

# **DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA**

February 5, 2019  
12:00 PM

Meeting Room A-B  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

## **I. CALL TO ORDER**

- A. Attendance
- B. Declaration Quorum Present

## **II. APPROVAL OF MINUTES**

January 8, 2019

## **III. PROJECT UPDATES**

- A. Building Inspector Report

## **IV. ACTIONS**

### **A. 113 North Main Street (Fired Visions)**

Applicant: Paula Batson d/b/a Fired Visions Studio  
Representative: Paula Batson  
Project: Wall sign.

### **B. 218 S Main Street (Ahern Gross Plumbing)**

Applicant: Pat Bertram o/b/o Ahern Gross Plumbing  
Representative: Tom Meiklejohn, III  
Project: Building renovation and 2<sup>nd</sup> story expansion.

### **C. 76 S Macy Street (Macy Street Mini Mall)**

Applicant: Dawn and John Sabel d/b/a Macy Street Mini Mall  
Representative: Dawn Sabel  
Project: Façade renovation

## **V. ADJOURN**

“The City of Fond du Lac provides equal opportunities and services to all individuals, including those individuals with disabilities.”

# **DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES**

January 8, 2019  
12:00 P.M.

Meeting Room A  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

## **CALL TO ORDER**

### **ROLL CALL:**

Present: Howard Floeter  
Sam Meyer  
Jamie Molitor  
Lisa Pauly Lefebber  
Steve Schoofs

Absent: Stan Ramaker  
Scott Stelmacher  
Doug Hoerth, Chief Building Inspector

Administrative Staff: Joellyn Dahlin, Principal Planner

Vice-Chairperson Floeter declared a quorum present.

## **APPROVAL OF MINUTES**

October 2, 2018

Motion made by Pauly Lefebber to approve the minutes of the regular meeting of the October 2, 2018 Downtown Architectural Review Board.

Seconded by Meyer.

ROLL CALL VOTE: Aye – Floeter, Meyer, Molitor, Pauly Lefebber,  
Schoofs

Nay – None

Carried.

## **PROJECT UPDATES**

No report was available.

## Page 2

Seconded by Pauly Lefebvre.

## Page 3

Carried.

**33 Sheboygan Street** (*ModTruss Inc.*)

Carried.

## MH/ke

# City of Fond du Lac

## DOWNTOWN DESIGN REVIEW

### Project Application

**PROJECT LOCATION:** 113 N. MAIN ST.  
ADDRESS

<b>Project Applicant (Business Owner/Tenant/Landowner)</b>			
Name: <u>Paula BATSON - owner / Tenant</u>			
Business Name: <u>FIRE VISIONS STUDIO</u>			
Mailing Address: <u>113 N. MAIN</u>	City: <u>FDL</u>	State: <u>WI</u>	ZIP: <u>54935</u>
Email Address:		Phone Number:	
<b>Project Representative (Complete this information if the project representative is not the project applicant)</b>			
Name:			
Mailing Address:	City:	State:	ZIP:
Email Address:		Phone Number:	
<b>Landowner (Complete this information if the project applicant is not the property owner.)</b>			
Name: <u>Cheryl F. Millay D/B/A Three Aces North LLC</u>			
Mailing Address: <u>111 N. Main ST</u>	City: <u>Fond du Lac</u>	State: <u>WI</u>	ZIP: <u>54935</u>
<b>Land Use Information – Project Site</b>			
Describe the use of the building: <u>Ceramic Studio</u>			
If the proposed project involves a new business or use, identify the most recent use of the building:			
<b>Acknowledgement for Project Completion (Landowner or Tenant)</b>			
As the responsible party for the project, I hereby acknowledge that failure to complete the project as approved by the Downtown Architectural Review Board may result in a requirement to modify and/or redo work and/or delay occupancy.			
* <u>Paula Batson</u> SIGNATURE		* <u>12/28/18</u> DATE	

### PROJECT DETAILS

- |   |   |
|---|---|
| <input type="checkbox"/> EXTERIOR PAINT                           | <input checked="" type="checkbox"/> SIGN - WALL |
| <input type="checkbox"/> WINDOWS – REPLACE EXISTING               | <input type="checkbox"/> SIGN - PROJECTING      |
| <input type="checkbox"/> WINDOWS – NEW OPENING OR MODIFY EXISTING | <input type="checkbox"/> AWNING                 |
| <input type="checkbox"/> EXTERIOR ALTERATIONS/REPAIR              | <input type="checkbox"/> NEW BUILDING           |
| <input type="checkbox"/> BUILDING ADDITION/EXPANSION              |   |

### DESCRIPTION OF PROPOSED PROJECT AND TIMELINE FOR COMPLETION:

Cut Just the Colored portion from sign and re-use plexiglass sign. It will Be Flat.

\* Paula Batson  
PROJECT APPLICANT SIGNATURE

WALL SIGN TO REPLACE FORMER CABINET SIGN



RE-USE SIGN PANEL OF FORMER CABINET SIGN



Proposal for store(building) sign for Fired Visions.

As requested by the city, my landlord has removed the cabinet sign from the outside of the building. I request permission and consideration from the DARB committee to allow me, Paula Batson, owner of Fired Visions to place this revised proposal of the existing sign. As requested, I have included the following:

Pictures of the outside of building, pictures of the existing sign, building length, and dimensions of the sign.

Dimensions of the sign are: 71  $\frac{3}{4}$  inches or 5' x 11  $\frac{3}{4}$ " wide. And 47  $\frac{3}{4}$  inches or 3' x 11  $\frac{3}{4}$ " tall with flute.

Dimensions of the sign without flute are: 5' x 4  $\frac{5}{8}$ " wide. And 3'x5" tall.

The width of the building is 19 feet. This does not include the bar.

My original thought was to cut the excess plexiglass from the sign so all that would be seen is the Fired Vision portion. And although this is a possibility, it may create cracks. My other thought was to allow the fluting on the sides of this sign to remain.

My last request is that this sign can be affixed to a piece of plywood that is  $\frac{1}{2}$  inch thick to give it more stability and prevent cracking.

Thank you for your time in this matter and your considerations.

Paula Batson. Owner of Fired Visions Studio.

# ***CITY OF FOND DU LAC - Memorandum***

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Department of Community Development

**Date:** January 31, 2019

**To:** Downtown Architectural Review Board

**From:** Joellyn Dahlin, Principal Planner

**Re:** 113 N Main Street (Fired Visions)

**Proposal:** Wall sign

**Historic Status:** N/A

**Design Review:** The Downtown Architectural Review Board must determine that the proposed sign complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

The subject property is located on the east side of North Main Street south of East Rees Street. A wall sign to identify the business that occupies the building – *Fired Visions* – is proposed.

The business owner intended to reuse a nonconforming wall cabinet sign when the business opened late in 2017. The proposal for reuse of the cabinet sign was, however, denied by the Downtown Architectural Review Board because the sign did not meet criteria for architectural or historic significance. The cabinet sign has been removed and a flat wall sign is proposed as a replacement.

The business owner would like to salvage the plexiglass panel of the cabinet sign and affix it to a plywood panel to create a flat wall sign. The proposed sign would be mounted on the building wall in the same location as the former cabinet sign. The proposed sign would not be illuminated.

The sign measures approximately 6'x4' (24 square feet). The sign area complies with zoning regulations for allowable size.



<b>Findings</b>
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**The Downtown Design Overlay District is intended to:**

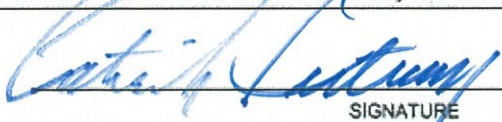
- Preserve and restore unique and historic buildings;
- Ensure the coordinated design of new buildings and changes to existing buildings;
- Minimize adverse impacts on adjacent properties from buildings that may detract from the character and appearance of the district;
- Aid in improving the overall economic vitality of the district.

