respectfully submitted,

Balpreet S. Rehal  
Rehal Carpentry & Remodeling



Patio (used)

Quote #168890

From Bluemel's Garden & Landscape Center  
 (414) 282-4220  
 www.bluemels.com  
 4930 W Loomis Road  
 Greenfield Wisconsin 53220

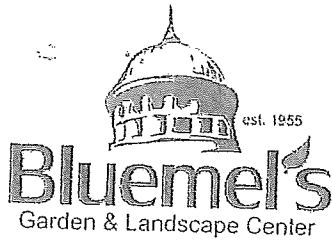
West Allis Cheese & Sausage  
 6832 W. Becher St  
 West Allis, Wisconsin 53219

Client Phone (262) 617-3276  
 Bill To 6832 W. Becher St  
 West Allis, Wisconsin 53219  
 Job Title Hardscape-Patio  
 Sales Person Nate

SERVICE / PRODUCT	DESCRIPTION	TOTAL
Removals	The existing asphalt will be saw cut from the east side of the building to the road and from the west side of the building to the road. The asphalt between this area will be removed and hauled off site for disposal.	\$2,500.00
Patio Installation	<p>The existing gravel base that was underneath the asphalt will be compacted and prepped for the installation of a new patio.</p> <p>The new patio will be made using Unilock Westport pavers in the Saddle color with a Brussels block border in the Sandstone color. The walkway from the front door to the side door will be made using the same Westport pavers in the Granite color. Polymeric sand will be swept into the joints for proper stability.</p> <p>Unilock Mattoni pavers in the Sable blend color will be installed for the walkway to the side door.</p>	\$21,925.00
Fire Table	<p>A fire table that is approximately 10' long and approximately 4' wide on outside dimensions. The inside will have (2) 3' long gas fire trays installed side by side with an ignition system. Volcanic rock will be installed to fill in the table area around the fire burners.</p> <p>The table will be made using Unilock Brussels Block in the Sandstone color with a ledgestone coping top and will be approximately 2.5' tall.</p> <p>**Owner to have a certified plumber run a 1.5" gas line to the designated area prior to our start date.**</p>	\$7,500.00
Planting Beds	<p>The planting bed areas as shown in the blueprints will have topsoil and mulch installed with a border of 4-8" boulders. This will allow water to pass through from the patio into the planting bed area.</p> <p>Install (21) perennials to each of the two planting beds.</p>	\$2,150.00

~~10,000~~ Done





West Allis Cheese & Sausage  
 6832 W. Becher St  
 West Allis, Wisconsin 53219

Quote #168890

From Bluemel's Garden & Landscape Center  
 (414) 282-4220  
 www.bluemels.com  
 4930 W Loomis Road  
 Greenfield Wisconsin 53220

Client Phone (262) 617-3276

Bill To 6832 W. Becher St  
 West Allis, Wisconsin 53219

Job Title Hardscape-Patio

Sales Person Nate

SERVICE / PRODUCT	DESCRIPTION	TOTAL
Landscape Contract Terms	<p>All proposed contracts and pricing expire 30 days from contract issue date. After this time Bluemel's reserves the right to revise all pricing and work specifications before contract acceptance.</p> <p>Bluemel's will have this property marked by Digger's Hotline if necessary, but the customer is responsible for making the job salesperson aware of and flagging any private lines (ex: private electrical, sprinkler system, low-voltage lighting, hot tub line, drain tile or buried downspouts, etc.). Bluemel's will not assume responsibility for any damage caused to these items if they are not marked before the job is started or if the markings are inaccurate.</p> <p>Any permits required by the permitting agency governing the jobsite location in association with the contracted work are the responsibility of the customer unless otherwise noted.</p> <p>Unless otherwise indicated on the proposal document(s), similar sizes, colors, or species of nursery stock may be used if the specified plant is not available from our suppliers at the time of job materials purchase.</p> <p>Maintenance and watering of any grass seed and/or sod is the responsibility of the customer. Bluemel's does not warranty or guarantee establishment of seed or sod. Seed will almost never fully germinate on the first attempt and usually requires several over-seedings performed by the customer to create a full lawn.</p> <p>An invoice for the remaining balance will be sent to you after job completion. Payment in full is due within 15 day of invoice issue date.</p> <p>This is a contract on the goods and services named, subject to the conditions noted above. Any handwritten, verbal, or otherwise requested changes to the scope, area, or quantity of work may result in your work being postponed and/or additional charges at the time of invoicing.</p> <p>By signing your contract you authorize Bluemel's to complete the proposed work as specified on the contract, acknowledge that you are in receipt of a copy of said contract, and agree that the above price, terms, specifications, and conditions are satisfactory and accepted.</p> <p>Any past due balances will be assessed finance charges at an annual percentage rate of 18%. There will be a return check fee of \$36.00 assessed for every check that is returned.</p>	\$0.00

