

It is expected that a Quorum of the Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting: (although it is not expected that any official action of any of those bodies will be taken)

**CITY OF MENASHA
LANDMARKS COMMISSION
Council Chambers, 3rd Floor
140 Main Street, Menasha**

December 14, 2015

4:30 PM

AGENDA

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the October 7, 2015 Landmarks Commission Meeting](#)
2. [Minutes of the November 11, 2015 Landmarks Commission Meeting](#)

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA OR ANY ITEM RELATED TO THE LANDMARKS RESPONSIBILITIES OF THE LANDMARKS COMMISSION

Five (5) minute time limit for each person

E. COMMUNICATIONS

- 1.

F. ACTION ITEMS

1. [Façade Improvement Grant Request – 186 Main Street – WeatherVane South Elevation](#)
2. [Façade Improvement Grant Request – 186 Main Street – WeatherVane North Elevation](#)

G. DISCUSSION

1. Façade Improvements – 2 Tayco Street

H. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

Five (5) minute time limit for each person

I. ADJOURNMENT

CITY OF MENASHA
Landmarks Commission
Council Chambers, 3rd Floor, City Hall - 140 Main Street
October 7, 2015
DRAFT MINUTES

A. CALL TO ORDER

Meeting called to order by Chairman Grade at 4:40 PM.

B. ROLL CALL/EXCUSED ABSENCES

LANDMARKS MEMBERS PRESENT: Commissioners Tom Grade, Paul Brunette, and Dean Wydeven.

LANDMARKS MEMBERS EXCUSED: Commissioners Alison Mayer and Shellie Caudill.

OTHERS PRESENT: CDD Keil, AP Englebert, and Nicholas Jevne (1334 Mayer Street).

C. MINUTES TO APPROVE

1. **Minutes of the September 9, 2015 Landmarks Commission Meeting**

Motion by Comm. Brunette, seconded by Comm. Wydeven to approve the September 9, 2015 Landmarks Commission meeting minutes. The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA OR ANY ITEM RELATED TO THE RESPONSIBILITIES OF THE LANDMARKS COMMISSION

No one spoke.

E. COMMUNICATIONS

1. **Design Guidelines for Manchester's Commercial and Historic District**

CDD Keil remarked on the historical design standards from the Town of Manchester, VT.

F. ACTION ITEMS

1. None.

G. DISCUSSION ITEMS

1. **2016 Landmarks Commission Budget**

CDD Keil provided an overview of the Landmarks Commission budget as well as information on the status of outstanding grants. Commissioners discussed possibilities for increased budget funds.

2. **Follow-Up Façade Preservation – 165-167 Main Street**

Comm. Grade spoke with the owner of 165-167 Main Street about repairing the façade of the building. The owner is still reviewing options at this time.

3. **Follow-Up – Powers and Duties of the Landmarks Commission**

- A. Memphis and Austin Information
- B. Review of Main Street Corridor Photos
- C. Proposed Changes to ordinance O-13-08
- D. List of Buildings to Add to the Historic District

Commissioners discussed the following items:

- Education initiatives
- Historic site, building, and sign designation
- Preservation easements
- Prioritizing preservation efforts

Commissioners viewed images of structures in the Tayco, Main, and Racine street corridors of the downtown and rated them according to their historic and/or architectural significance. Photos are to be forwarded to the commissioners who were not present to gain their input. Comm. Grade spoke about the possibility of incorporating demolition by neglect into an ordinance enforced by the

Landmarks Commission.

4. **Recognition of Neenah Bank – Repurposing Historic Menasha Element**

Commissioners commented on the monument constructed by First National Bank in Neenah. Comm. Brunette suggested writing a letter to commend the work done to repurpose stone from the bank formerly located at 175 Main Street.

H. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

None.

I. ADJOURNMENT

Motion by Comm. Wydeven, seconded by Comm. Brunette to adjourn at 6:15 PM. The motion carried.

Respectfully submitted by AP Englebert.

CITY OF MENASHA
Landmarks Commission
1st Floor Conference Room, City Hall - 140 Main Street
November 11, 2015
DRAFT MINUTES

A. CALL TO ORDER

Meeting called to order by Vice Chairman Brunette at 4:28 PM.

B. ROLL CALL/EXCUSED ABSENCES

LANDMARKS MEMBERS PRESENT: Commissioners Paul Brunette, Shellie Caudill, and Dean Wydeven.