<b>DARB Action</b>
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The Downtown Architectural Review Board must determine that the proposed sign complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

**DOWNTOWN DESIGN REVIEW****Project Application**

**PROJECT LOCATION:** 218 S MAIN STREET  
ADDRESS

<b>Project Applicant (Business Owner/Tenant/Landowner)</b>			
Name: <u>PAT BERTRAM</u>			
Business Name: <u>ALTERN GROSS PLUMBING</u>			
Mailing Address: <u>218 S MAIN ST</u>	City: <u>FOND DU LAC</u>	State: <u>WI</u>	ZIP: <u>54935</u>
Email Address:		Phone Number:	
<b>Project Representative (Complete this information if the project representative is not the project applicant)</b>			
Name: <u>TOM W MEKLEJOHN, III AIA ARCHITECT</u>			
Mailing Address: <u>79 E DIVISION STREET</u>	City: <u>FDL</u>	State: <u>WI</u>	ZIP: <u>54935</u>
Email Address:		Phone Number:	
<b>Landowner (Complete this information if the project applicant is not the property owner.)</b>			
Name: <u>TOM GROSS</u>			
Mailing Address: <u>218 S. Main St</u>	City: <u>Fond du Lac</u>	State: <u>WI</u>	ZIP: <u>54935</u>
<b>Land Use Information - Project Site</b>			
Describe the use of the building: <u>PLUMBING RETAIL/CONTRACTOR BUSINESS</u>			
If the proposed project involves a new business or use, identify the most recent use of the building:			
<b>Acknowledgement for Project Completion (Landowner or Tenant)</b>			
As the responsible party for the project, I hereby acknowledge that failure to complete the project as approved by the Downtown Architectural Review Board may result in a requirement to modify and/or redo work and/or delay occupancy.			
 SIGNATURE		<u>1-23-2019</u> DATE	

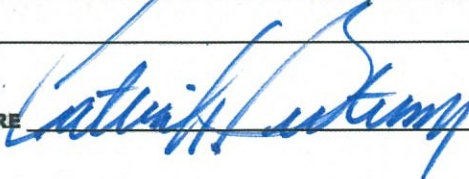
**PROJECT DETAILS**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> EXTERIOR PAINT                           | <input checked="" type="checkbox"/> SIGN - WALL       |
| <input checked="" type="checkbox"/> WINDOWS - REPLACE EXISTING               | <input checked="" type="checkbox"/> SIGN - PROJECTING |
| <input checked="" type="checkbox"/> WINDOWS - NEW OPENING OR MODIFY EXISTING | <input checked="" type="checkbox"/> AWNING            |
| <input checked="" type="checkbox"/> EXTERIOR ALTERATIONS/REPAIR              | <input type="checkbox"/> NEW BUILDING                 |
| <input type="checkbox"/> BUILDING ADDITION/EXPANSION                         |   |

**DESCRIPTION OF PROPOSED PROJECT AND TIMELINE FOR COMPLETION:**

RE-DO MAIN STREET FAÇADE & SOUTH ELEVATION AS PER ATTACHED DRAWINGS -

PROJECT APPLICANT SIGNATURE







**a** AHERN  
GROSS





**a Ahern-Gross Inc.**  
**PLUMBING**  
KOHLER Registered Showroom  
RETAIL SALES - PROMPT PLUMBING SERVICE  
EMERGENCY SERVICE 921-1414

**a**  
AHERN-GROSS

**a** AHERN-GROSS

Customer Parking  
**ONLY**





**a Ahern - Gross Inc.**  
**PLUMBING**

KOHLER Registered Showroom  
RETAIL SALES • PROMPT PLUMBING SERVICE

24hr. EMERGENCY SERVICE **921-1414**

**a AHERN-GROSS**

**a Ahern Gross**  
PLUMBING CONTRACTORS  
1000 20th Ave. W.

24hr. EMERGENCY SERVICE  
**921-1414**

NO PARKING  
CUSTOMER  
TRUCKS  
ONLY

Key Notes - New Construction

- 1 New Fabric Awning(s) On 1" Tube Framing
- 2 New Clear Insulated Glass Set in Insul. Alum Windows Frames
- 3 New Clear Insul. Glass set in Clad Wood Window Frames; New Stone Sill
- 4 New Pre-Finished, Exterior Horizontal Metal Siding
- 5 New Wall Sign(s)
- 6 New Face(s) on Existing Pendant Sign
- 7 New Cornice Line and Accent Support Brackets
- 8 New Stone Veneer Base & Exterior Wall
- 9 Existing Doors to Remain - Paint



New  
East Elevation

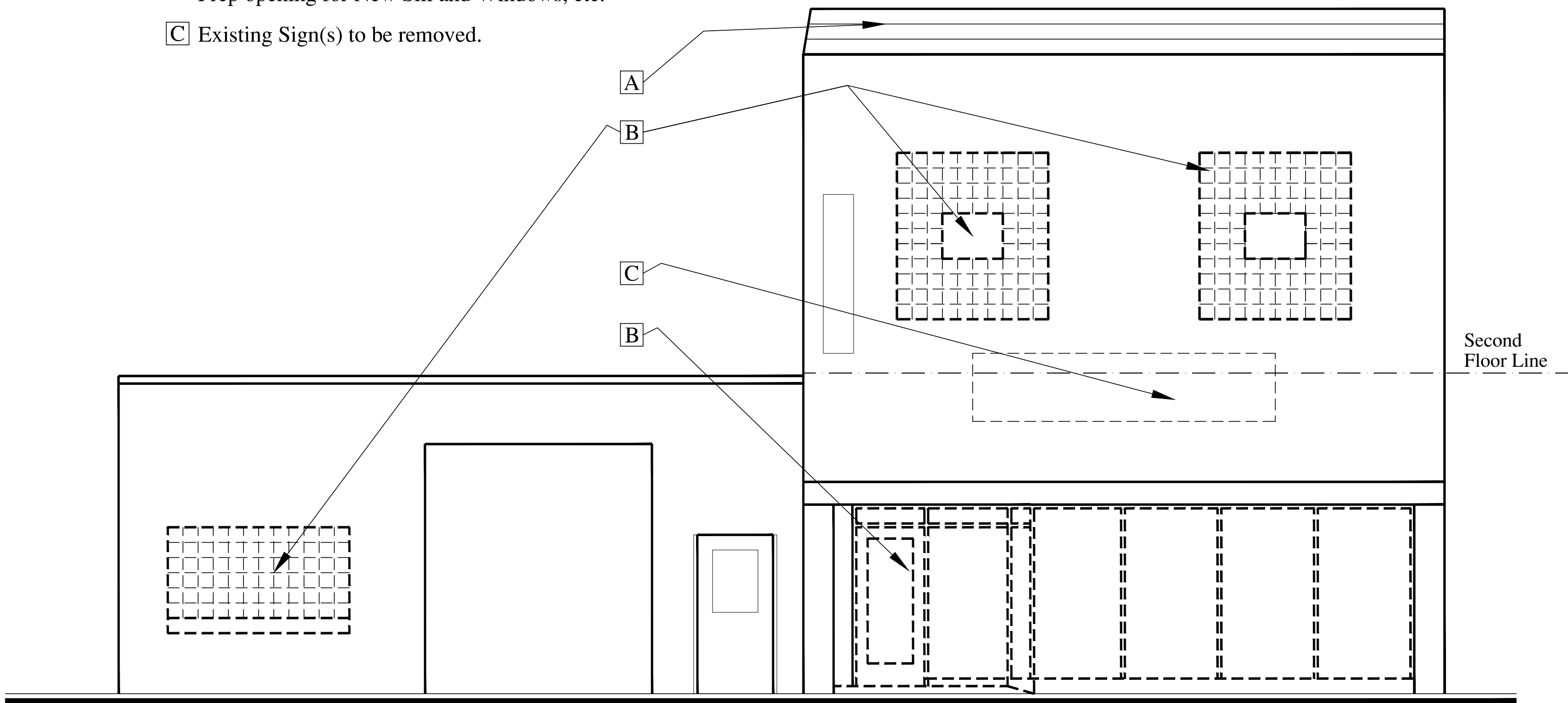
Scale: 1/4" = 1'-0"





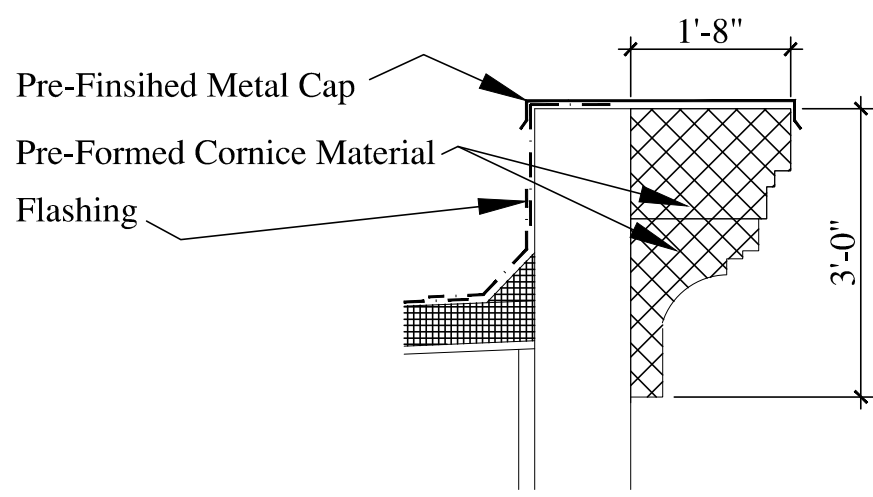
Key Notes- Demo Work

- [A] Existing Cornice to be removed and prepared for new Cornice Material / Finish.
- [B] Existing Windows to be removed. Prep opening for New Sill and Windows, etc.
- [C] Existing Sign(s) to be removed.