A deposit of \$8,518.75 will be required upon contract acceptance.

West Allis Cheese and Sausage - Pavers and Fire Pit  
Oak Creek, WI

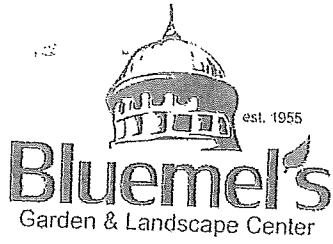
*Patro - (Not used)*



**ESTIMATED SCHEDULE OF VALUES**

Friday, May 10, 2019

ITEM	CONTRACT PACKAGE	Proposal	Notes
1.0	General Conditions	\$ 3,925	Dumpsters/Supervision/Etc.
2.0	Permit Allowance	\$ -	
3.0	Architect and Engineering	\$ -	
4.0	Excavation/site work	\$ -	
5.0	Demolition	\$ -	
6.0	Excavation	\$ 4,985	Removal & Disposal of Asphalt
7.0	Saw cutting / Coring	\$ 640	Sawcut Asphalt
8.0	Concrete Foundations	\$ -	Not Included
9.0	Landscaping - Pavers	\$ 21,800	Furnish and install 1,222sf of pavers per plan
10.0	Landscaping - Planing Beds	\$ 7,430	Not Included
11.0	Masonry	\$ -	Excluded
12.0	Carpentry - Labor	\$ -	Price pending
13.0	Carpentry - Material	\$ -	Price pending
14.0	FRP Install	\$ -	
15.0	Millwork/Trim Allowance/Bar	\$ -	
16.0	Countertops / Bar / Vanities	\$ -	
17.0	Damproofing	\$ -	
18.0	Roofing	\$ -	
19.0	Gutters	\$ -	
20.0	Siding System material	\$ -	
21.0	Insulation	\$ -	
22.0	Joint Sealants	\$ -	
23.0	Doors, Frames, and Hardware	\$ -	
24.0	Exterior doors (non HM)	\$ -	
25.0	Skylights	\$ -	
26.0	Glass, Glazing, Storefront	\$ -	
27.0	Interior Glass	\$ -	
28.0	Overhead doors	\$ -	
29.0	Insulation and drywall	\$ -	
30.0	Acoustical Ceilings	\$ -	
31.0	Flooring and tile Allowance	\$ -	
32.0	Polished Concrete floors Allowance	\$ -	
33.0	Painting	\$ -	
34.0	Specialties	\$ -	
35.0	Fireplace	\$ -	Not Included
36.0	Awning	\$ -	
37.0	Appliances	\$ -	
38.0	Elevator	\$ -	
39.0	Fire Sprinklers	\$ -	
40.0	Plumbing	\$ -	
41.0	HVAC	\$ 1,977	Run underground gas piping
42.0	Electrical	\$ -	
43.0	Earthwork	\$ -	
44.0	Earth Retention - Allowance	\$ -	
45.0	Landscaping - Allowance	\$ -	
46.0	Final Cleaning	\$ -	
50.0	Contingency	\$ -	
	Subtotal	\$ 40,757	
1.5%	Builders Risk Insurance	\$ 611	
6.5%	Construction Fee	\$ 2,649	
	Grand Total	\$ 44,018	



**West Allis Cheese & Sausage**  
6832 W. Becher St  
West Allis, Wisconsin 53219

Thank you for choosing Bluemel's!