LANDMARKS MEMBERS EXCUSED: Commissioners Alison Mayer and Tom Grade.

OTHERS PRESENT: AP Englebert.

C. MINUTES TO APPROVE

1. **Minutes of the October 13, 2015 Landmarks Commission Meeting**

Motion by Comm. Wydeven, seconded by Comm. Caudill to approve the minutes of the October 13, 2015 Landmarks Commission Meeting. The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA OR ANY ITEM RELATED TO THE RESPONSIBILITIES OF THE LANDMARKS COMMISSION

No one spoke.

E. COMMUNICATIONS

1. **Columns Newsletter, November 2015-January 2016**

F. ACTION ITEMS

1. **Application for Renovation/Remodel – 165-167 Main Street**

AP Englebert introduced the replacement of windows on the south façade of 165-167 Main Street. The new windows are proposed to be wrapped by a Milwaukee Cream style brick. Commissioners discussed the proposal and the existing condition of the building.

Motion by Comm. Caudill, seconded by Comm. Brunette to grant a certificate of appropriateness for the replacement of windows 165-167 Main Street. The motion carried.

G. DISCUSSION ITEMS

1. None.

H. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

None.

I. ADJOURNMENT

Motion by Comm. Caudill, seconded by Comm. Wydeven to adjourn at 4:43PM. The motion carried.

Respectfully submitted by AP Englebert.



Application for Grant or Loan

Date: 12-3-15 Property Address: 186 MAIN STREET MENASHA, WI
Applicant's name: PAT DUFRANE Owner or Renter? OWNER
Mailing Address if different than Property Address: THE SAME
City: MENASHA State: WI Zip: 54952
Daytime Phone: 920-725-2824 Evening Phone: _____ E-mail: p.dufrane@yahoo.com
Description of planned improvement: UPGRADE MAIN ELEVATION FINISHES TO INCLUDE:
REPLACEMENT OF ALUMINUM STOREFRONT SYSTEM, CLEAN MASONRY, AND
ADD AWNINGS TO UPPER WINDOWS

Note: Please attach all available bids, proposals and estimates for the planned improvement including a material lists, material brochures, samples and photos. A scale drawing is recommended or may be required by the Commission.

List all contractors, sub contractors and material suppliers TRICITY GLASS - STOREFRONT GLAZING
SYSTEM, CORCORAN GLASS - FLAT METAL WALL PANELS & AWNINGS, DAVIS
PAINTING - CLEANING OF THE FRONT BRICK FACADE

Estimated Total Cost: \$ 21,325⁰⁰ Estimated Start Date: 12/21/15 Estimated Completion Date: 2/1/16

Total amount being requested from the Landmarks Commission: \$ 5,000 Grant or Loan? GRANT

Terms and Conditions:

1. The landmarks Commission reserves the right, in its sole discretion, to approve or deny any request for grants or loans, in whole or in part, or to conditional approval and/or payment of said grant or loan upon such terms as it deems appropriate. No grant or denial of any prior requests shall constitute precedent for the grant or denial of any subsequent request.
2. Every request shall comply with the Improvement Grant/Loan Policies stated on the back of this form which are incorporated herein by reference.
3. Payment shall only be made for those improvements approved by the landmarks Commission prior to or contemporaneous with the contribution request.
4. Payment shall only be made upon submission of actual invoices for labor or material and only for work that is performed in compliance with all applicable state, county and municipal code provisions and with required permits. Completion of work shall be verified by the Director of Community Development.



EXISTING SOUTH ELEVATION

0 5 10 25 50



NEW SOUTH ELEVATION

0 5 10 25 50

ROBERT ACORD - ARCHITECT
1210 MAPLE STREET
NEENAH, WI 54956
920-729-9632 acordrj@aol.com

GREENWOOD PROJECT MANAGEMENT
E8297 KNAACK ROAD
CLINTONVILLE, WI 54929
920-358-3522 tomh@greenwoodpm.com
920-358-3917 danw@greenwoodpm.com