Existing / Demo  
East Elevation

Scale: 1/4" = 1'-0"



Wall Section

Scale: 1/2" = 1'-0"

Room Finish Schedule

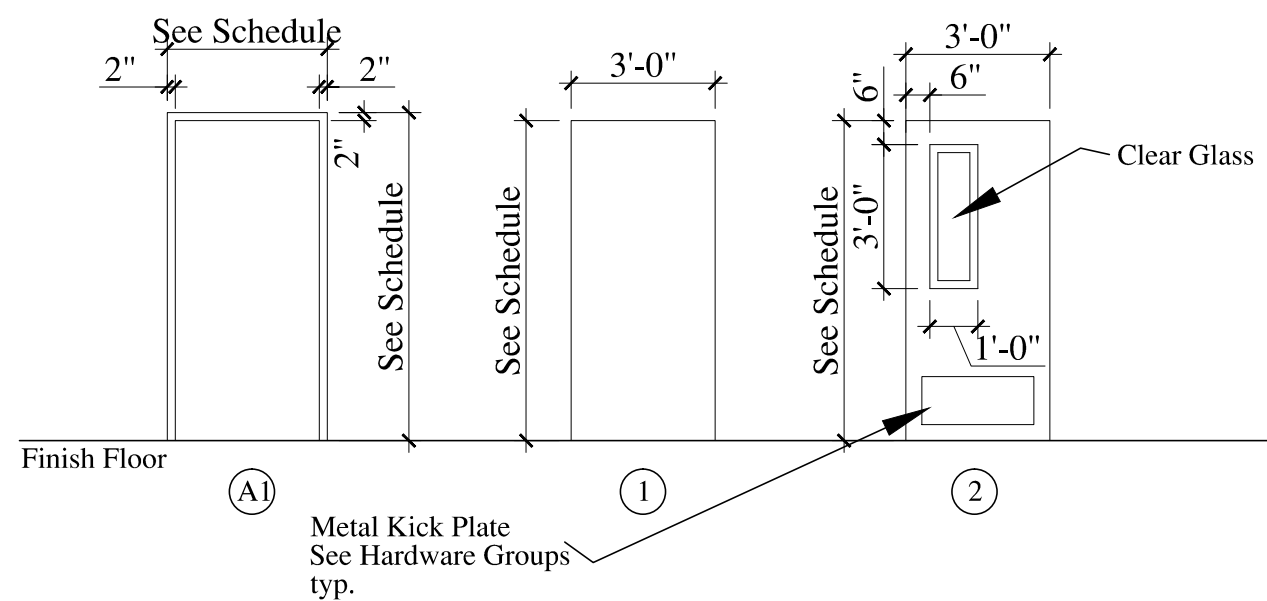
Room Name & Number	Floor #	Base	Walls				Ceiling Type	Hgt	Other
			North	East	South	West			
First Floor									
200 Storage	VCT	VB	PT	PT	PT	PT	-	-	
201 Corridor	CPT	VB	-	PT	PT	PT	AC-1	9'-0"	Match Existing
202 Ext. Stair	-	-	-	-	-	-	-	-	
203 Ext. Corridor	-	-	-	-	-	-	-	-	
204 Ext. Office	-	-	-	-	-	-	-	-	
205 Storage	-	-	-	-	-	-	-	-	
206 Ext. Office	-	-	-	-	-	-	-	-	
207 Ext. Toilet	-	-	-	-	-	-	-	-	
208 Ext. Office	-	-	-	-	-	-	-	-	
209 Ext. Locker Storage	-	-	-	-	-	-	-	-	
210 Storage	VCT	VB	PT	PT	PT	PT	AC-1	9'-0"	Match Existing
211 Office	CPT	VB	PT	PT	PT	PT	AC-1	9'-0"	Match Existing

Finish Schedule Abbr.

PT Paint  
SC Carpet  
VCT Vinyl Composite Tile  
AC-1 Acoustical Ceiling Tile

Door And Frame Schedule

Door No.	Size	Elev.	Mat'l.	Frame			Hard'w Group	Other
				Size	Elev.	Mat'l.		
First Floor								
1	3'-0" x 7'-0"	2	HM/Insu	3'-4" x 7'-2"	A1	HM/Insu		
2	3'-0" x 7'-0"	2	HM	3'-4" x 7'-2"	A1	Alum		
3	3'-0" x 7'-0"	1	WD	3'-4" x 7'-2"	A1	HM		
4	3'-0" x 7'-0"	1	WD	3'-4" x 7'-2"	A1	HM		

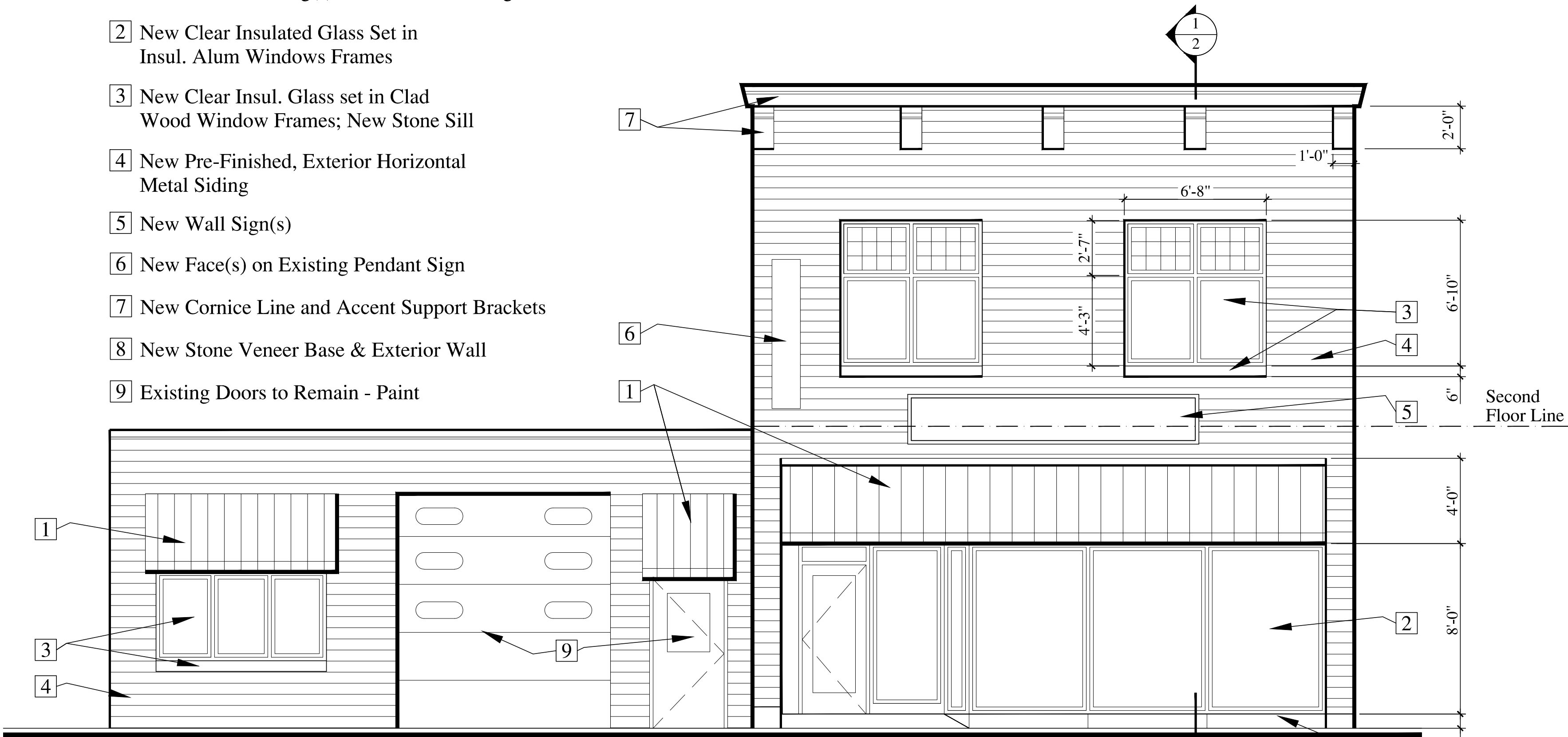


Frame & Door Elevations

Scale: 1/4" = 1'-0"