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Quote #168890**

**From Bluemel's Garden & Landscape Center**  
(414) 282-4220  
www.bluemels.com  
4930 W Loomis Road  
Greenfield Wisconsin 53220

Client Phone (262) 617-3276

Bill To 6832 W. Becher St  
West Allis, Wisconsin 53219

Job Title Hardscape-Patio

Sales Person Nate

Subtotal	\$34,075.00
No Tax (0.0%)	\$0.00
<b>Total</b>	<b>\$34,075.00</b>

Exclusions: This work letter does not include the following:

Relocating Underground Utilities  
Architecture / Engineering / Municipal Approvals  
Exterior lighting  
Non Code Compliant Existing Conditions  
Furniture removal and new furniture, and any costs associated  
Architectural Space Planning and/or Construction Document Fees (unless otherwise  
Moving Expenses  
Signage  
Detection, Abatement, Encapsulation, Or Removal Of Asbestos Containing Materials  
Detection, Abatement, Encapsulation, Or Removal Of Lead Based Materials  
Detection, Abatement, Encapsulation, Or Removal Of Mold, Mildew, Or Fungi  
Building Structure Alterations  
ADA Compliance  
Security System  
Any building repair or maintenance  
Any Costs That Exceed Specified Allowances  
Any Items Not Specifically Listed In Scope Of Work Above

Thank you for giving Duffek Construction the opportunity to submit this proposal.

Sincerely,

Duffek Construction  
Mike Duffek  
President

This proposal is accepted as noted on this \_\_\_\_\_ day of \_\_\_\_\_

Accepted By: \_\_\_\_\_

Title: \_\_\_\_\_

**6800 W. Becher Street (Brew Yard) Project Costs**

<b>Building Purchases</b>	<b>\$195,000</b>	<b>\$195,000</b>
<hr/>		
<b>Construction Costs</b>	<b>Estimate</b>	<b>Actual</b>
Plan Review and Permits	\$2,200	\$2,719
Archetect	\$4,950	\$4,275
Demo	\$2,000	\$2,150
Rough Carpentry	\$6,000	\$4,413
Material	\$1,194	\$1,194
Floor Cutting	\$1,900	\$2,073
Misc contract		\$2,705
Brick Wall	\$3,956	\$4,891
Plumbing	\$8,000	\$8,371
Electrical	\$12,000	\$0
insulation	\$5,256	\$0
paint	\$3,000	\$421
Tile and flooring	\$15,000	\$8,271
Garage Door	\$10,800	\$0
Entrance Door	\$850	\$3,650
Drywall	\$4,800	\$28
Wall Coverings	\$6,000	\$1,256
Bar Build	\$8,500	\$20
Table Build	\$4,500	\$0
Counter tops	\$5,000	\$0
Patio and Patio Planters	\$37,500	\$12,599
siding	\$1,500	\$2,120
Purgula	\$21,000	\$1,980
Street landscaping	\$1,500	\$0
<hr/>		
<b>Construction Total</b>	<b>\$167,406</b>	<b>\$63,136</b>
<hr/>		
<b>Equipment and Finish Costs</b>	<b>Estimate</b>	<b>Actual</b>
Purchase Tables	\$2,900	
Glasware/smallware	\$2,000	
2 door back bar	\$1,500	
3 door back bar	\$4,000	
4 hole sink/hand sink	\$400	
back sink	\$250	
ice bin	\$150	
Ice machine	\$2,300	
Glass washer	\$4,000	
shelving	\$1,500	
paint and stain	\$500	
Floor gring and polish	\$5,000	
TV and Sound system	\$2,400	
Menu boards	\$650	
Toilets	\$575	
Bath Sinks	\$300	
Bath towel and soap dispensors	\$250	
Bathroom tiling	\$1,800	
Light fixtures	\$2,000	
Ceiling fans	\$475	
<hr/>		
<b>Build out and Finish Total</b>	<b>\$32,950</b>	<b>\$0</b>
<hr/>		
<b>Project Total</b>	<b>\$200,356</b>	<b>\$63,136</b>
<hr/>		
<b>Total Cost</b>	<b>\$395,356</b>	<b>\$258,136</b>