INTERIOR ALTERATIONS FOR:
WEATHERVANE
OMLETTES, PANCAKES, & MORE
186 MAIN STREET
MENASHA, WI 54952

DATE
9 NOV 15
PROJECT NUMBER
15-038
SHEET

RA-6



Menasha Landmarks Commission

Application for Grant Funding Items List

Weathervane - Main Street Storefront Elevation

1. Exterior Entrance and Window Glazing Systems replaced with energy efficient Aluminum Storefront and Glazing Systems (Base bid plus removal of existing)
 - a. Main Street Entrance Cost: **\$9,980.00** (*Tricity Glass*)
2. Installation of new Flat Metal Panel and Awnings above the Second Floor Windows
 - a. Main Street Entrance Cost: **\$9,800.00** (*Corcoran Glass*)
3. Cleaning of the Front Brick Facade
 - a. Main Street Entrance Cost: **\$1,545.00** (*Davis Painting*)

Total Cost of Work Applied Toward Grant Request: \$21,325.00

Storefront Elevation Grant Request: \$5,000.00

Weathervane - Rear Entrance Elevation

2. Exterior Entrances and Window Glazing Systems replaced with Energy Efficient Aluminum Storefront and Glazing Systems (Base bid plus removal of existing)
 - a. Rear Entrance Cost: **\$3,260.00** (*Tricity Glass*)
4. Installation of Energy Efficient Exterior Insulation Finish System (EIFS)
 - a. Rear Entrance EIFS Cost: **\$6,510.00** (*Complete Renovation Services*)
5. Installation of Cap Metal at parapets, new Gutter and Downspout and Receiver.
 - a. Rear Entrance Cost: **\$2,895.00** (*Northern Metal & Roofing*)
6. Painting Exterior Items on the rear of the building (HM door/frame/gas meter/bollards, etc)
 - a. Rear Entrance Cost: **\$1,215.00** (*Davis Painting*)

Total Cost of Work Applied Toward Grant Request: \$13,880.00

Rear Entrance Grant Request: \$5,000.00

Total Grant Request: \$10,000.00



PROJECT: Weather Vane - Exterior Façade Enhancements

DIVISION	COMPANY	CITY/ZIP	BID
Masonry Cleaning- Main Street	<i>Davis Painting</i>	Oshkosh, WI 54901	\$1,545.00
EIFS System - Rear	<i>Complete Renovation Services</i> <i>Davis Painting</i>	Neenah, WI 54956 Oshkosh, WI 54901	\$6,510.00 \$7,554.00
Aluminum Storefronts - Storefront	<i>Corcoran Glass</i> <i>Tri City Glass</i>	Greenville, WI 54942 Appleton, WI 54911	\$14,514.00 \$9,980.00
Aluminum Storefronts - Rear	<i>Corcoran Glass</i> <i>Tri City Glass</i>	Greenville, WI 54942 Appleton, WI 54911	\$6,439.00 \$3,260.00
Painting - Rear	<i>Davis Painting, Inc.</i> <i>Corcoran Glass & Paint, Inc.</i>	Oshkosh, WI 54902 Greenville, WI 54942	\$1,215.00 \$0.00
Metal Copings - Gutters - Downspouts	<i>Northern Metal & Roofing</i> <i>Weinert Roofing</i>	Green Bay, WI 54307 Kaukauna, WI 54130	\$2,895.00 \$6,366.00
Front Awnings & Metal Panels	<i>Corcoran Glass</i> <i>Northern Metal & Roofing</i> <i>Weinert Roofing</i>	Greenville, WI 54942 Green Bay, WI 54307 Kaukauna, WI 54130	\$9,800.00 \$13,450.00 \$5,882.00 Doesn't include horizontal metal panels



Davis Painting & Decorating, Inc.

FACSIMILE QUOTATION

DATE: November 25, 2015

TO: Dan Werbeckes
Greenwood Project Management, Inc.
Ph: 920.358.3917 Email: danw@greenwoodpm.com

RE: Weather Vane
Menasha, WI

We propose to complete all labor, materials, equipment, taxes and insurance for the following, per your plans, outlined below:

PAINTING

- Prime/paint Gas Meter,
- Prime/paint bollards
- Enamel HM Walk Doors/Frames
- No HVAC equipment painting

BASE BID

ALT. BID

BASE BID

\$ 1,215.00

ALTERNATE: Caulk exterior E.I.F.S.

ADD

\$ 460.00

E.I.F.S.