Key Notes - New Construction

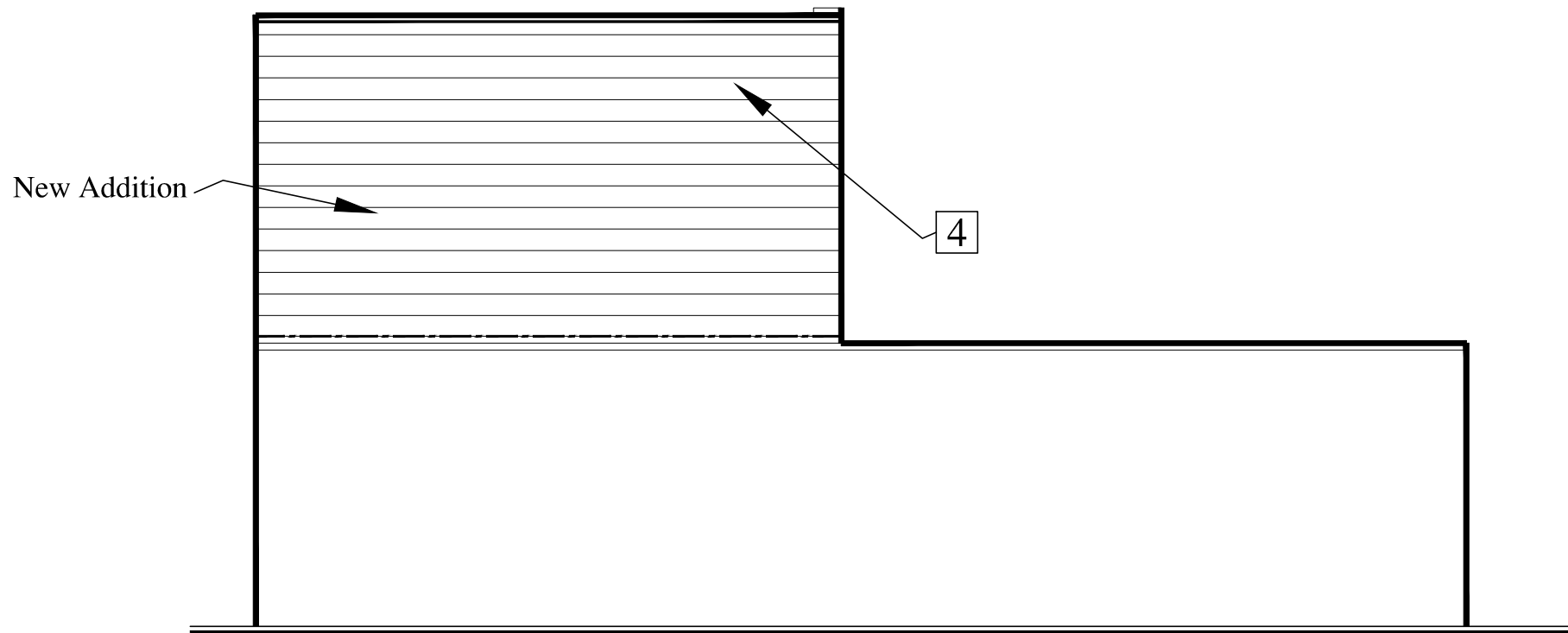
- [1] New Fabric Awning(s) On 1" Tube Framing
- [2] New Clear Insulated Glass Set in Insul. Alum Windows Frames
- [3] New Clear Insul. Glass set in Clad Wood Window Frames; New Stone Sill
- [4] New Pre-Finished, Exterior Horizontal Metal Siding
- [5] New Wall Sign(s)
- [6] New Face(s) on Existing Pendant Sign
- [7] New Cornice Line and Accent Support Brackets
- [8] New Stone Veneer Base & Exterior Wall
- [9] Existing Doors to Remain - Paint



New  
East Elevation

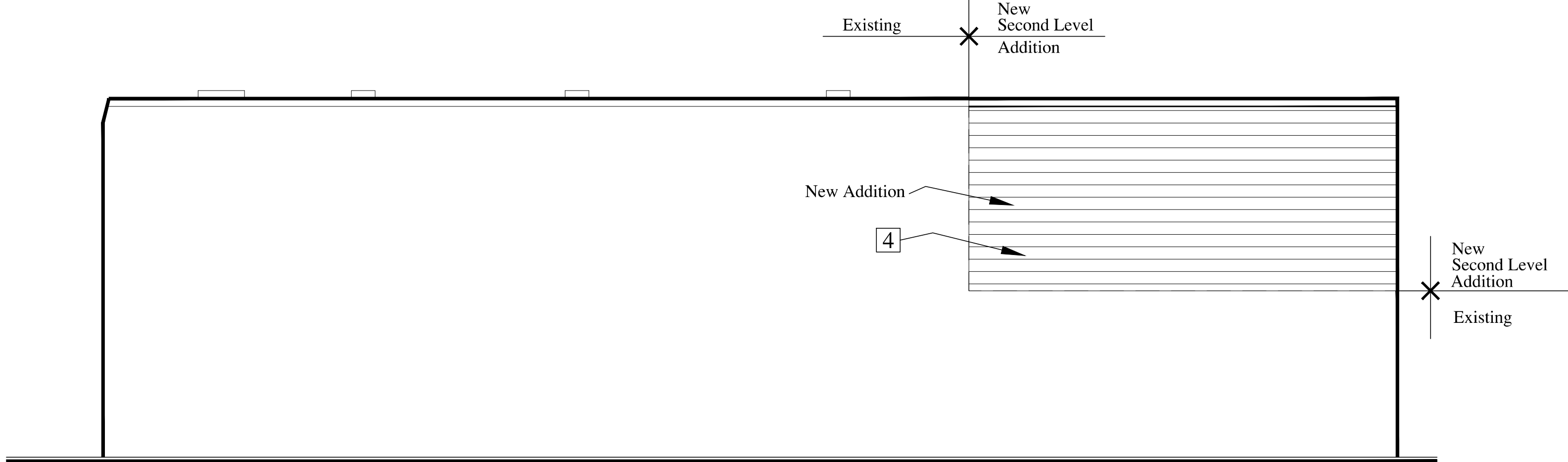
Scale: 1/4" = 1'-0"

0 2 4 8 Feet



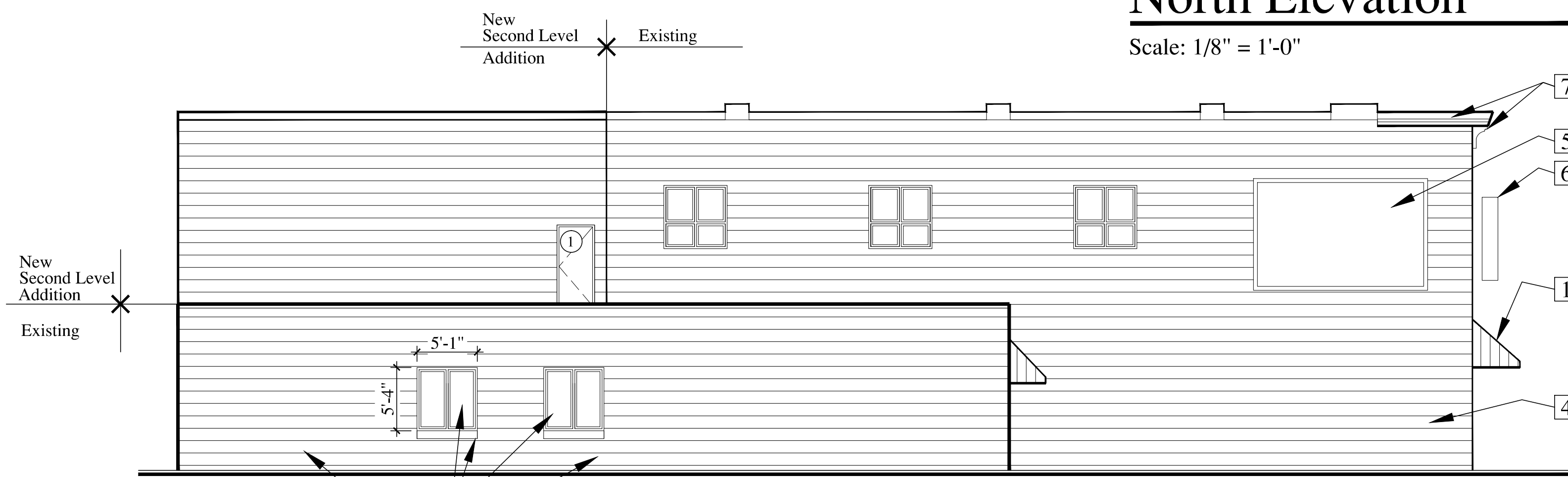
West Elevation

Scale: 1/8" = 1'-0"



North Elevation

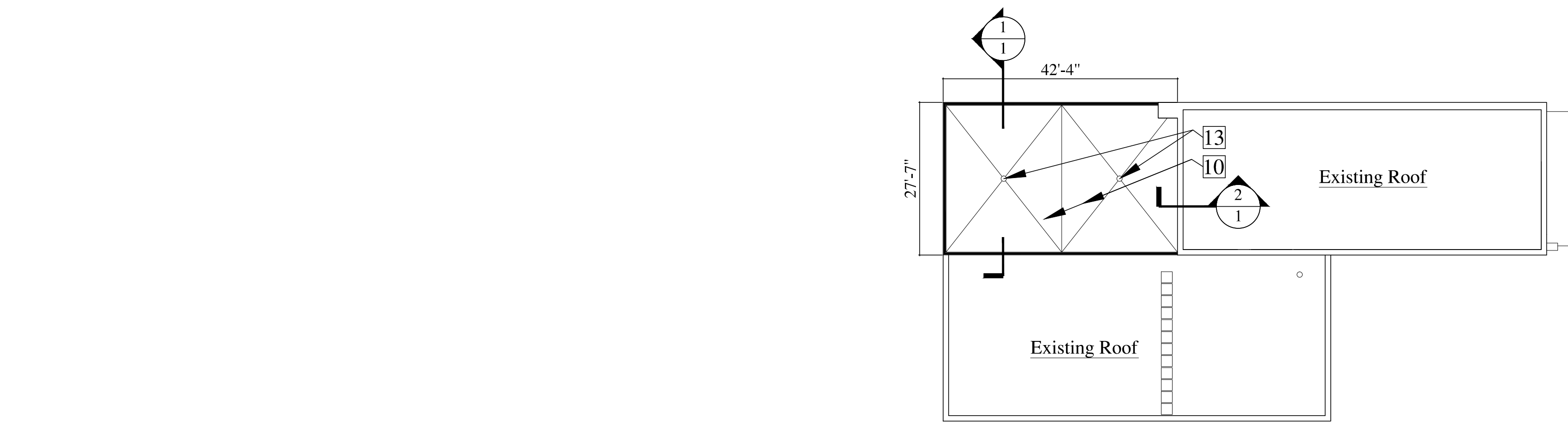
Scale: 1/8" = 1'-0"