Attached

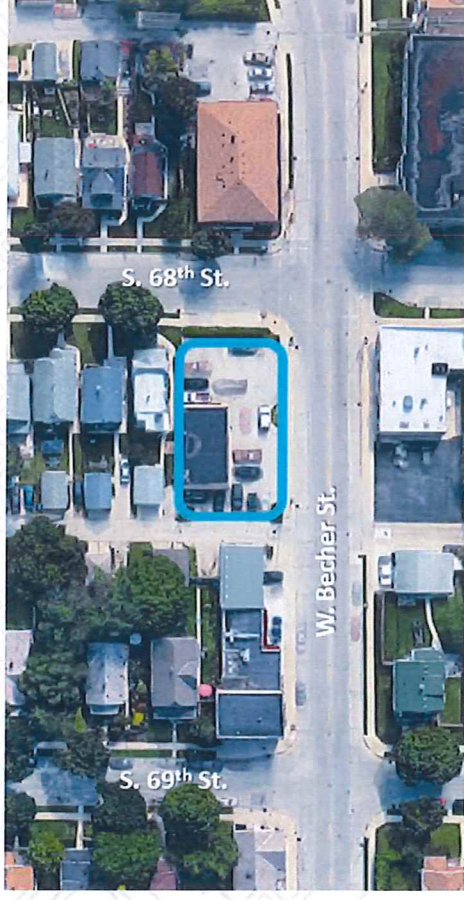
Exhibit B

“Architectural Plans”