- Install Dryvit system over existing CMU block wall
- Included labor and materials

BASE BID

ALT. BID

BASE BID

\$ 6,289.00

ALTERNATE: Winter Conditions (enclosures) ADD

\$ 1,265.00

ALTERNATE:

Please call if you have any questions or concerns. Thank you for the opportunity to quote.

Randall L. Davis, President-Treasurer
Davis Painting & Decorating, Inc.

Greenwoodpm-Weather Vane



460 Broad St. • Oshkosh, WI 54901
(920) 426-2386 • Fax (920) 426-2964 • E-mail: info@davisptg.com



Complete Renovation Services

674 Oak st.
Neenah, WI 54956

Proposal

Date	Proposal #
11/24/2015	201

Name / Address
Greenwood Project Management, LLC W5163 Natures Way Drive Sherwood, WI 54169

Ship To
WeatherVane Restaurant 186 Main St, Menasha, WI 54952

Terms	Rep
30 days	PS

Item	Description	Total
EIFS	Install Dryvit Outsulation per manufacturer specifications over existing painted block walls.	5,760.00
Winter Con...	Provide temporary enclosure and heat to maintain proper working temperature for the installation of the Dryvit system. Price includes all equipment, material and labor to complete the job and does not include the demo or replacing of any loose or failing substrate. Color and texture TBD.	750.00

Phone #	Fax #	E-mail
920-427-5238	920-720-9654	crswi.complete@gmail.com

Total \$6,510.00

All proposals are honored for 30 days.



November 25, 2015

Mr. Dan Werbeckes
Greenwood Project Management, LLC
W5163 Natures Way Drive
Sherwood, WI 54169

Project: Weathervane Restaurant –
Menasha, WI

Architect: Robert Acord

Bidding: Aluminum Entrances, Storefront and Glazing

Propose to furnish and install per plans dated 11/09/2015 the material listed below:

- Aluminum Entrances, Storefront and Glazing
 - Medium stile 3'-0" x 6'-8" aluminum doors with 10" bottom rails
 - Two (2) new at front elevation
 - One (1) new at back elevation
 - Manufacturer's standard hardware
 - 1 pair butt hinges
 - Adams Rite MS1800 dead lock with thumbturn
 - Construction cylinder only
 - 1" diameter full width push bars with offset pull handles
 - Overhead exposed manual closers
 - Weather stripping, bottom sweeps and thresholds
- 2" x 4 1/2" center glazed thermally broken aluminum storefront framing for new windows and entrance framing
 - Front Elevation
 - Two (2) entrance doors with transom in existing openings
 - Two (2) new windows in existing openings
 - One (1) new window in existing door opening
 - Back Elevation
 - One (1) new entrance in existing opening
 - Two (2) new windows in existing glass block openings
- Dark bronze anodized aluminum finish
- 1" oa clear annealed low "E" insulating glass, tempered glass at entrances and where required by code
 - Grids in air space of glass at Front Elevation per plans
- 0.040 braketmetal sill flashing
- Perimeter caulking of new aluminum entrances and windows

Total sum Front Elevation \$12,679.00

-Add \$1,835.00 for removal of existing storefront and entrances

Total sum Back Elevation \$6,439.00

-Add \$620.00 for removal of existing aluminum entrance

Add for Rim Panic exit devices in lieu of MS locks at aluminum entrances Add \$832.00 per door

Exclusions: Final cleaning, removal of glass block, repair of existing material and aluminum door hardware not listed above
Any questions concerning the above please call, thank you for the opportunity to quote this project

Mark Schultz
Corcoran Glass and Paint, Inc
112515mb



AUTOMOTIVE • RESIDENTIAL • COMMERCIAL
The Right Product. The Right Way.®

**A Minority Owned &
Operated Business**

☐ 2801 N. Roemer Rd.
Appleton, WI 54911
920.734.9164
800.449.8081
f 920.734.1096

☐ 1811 E. Mason St.
Green Bay, WI 54302
920.468.7820
800.242.8177
f 920.468.5337

Proposal

Replying to subject inquiry, we are pleased to quote as follows; and unless otherwise agreed in writing, the conditions constitute a part of this quotation.

Greenwood PM
Attn: Tom

12/02/2015
Re; *Weathervane,
Menasha, WI*

Terms: Net 30 days, 1% interest per month on unpaid balances.

Price #1 (South Elevation)

We propose to **remove** existing entrance doors, and storefront windows.