South Elevation

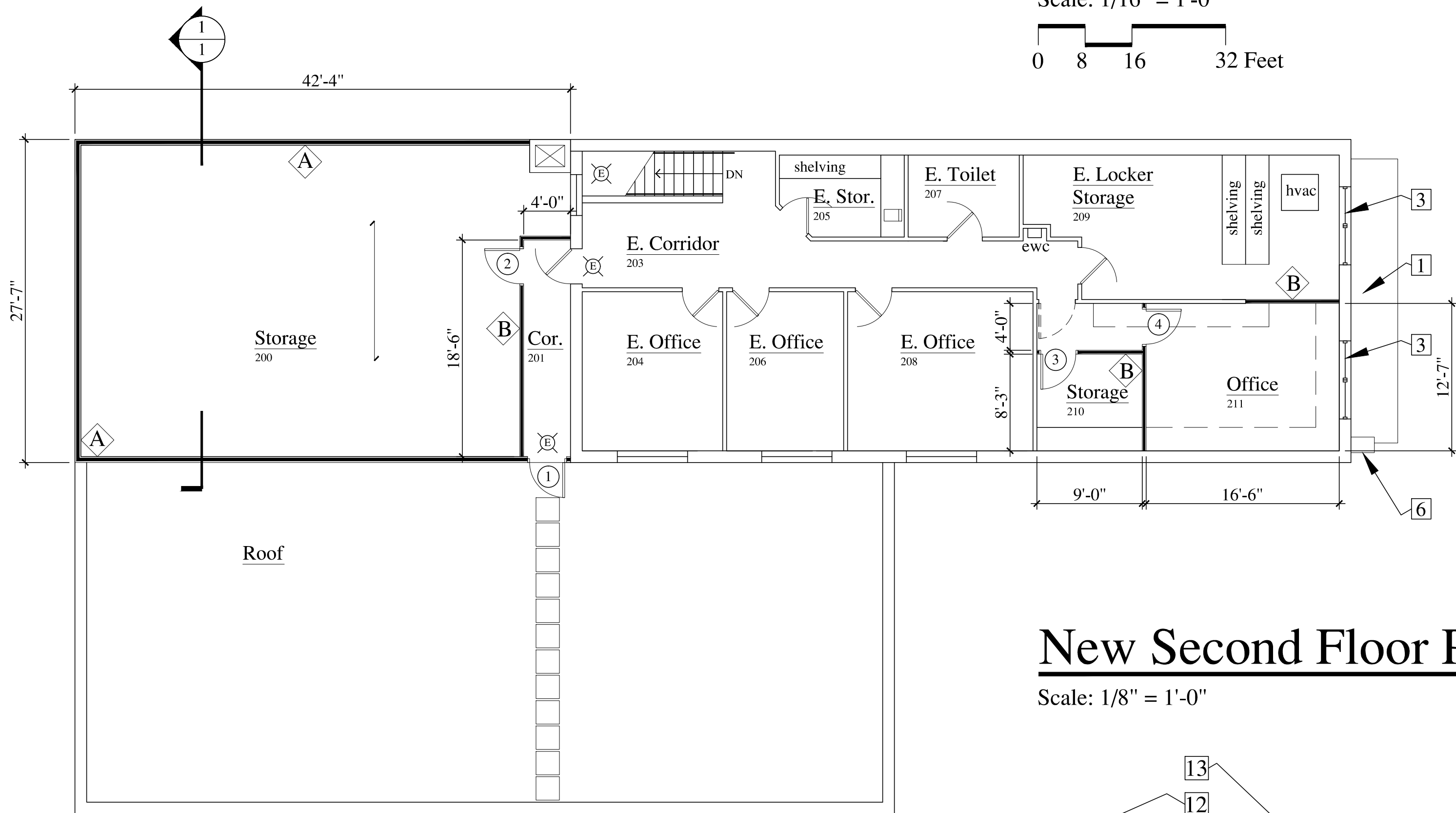
Scale: 1/8" = 1'-0"

0 4 8 16 Feet



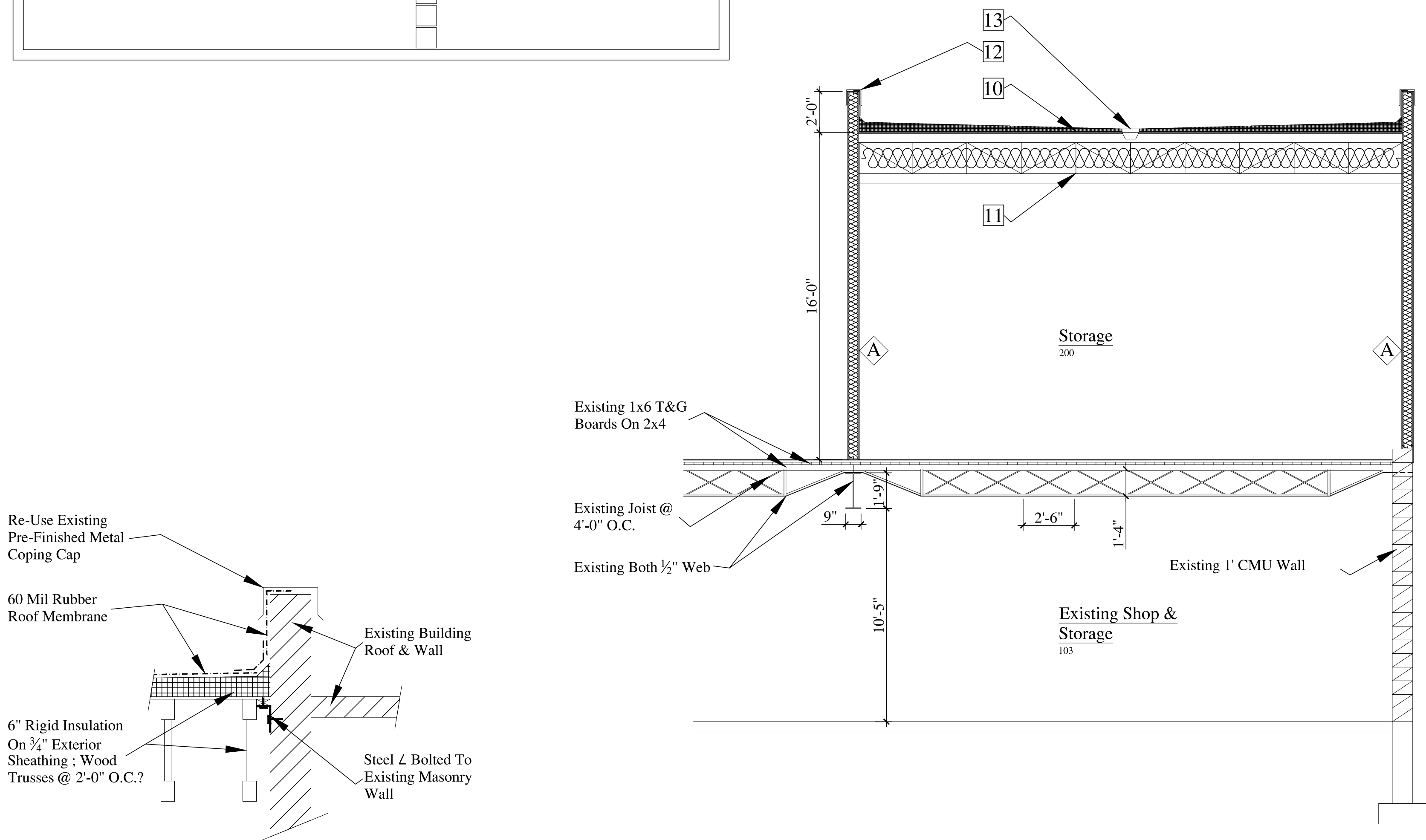
New Roof Plan

Scale: 1/16" = 1'-0"  
0 8 16 32 Feet



New Second Floor Plan

Scale: 1/8" = 1'-0"