## 4A. & 4B. 6800 W. Becher St. (SUP-SLA)

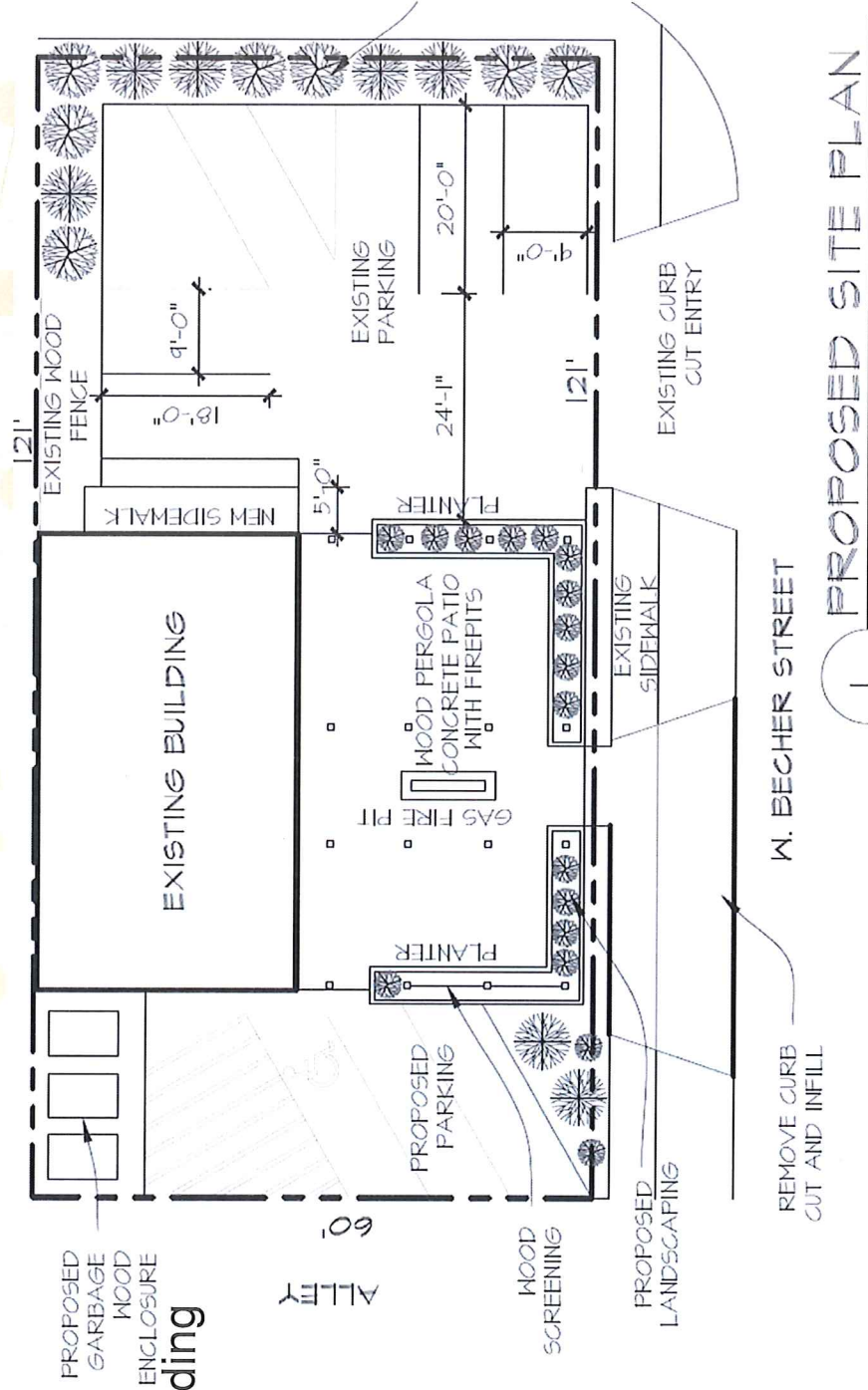
### Overview & Zoning

- Former auto repair shop
- Proposal to convert to craft beer and coffee brew garden
- Hours of Operation:
  - Tuesday – Saturday: 11am-9pm
  - Sunday: 10am-4pm
- C-2 Neighborhood Commercial District
- Taverns are Special Use in C-2
- Public Hearing scheduled June 4, 2019