Furnish and install new bronze aluminum entrances (2) and storefront windows.

- All glazed with 1" insulated clear Low-E glass.
- Includes muntins in glass to match adjacent storefront.
- Doors to be narrow stile with standard deadlocking hardware.
- Includes sealants at our work.

Sum of \$9,980.00, Tax Included

Price #2 (North Elevation)

We propose to **remove** (1) entrance door, and (2) glass block openings.

Furnish and install new aluminum entrance with standard hardware, and (2) aluminum fixed windows glazed with 1" clear Low-E insulated glass.

- Includes sealants at our work.

Sum of \$3,260.00, Tax Included

Price #3 (South Elevation Upper)

We propose to **remove** (4) existing windows.

Furnish and install new bronze aluminum double hung windows glazed with clear Low-E insulated glass.

- Includes sealants at our work.

Sum of \$5,880.00, Tax Included

BILL VANDENHEUVEL,

COMMERCIAL DEPT. MNGR/ESTIMATOR, TRI CITY GLASS & DOOR, INC.

EMAIL: billvh@tricityglass-door.com

Acceptance of this proposal by Buyer shall be acceptance of all terms and conditions recited herein which shall supersede any conflicting term in any other contract document. Any of the Buyer's terms and conditions in addition to the above signed builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received 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.

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 above signed builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received 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.

Date of Acceptance: _____

Signature: _____



November 25, 2015

Mr. Dan Werbeckes
Greenwood Project Management, LLC
W5163 Natures Way Drive
Sherwood, WI 54169

Project: Weathervane Restaurant –
Menasha, WI

Architect: Robert Acord

Bidding: Architectural Metal Panels

Dan,

In the drawings that you provided, dated 11/09/15 a budgetary number has been provided for the following scope:

- Fabrication and installation of metal panels to match existing color for continuation of copper colored band
- Fabrication and installation of (4) new copper colored awnings above second floor windows

Budgetary Cost: \$9,800

Note: This cost is for budgetary purposes only. Due to the detailed nature of the second floor awnings, a firm price would be established upon receipt of detailed plans and specifications. This figure is based on the use of Alcoa Reynobond Colorweld 500XL panel material in "Copper Penny" color.

Exclusions: Final cleaning, sub framing for metal panels, repair of surrounding masonry.

Any questions concerning the above please call, thank you for the opportunity to quote this project

Brett Christofferson
Corcoran Glass and Paint, Inc



320 Packerland Drive • P.O. Box 13037 • Green Bay, WI 54307-3037 • 920-432-7719 • Fax 920-432-3707

Submitted to: Greenwood Project Management, LLC

Project: Weather Vane

Attn: Daniel E. Werbeckes

Street: W5163 Natures Way Drive

Project Location: Menasha, WI

City & State: Sherwood, WI 54169

THIS PROPOSAL made this 23rd of November 2015, by **Northern Metal & Roofing Company, Inc.** (hereinafter called "Contractor") to the Greenwood Project Management, LLC (hereinafter called "Owner(s)" Representative).

Upon acceptance of this Proposal, the Contractor agrees to furnish all material and labor necessary to complete work as described below for the net contract price of: See Below

Base Bid #1 (Rear of Building) - \$2,895.00

We propose to furnish an install a 24-gauge Pre-finished Steel architectural sheet metal as listed below:

- Cap Metal (approximately 100')
- Gutter (approximately 30')
- Downspout (approximately 20')
- Receiver (approximately 30')

Clarifications:

1. Price is based on manufacturer standard (non-premium) colors for all metal.
2. Price does not include any wood nailers/blocking.
3. Price is based on furnishing receiver only (installation of receiver not included).

Base Bid #2 (Front of Building) - \$13,450.00

We propose to furnish an install a 24-gauge Pre-finished Steel architectural sheet metal as listed below:

- Metal cladding and trim at four awnings (framing/sub-framing not included).
- Accent band (approximately 30')
- Cap Metal (approximately 30')

Clarifications:

1. Price is based on 24-gauge pre-finished (classic copper color) for metal associated with front.
2. Price does not include any wood nailers/blocking.
3. Price does not include any costs associated with sidewalk/road blockage permits.
4. Price does not include any framing/sub-framing at awnings.