Section

Scale: 1/2" = 1'-0"  
0 1 2 4 Feet

Section

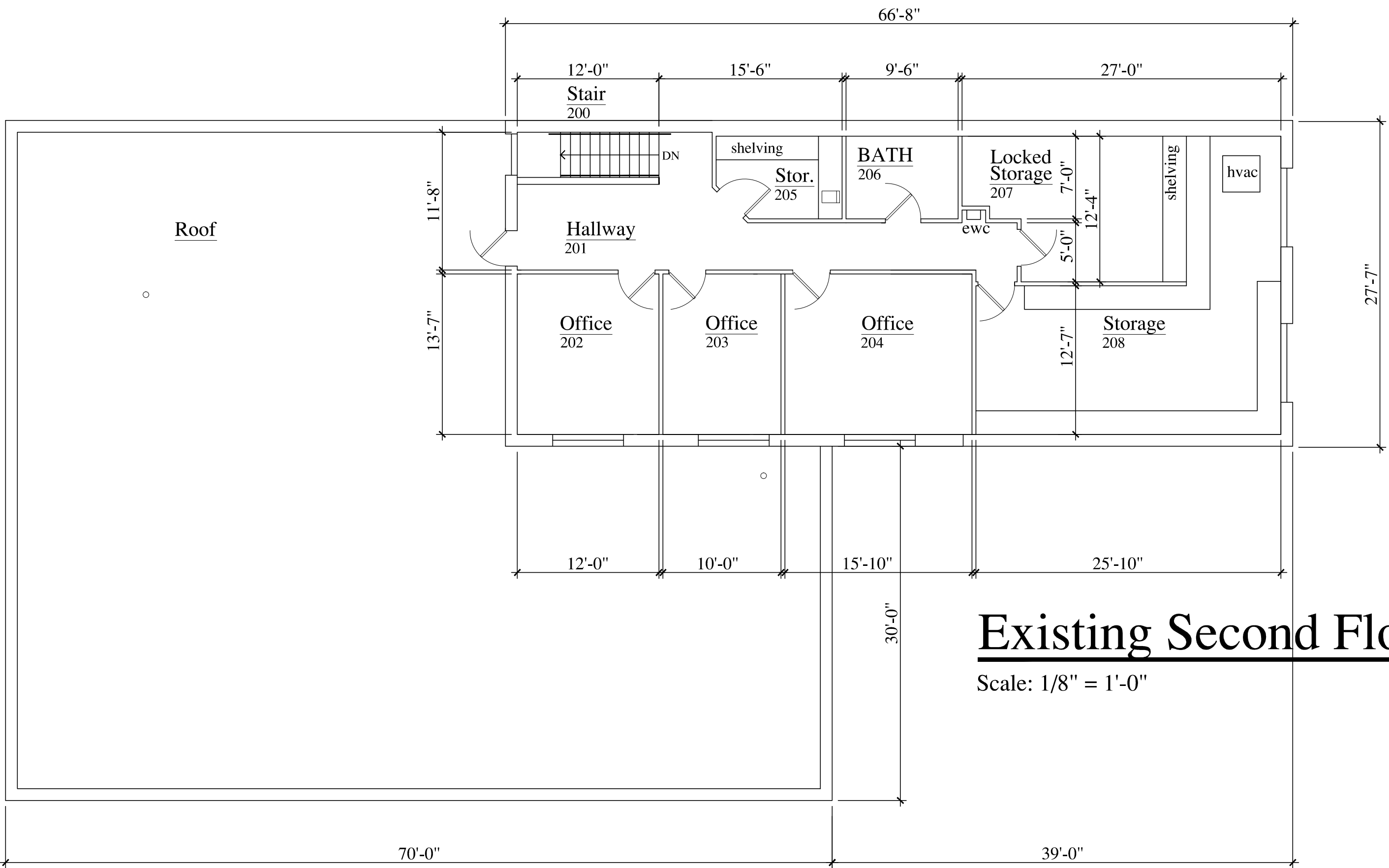
Scale: 1/4" = 1'-0"  
0 2 4 8 Feet

Key Notes - New Construction

- 1 New Awning(s)
- 2 New Clear Insulated Glass Set in Insul. Alum Windows & Door Frames
- 3 New Clear Insul. Glass set in Clad Wood Window Frames; New Stone Sill
- 4 New Pre-Finished, Exterior Horizontal Metal Siding
- 5 New Wall Sign(s)
- 6 New Face(s) on Existing Pendant Sign
- 7 New Cornice Line and Accent Support Brackets
- 8 New Stone Veneer Base & Exterior Wall
- 9 Existing Doors to Remain - Paint
- 10 60 Mil Membrane On 6" Rigid Insulation Sloped To Roof Drains ; Min 2" @ Roof Drain
- 11 3/4" Exterior Sheathing On Wood Roof Truss @ 2'-0" O.C.?
- 12 Pre-Finished Metal Flashing & Coping Cap Over 60 Mil Roof Membrane
- 13 6" Roof Drain

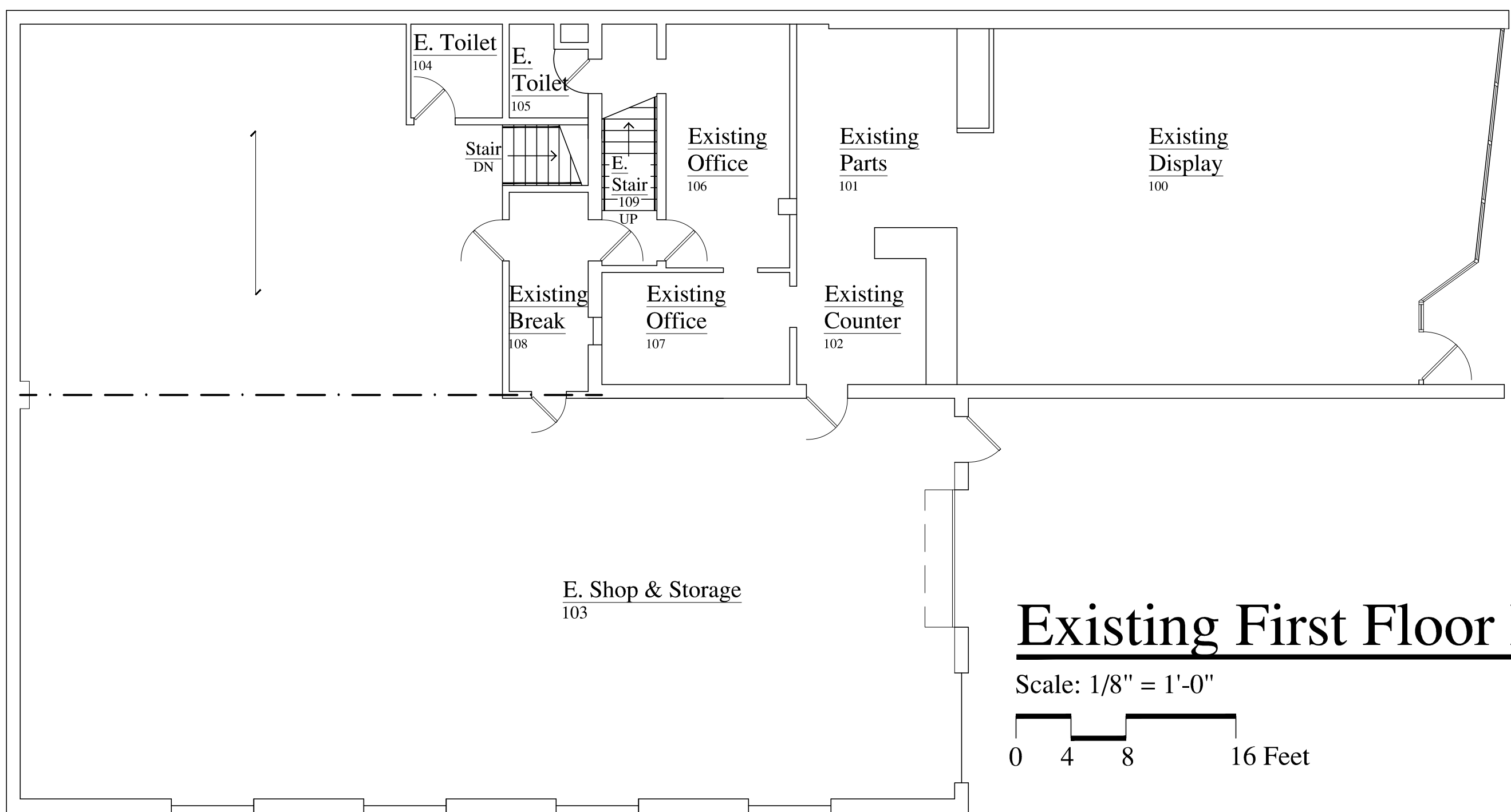
Wall Types

- A EXTERIOR WALL  
Metal Panel System on 6" Metal Studs, 18 ga. @ 16" O.C.; Batt Insul. (R- ); VB, 5/8" Gyp Bd
- B INTERIOR WALL  
2x4 Wood Studs @ 16" O.C. w/ 5/8" Gyp Bd Each Side; Fill Void w/ Batt Insulation



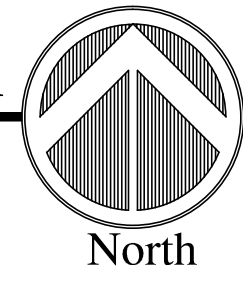
Existing Second Floor Plan

Scale: 1/8" = 1'-0"



Existing First Floor Plan

Scale: 1/8" = 1'-0"  
0 4 8 16 Feet



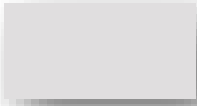
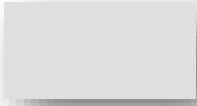


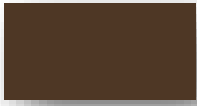
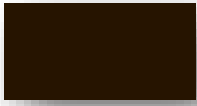

NOTE!  
Field Verify all dimensions & Room Layouts with Owner Prior to Construction.