## Site Plan

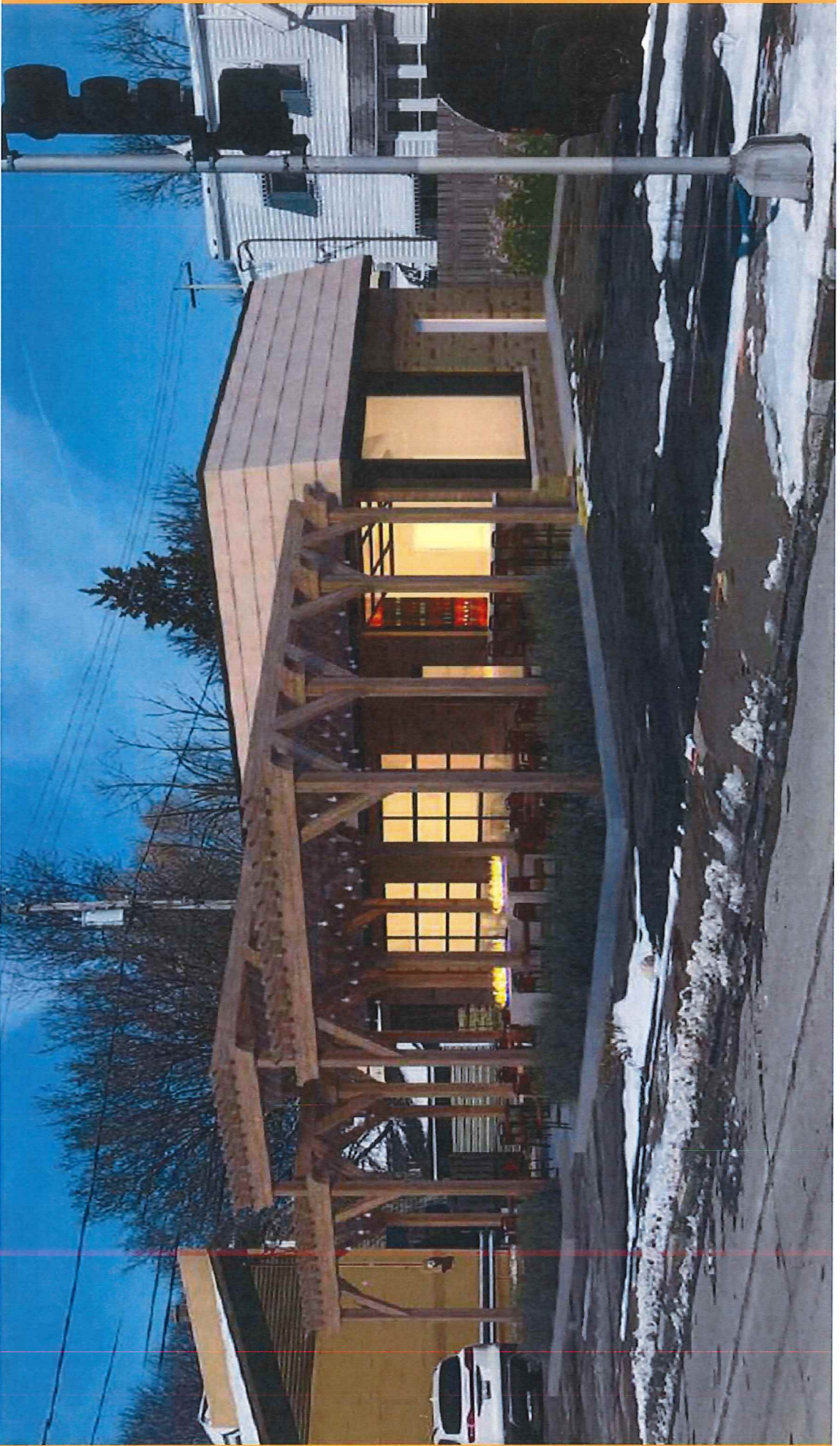
- Existing 1,344 sq. ft. building
- New 1,300 sq. ft. patio
  - Outdoor seating
  - Fire pit
  - Planters
  - Overhead pergola
- Close drive near patio
- 9 parking stalls  
(meets requirements)
- New landscaping around parking area