320 Packerland Drive • P.O. Box 13037 • Green Bay, WI 54307-3037 • 920-432-7719 • Fax 920-432-3707

Alternate #1 (Reroof lower roof area) - \$15,890.00

We propose to furnish and install a 60-mil Fully Adhered Single-ply TPO Roof System and related architectural sheet metal as listed below:

Insulation – Furnish and install two layers of 1.5" Polyisocyanurate insulation, mechanically fastened.
Membrane Roof System – Furnish and install a 60-mil Fully Adhered Single-ply TPO Roof System.
Architectural Sheet Metal – Furnish and install 24-gauge pre-finished steel edge metal and counterflashing.

Clarifications:

1. Price includes a membrane manufacturer 10-year warranty.
2. Price does not include any wood nailers/blocking.
3. Price is based on manufacturer standard (non-premium) colors for edge and counterflashing.
4. Price is based on set-up in back of building – permits not included.

Alternate #2 (Reroof upper roof area) - \$10,990.00

We propose to furnish and install a 60-mil Fully Adhered Single-ply TPO Roof System and related architectural sheet metal as listed below:

Insulation – Furnish and install two layers of 1.5" Polyisocyanurate insulation, mechanically fastened.
Membrane Roof System – Furnish and install a 60-mil Fully Adhered Single-ply TPO Roof System.
Architectural Sheet Metal – Furnish and install 24-gauge pre-finished steel edge metal and counterflashing.

Clarifications:

5. Price includes a membrane manufacturer 10-year warranty.
6. Price does not include any wood nailers/blocking.
7. Price is based on manufacturer standard (non-premium) colors for edge and counterflashing.
8. Price is based on set-up in back of building – permits not included.

We hereby accept this proposal


NORTHERN METAL & ROOFING COMPANY, INC.
(Wisconsin Building Contractor Registration ID: 1095902)

(Name)

By: _____

Title: _____

By: _____


Justin Lemirande

Title: Project Manager

**ALL TERMS AND CONDITIONS PRINTED ON THE BACK OF THIS PROPOSAL ARE
HEREBY INCORPORATED WITHIN THIS PROPOSAL AS FULLY AS IF PRINTED AND/OR
WRITTEN ON THE FRONT, AND THE PARTIES ACKNOWLEDGE THAT THEY HAVE READ
ALL OF THE PROVISIONS OF THIS PROPOSAL, BOTH FRONT AND BACK**



December 1, 2015

Greenwood Project Management, LLC
W5163 Natures Way Drive
Sherwood, WI 54169

Attn: Mr. Dan Webeckes

Re: The Weather Vane - Menasha, WI

Dear Dan:

We are pleased to quote the following work per your request:

North Gutter/Northwest Wall Re-Work

- All labor & material to remove existing gutters & downspouts
- Remove clay tile coping
- Install wood blocking on top of wall
- Install new 24 ga pre-finished coping
- Install new 24 ga pre-finished gutters & downspouts
- Install plywood and EPDM to wall

for a total price of **\$6,366.00** (Six Thousand Three Hundred Sixty-Six Dollars).

Streetside Window Eyebrows

- All labor & material to fabricate and install copper-colored window eyebrows including aluminum frames, per drawings

for a total price of **\$5,882.00** (Five Thousand Eight Hundred Eighty-Two Dollars).

Main Lower Roof (Re-Roof)

- All labor & material to install 1/2" HDWF and new 60 mil mechanically fastened EPDM roof system with sheet metal flashing

for a total price of **\$14,958.00** (Fourteen Thousand Nine Hundred Fifty-Eight Dollars).

This work would need to be done in conjunction with the North Gutter/Northwest Wall Re-work.

Upper Apartments Roof (Re-Roof)

- All labor & material to install 1/2" HDWF and new 60 mil mechanically fastened EPDM roof system with sheet metal flashing

for a total price of **\$11,475.00** (Eleven Thousand Four Hundred Seventy-Five Dollars).

This work would need to be done in conjunction with the Main Lower Roof (Re-Roof).

These prices are based on the existing roofs being non - ACRM.

Thank you for the opportunity to quote this work. Please advise if you have any questions.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Randall D. Weinert". The signature is fluid and cursive, with the first name "Randall" being more prominent.

Randall D. Weinert
President
Weinert Roofing
a divisions of Weinert Enterprises, Inc.