### Kawneer Anodize finishes

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41 / AA-M45C22A41	Architectural Class I (.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44 / AA-M45C22A44	Architectural Class I (.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (.7 mils minimum)
<b>BLACK - WINDOW FRAME COLOR</b>				

\$ Terra Cotta



▲ ★ \$ Cardinal Red



\$ Dark Bronze



▲ ★ \$ Sierra Tan



▲ ★ \$ Musket Gray



▲ ★ \$ Slate Gray



▲ ★ \$

GRANITE - METAL WALL PANEL COLOR

▲ ★ \$ Granite\*

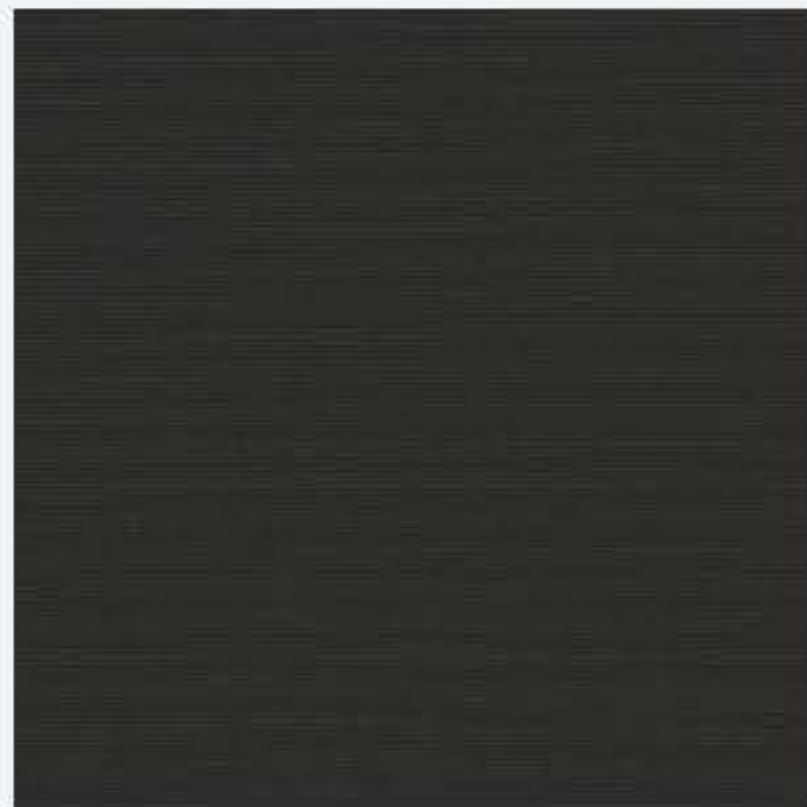
▲ ★ \$ Cityscape

▲ ★ \$

[← back](#)

SOLID BLACK - CANOPY COVER

[Favorites](#)



83008-0000

100% Sunbrella Acrylic  
60" / 152 cm width  
Selvedge is Left / Right

[COLLECTIONS](#)

BLACK CLARITY

[Add to Favorites +](#)



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ADDITIONAL COLORWAYS



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COORDINATING FABRICS

Upholstery and Drapery

# ***CITY OF FOND DU LAC - Memorandum***

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Department of Community Development

**Date:** January 31, 2019  
**To:** Downtown Architectural Review Board  
**From:** Joellyn Dahlin, Principal Planner  
**Re:** Project Review – 218 South Main Street

<b>Project Analysis</b>
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**Proposal:** Commercial building renovation and 2<sup>nd</sup> floor expansion.

**Historic Status:** N/A

**Design Review:** The Downtown Architectural Review Board must determine that the proposed renovation and building expansion is compatible with the spirit and intent of design goals to improve and enhance downtown properties.

Ahern-Gross Plumbing is located on the west side of South Main Street one lot south of Western Avenue. Although the property is generally located within the downtown area, it is affected by a zoning designation of C-2 (General Business); the downtown north of Western Avenue is situated in the C-1 (Central Business) district. Properties in the C-2 district are not subject to design regulations and, as such, the review and approval of proposed projects does not fall within the purview of the Downtown Architectural Review Board. However, because a renovation plan for the subject property has been submitted for a Building Improvement Grant (BIG), review and approval by DARB is necessary. The purpose of DARB's review for the BIG grant is to assure a project that is suitable for the downtown.

The proposed project affects exterior changes to the east façade of the two-story building, including an expansion of the second floor area within the existing footprint. The project also affects the south façade of the two-story building and the east and south façades of the one-story building.

Pre-finished horizontal metal siding is proposed to replace metal panels on the east and south walls of the two-story building. The same siding will be used for the expanded area of the second story and will cover the east and south concrete block walls of the one-story building. The cornice on the two-story building would be removed and replaced with a new cornice line and accent support brackets. New windows will replace existing glass block windows on the second story of the east façade and on the east and south facades of the one-story building. The new windows are clear insulated glass set in clad wood window frames with a new stone sill. Clear insulated glass set in insulated aluminum window frames will replace storefront windows on the east facade. New awnings are planned for the storefront windows, and for the windows and service door on the east wall of the one-story building. The color palette for the renovation utilizes a granite color for the metal siding, black window frames to match the front entry door on Main Street, and black canvas awnings. The service door and overhead door on the one-story building will be painted black.

The project includes the intent for new signs - a panel change for the existing projecting sign, replacement of the existing cabinet sign located above the storefront windows, and replacement of the wall sign on the south wall of the two-story building. Although DARB is invited to comment on suitable signage for the building, zoning regulations for design elements, lighting, and sign type do not specifically apply because the property is located in the C-2 district.

It should also be noted that although the Downtown Architectural Review Board is charged with review of the design elements for the proposed expansion of the building, authorization for the second floor building expansion will occur separately through the Site Plan Review Committee. Review by the Site Plan Commission assures compliance with city code regulations for site development.

<b>Recommendation</b>
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The Downtown Architectural Review Board must determine that the proposed renovation and building expansion is compatible with the spirit and intent of design goals to improve and enhance downtown properties.

# City of Fond du Lac

## DOWNTOWN DESIGN REVIEW

### Project Application

**PROJECT LOCATION:** 76 S. Macy Street, Fond du Lac, Wisconsin  
ADDRESS

Project Applicant (Business Owner/Tenant/Landowner)			
Name: <u>Dawn M. Sabel and John D. Sabel</u>			
Business Name: <u>Macy Street Mini Mall</u>			
Mailing Address: <u>76 S. Macy Street, Suite 2</u>	City: <u>Fond du Lac</u>	State: <u>WI</u>	ZIP: <u>54935</u>
Email Address: <u>[REDACTED]</u>		Phone Number: <u>[REDACTED]</u>	
Project Representative (Complete this information if the project representative is not the project applicant)			
Name: <u>Same</u>			
Mailing Address:	City:	State:	ZIP:
Email Address:		Phone Number:	
Landowner (Complete this information if the project applicant is not the property owner.)			
Name: <u>Same</u>			
Mailing Address:	City:	State:	ZIP:
Land Use Information—Project Site			
Describe the use of the building: <u>offices</u>			
If the proposed project involves a new business or use, identify the most recent use of the building:			
Acknowledgement for Project Completion (Landowner or Tenant)			
As the responsible party for the project, I hereby acknowledge that failure to complete the project as approved by the Downtown Architectural Review Board may result in a requirement to modify and/or redo work and/or delay occupancy			
<u>[Signature]</u> SIGNATURE		<u>1/8/19</u> DATE	

### PROJECT DETAILS

- |   |  |
|---|--|
| <input type="checkbox"/> EXTERIOR PAINT                           | <input type="checkbox"/> SIGN - WALL       |
| <input checked="" type="checkbox"/> WINDOWS - REPLACE EXISTING    | <input type="checkbox"/> SIGN - PROJECTING |
| <input type="checkbox"/> WINDOWS - NEW OPENING OR MODIFY EXISTING | <input type="checkbox"/> AWNING            |
| <input checked="" type="checkbox"/> EXTERIOR ALTERATIONS/REPAIR   | <input type="checkbox"/> NEW BUILDING      |
| <input type="checkbox"/> BUILDING ADDITION/EXPANSION              |  |

### DESCRIPTION OF PROPOSED PROJECT AND TIMELINE FOR COMPLETION:

Repair/Re-brick and side (by the windows) the front facade, replace windows (as needed).