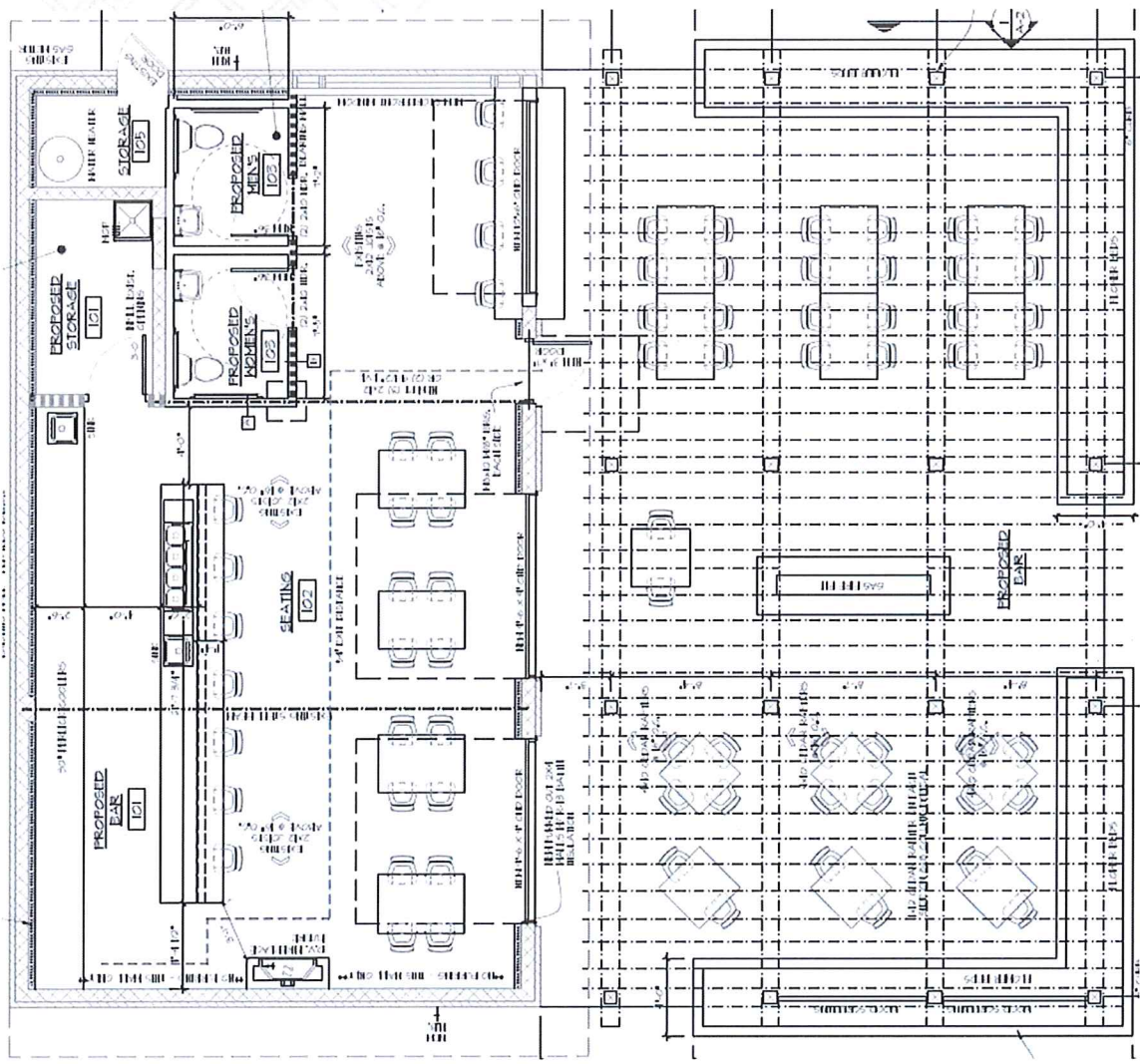


PROPOSED SITE PLAN







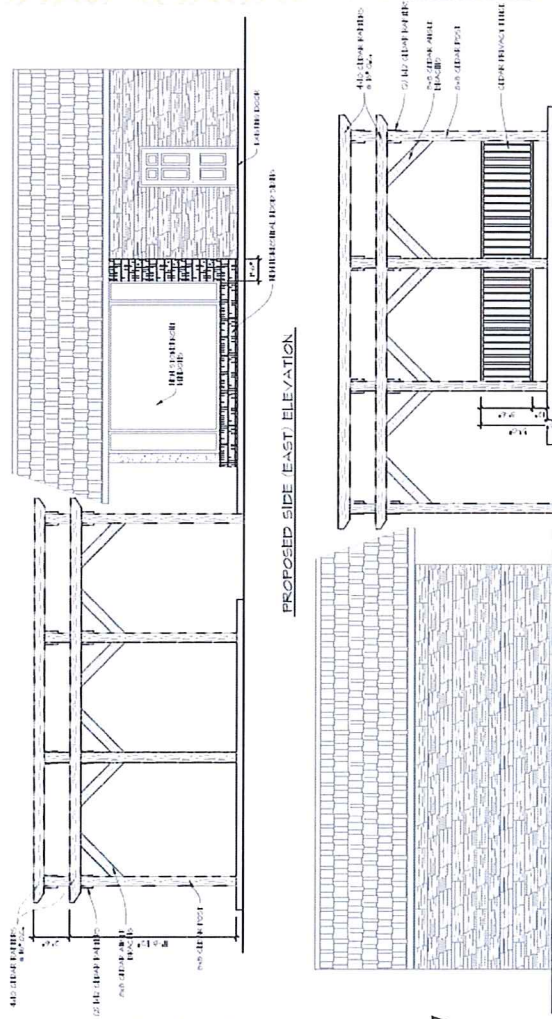


## Interior Plans

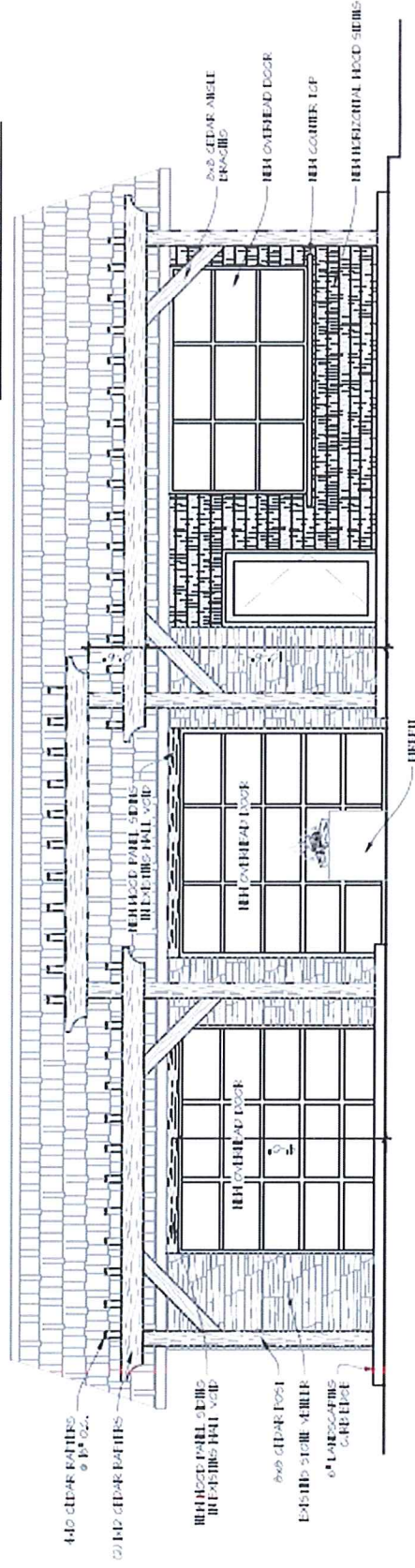
- 2 upgraded restrooms
- 1 bar
- Storage area
- Seating for 71
  - 27 indoors
  - 44 outdoors
- Mechanical upgrades

# Exterior Plans

- Cedar pergola (10.5 ft. – 14 ft. tall)
- Decorative glass garage doors
- New store front window
- New half-garage door style roll up window
- Wood siding around new windows



PROPOSED SIDE (WEST) ELEVATION



PROPOSED FRONT (SOUTH) ELEVATION



## Staff recommends approval subject to:

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following:
  - (a) planned landscaping and identification of number and species of plantings;
  - (b) City Forester approval of the landscaping species and number;
  - ~~(c) driveway location, curb details, and any intended parking areas with dimensions;~~
  - ~~(d) closing of driveway at new patio area;~~
  - (e) the roof being painted and color identification; and
  - (f) exact number of indoor/outdoor seating be reflected on the plans.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit.
4. Common Council approval of the special use (scheduled for June 4, 2019) and applicant's acknowledgement of the special use resolution.