Application for Grant or Loan

Date: 12-3-15 Property Address: 186 MAIN STREET MENASHA, WI
Applicant's name: PAT DUFRANE Owner or Renter? OWNER
Mailing Address if different than Property Address: THE SAME
City: MENASHA State: WI Zip: 54952
Daytime Phone: 920-725-2824 Evening Phone: _____ E-mail: p.dufrane@yahoo.com

Description of planned improvement: UPGRADE EXTERIOR REAR FACADE TO INCLUDE:
REPLACE ALUMINUM ENTRANCE & WINDOWS, ADD EIFS SYSTEM TO WALLS,
REPLACE ROOF COPINGS, GUTTERS & DOWNSPOUTS.

Note: Please attach all available bids, proposals and estimates for the planned improvement including a material lists, material brochures, samples and photos. A scale drawing is recommended or may be required by the Commission.

List all contractors, sub contractors and material suppliers TRICITY GLASS - STOREFRONT GLAZING
SYSTEM, COMPLETE RENOVATION SERVICES - EIFS, NORTHERN METAL
AND ROOFING - METAL COPINGS, GUTTERS & DOWNSPOUTS, DAVIS PAINTING - PAINTING.

Estimated Total Cost: \$ 13,800 Estimated Start Date: 12/21/15 Estimated Completion Date: 2/1/16

Total amount being requested from the Landmarks Commission: \$ 5000 Grant or Loan? GRANT

Terms and Conditions:

1. The landmarks Commission reserves the right, in its sole discretion, to approve or deny any request for grants or loans, in whole or in part, or to conditional approval and/or payment of said grant or loan upon such terms as it deems appropriate. No grant or denial of any prior requests shall constitute precedent for the grant or denial of any subsequent request.
2. Every request shall comply with the Improvement Grant/Loan Policies stated on the back of this form which are incorporated herein by reference.
3. Payment shall only be made for those improvements approved by the landmarks Commission prior to or contemporaneous with the contribution request.
4. Payment shall only be made upon submission of actual invoices for labor or material and only for work that is performed in compliance with all applicable state, county and municipal code provisions and with required permits. Completion of work shall be verified by the Director of Community Development.

EXISTING CLAY TILE CAP
EXISTING CONCRETE
BLOCK WALL

EXISTING WEST ELEVATION



EXISTING PAINTED
PLASTER WALL

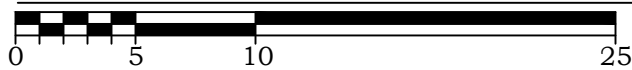
EXISTING NORTH ELEVATION



EXISTING CLAY TILE CAP.
ALTERNATE: NEW, BRONZE
METAL CAP FLASHING.

NEW EXTERIOR
INSULATION AND
FINISH SYSTEM
"EIFS"

NEW WEST ELEVATION



NEW BRONZE
COLOR METAL
GUTTER AND
DOWNSPOUT

NEW EXTERIOR
INSULATION AND
FINISH SYSTEM
"EIFS" CREAM
COLOR. VERIFY.

VERIFY WORK TO
BE REQUIRED FOR GAS
AND ELECTRICAL
SERVICE.

NEW BRONZE
ALUMINUM
WINDOW FRAME
WITH INSULATED
FROSTED GLASS

NEW H.M.
INSULATED DOOR.
FRAME LOWER SILL
TO GRADE, INSTALL
NEW HEADER

NEW BRONZE
ALUMINUM
WINDOW FRAME
WITH INSULATED
CLEAR GLASS

NEW BRONZE ALUMINUM
DOOR AND FRAME,
WITH INSULATED GLASS

NEW EXTERIOR
INSULATION AND
FINISH SYSTEM
"EIFS"

NEW NORTH ELEVATION



ROBERT ACORD - ARCHITECT
1210 MAPLE STREET
NEENAH, WI 54956
920-729-9632 acordrj@aol.com

GREENWOOD PROJECT MANAGEMENT
E8297 KNAACK ROAD
CLINTONVILLE, WI 54929
920-358-3522 tomh@greenwoodpm.com
920-358-3917 danw@greenwoodpm.com

INTERIOR ALTERATIONS FOR:
WEATHERVANE
OMLETTES, PANCAKES, & MORE
186 MAIN STREET
MENASHA, WI 54952

DATE

9 NOV 15

PROJECT NUMBER

15-038

SHEET

RA-7