PROJECT APPLICANT SIGNATURE

[Signature]







SIDING COVERING EXISTING  
BRICK TO BE REMOVED



Date:

Client:

Address:

City & Zip:

Phone:

Cell Phone:

1-4-19

Sebel Law Office

76 S. Macy Street

Fond du Lac, WI 54935

(920) 922-6800

(Estimate Bid) (HR) 1-4-19

## BID SHEET



1100 Golf Vu Drive, Fond du Lac, WI 54935

920-375-0300 Cell

Plans \$

Drainage Plan \$

Permits \$ 200 -

Lot \$

Excavation \$

Concrete Walls \$

4x8 Foam \$

Skirtboard \$

P&L Hookup \$

(4 Windows) Tear off / Install (4) Windows Drexel Lumber \$ 6600.00

Framing Labor \$ 3800.00

Roofing Labor \$

Siding Labor \$

Garage Door \$

Opener/2 Remotes \$

1-Lower Windows (Allowance) ~~Windows~~ \$ 1200.00

Electrical \$

Plumbing \$

Heating \$

Flatwork \$

Insulation \$

Drywall \$

Painting \$

Staining \$

Trimming/Hang Cabinets \$

Garbage Disposal \$

Dumpsters \$

Whirlpool Dishwasher \$

Fireplace \$

(Bid Attached) Brick Fronts \$ 68,260.00

Flooring \$

Underlayment \$

Cabinet Handles \$

Light Allowance \$

Woodgrain Doors \$

Management Fees \$ 8000 -

Outside Painting \$

Air Exchange \$

Cleaning \$

Well \$

Septic \$

Exposed Back Wall \$

Framing Basement Steps \$

Set Fireplace \$

Window Wells \$

Garage Stairs \$

Basement Rough-In \$

Mirror \$

1st Floor Window Allowance Beam/Posts \$

Closet Shelving \$

Appliances \$

Landscape Allowance \$

Lawn \$

Deck \$

Crane \$

Fasteners \$

Driveway \$

Shower Doors \$

Towel Bars, etc. \$

Stereo \$

Central Air \$

Central Vac \$

Briacement Allowance \$

Tile Shower \$

Radon \$

Grand Total \$ 84,060.00

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	BID BY
026095		LAW OFFICE	HR HOMES		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 311	4	EA	\$1,644.39	\$6,577.56

Row 1: H3 Aluminum Clad Double Hung Windows 2.0 Double Hung Operating / Operating 70.5 x 71.5

Row 2: H3 Aluminum Clad Double Hung Windows 2.0 Sash Set Fixed / Fixed 70.5 x 23.5

36 x 72, Mull Location 1 = 35.25, Frame Width = 35.25, Frame Height = 71.5, Sash Split = 50/50

36 x 72, Frame Width = 35.25, Frame Height = 71.5, Sash Split = 50/50

36 x 24, Mull Location 1 = 35.25, Frame Width = 35.25, Frame Height = 23.5

36 x 24, Frame Width = 35.25, Frame Height = 23.5

Unit 1, 2: Complete Unit, Drawing Numbers = , CoreGuard Plus (Standard), Product Offering Special Modification = No

Unit 3, 4: Complete Unit, Drawing Numbers = , CoreGuard Plus (Standard), DP Rating = Standard, Product Offering Special Modification = No

Unit 1, 2: Color Collection = Show All, Frame Color = White 001, AAMA 2604, Natural, Pine Interior, Mull-Frame Type = Vertical Common (Continuous Head & Sill), Frame Jamb Style = Standard (Offset), Visible Interior Vinyl Profile Color = Beige

Unit 3, 4: Color Collection = Show All, Frame Color = White 001, AAMA 2604, Natural, Pine Interior, Mull-Frame Type = Vertical Common (Continuous Head & Sill), Frame Jamb Style = Standard (Offset)

Sash-Panel Color = White 001, Sash-Panel Clad Finish = AAMA 2604

Dual Insulated, Low-E, Offset Lites = No, Argon Gas = Yes, Spacer Channel = Black Warm Edge Spacer

Hardware = Applied, Champagne, Jamb Liner Type = Concealed, Lock-Keepers = 2-Locks, Window Opening Control Device = No

Screen Option = Full Screen Shipped Separately, FlexScreen, Fiberglass Mesh

H3CommonMull, Tight Mull

H3CommonMull, Tight Mull

H3CommonMull, Tight Mull

Integral Rigid Vinyl Nailing Fin, No Drip Cap

6 9/16" 1-Piece, Match Interior Wood = Yes, Pine Jamb Extension, Natural, Interior Mull Casing Applied, Entire Set

Unit 1, 2: U-Factor = 0.3, SHGC = 0.28, CR = 55, VT = 0.52, AI = <0.30/<1.5, CPD =

SIE-N-135-00147-00001, Energy Star Region = NC, GapFill1 = ARG, Can ER = 18, Can ES Zone = No/non, W m 2k = 1.7

Unit 3, 4: U-Factor = 0.28, SHGC = 0.29, CR = 60, VT = 0.54, AI = <0.30/<1.5, CPD =

SIE-N-134-00147-00001, Energy Star Region = NC, GapFill1 = ARG, Can ER = 22, Can ES Zone = 1, W m 2k = 1.59

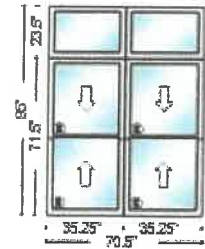
Non-Manufacturer Related =

Installation Straps = No

Rough Opening Width = 71, Rough Opening Height = 95.5

Unit 1,2: Glass Width = 30.375, Glass Height = 32.8125, Sash Width = 32.125, Sash Height =

34.8125, Unit 3,4: Glass Width = 30.375, Glass Height = 18.625, Sash Width = 32.125, Sash Height = 20.625



**Rough Opening:** 71" X 95.5"

**Overall Unit Size:** 70.5" X 95"

**Room Location:** None Assigned

# Hermanns Const. Co. Inc.

W3825 Evergreen Ct. Malone, WI 53049  
(o)920-921-8188(f)920-921-9255  
Craig Vandermolen (m)920-517-6468  
Jayme Hermanns (m)920-517-0136  
craigvandermolen@yahoo.com

## Estimate

Date	Estimate #
1/4/2019	601

### Name / Address/ Phone/ Fax

HR Homes  
1100 Golf Vue Dr.  
Fond du lac, WI 54935

### Project

Sabel Law Office 76 S. Macy St ...

### Description

Masonry

EXTERIOR

Proposal includes tuckpointing work to East Elevation ( Macy St side only) brick. We will provide labor, equipment and material to repair deteriorated brick and mortar joints at East Elevation. Mortar and brick repairs may not represent an exact match to existing wall. Installation of new thin veneer stone at 1st floor over existing block. Thin veneer stone allowance of \$13.00/sq.ft. for flats and \$16.00/ lin.ft. for corners. Owner to make final stone selection with Hermanns Const Co to verify for Bid Provided! We install thin stone in grey mortar with a slightly raked and lightly brushed finish. During construction the existing business will need to have a second entrance for customers as we will shut down main entrance. Tuckpointing work to existing parapet cap mortar joints. Work is only tuckpointing and removing and replacing deteriorated brick at East Elevation ( no work included at bowing or buckling brick at top portion of wall at north end other than repair to mortar and replace damaged brick, If we discover at repairs to wall a structural problem we will before beginning work to repair provide a cost to owners for approval!)

Bid doesn't include: 1) Permits to block sidewalk and parking lane in front of building  
2) Caulking  
3) Siding removal and all furring strips to brick wall  
4) Faux stone removal at 1st floor and all furring to block  
5) Building Permits  
6) Winter conditions  
7) Work at south, north, west or inside parapet wall  
8) Resize opening for new window installation by others  
9) New sills, parapet wall caps or any other stone detail that is not seen by siding covering up wall.

Partial payments made as job progresses!

Note this proposal may be withdrawn by Hermanns Const. Co. if not signed and returned within 30 days.

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

**Total**

\$68,260.00

Authorized Signature

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

Acceptance of Proposal- The above prices, specifications and conditions are as stated above and are hereby accepted. You are authorized to do the work as specified. Payment received over 30 days is subjected to a annual percentage rate of 12% or periodic rate of 1% per month.

Signature \_\_\_\_\_

# ***CITY OF FOND DU LAC - Memorandum***

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Department of Community Development

**Date:** January 31, 2019  
**To:** Downtown Architectural Review Board  
**From:** Joellyn Dahlin, Principal Planner  
**Re:** Project Review – 76 S Macy Street

<b>Project Analysis</b>
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**Proposal:** Commercial building renovation

**Historic Status:** N/A

**Design Review:** The Downtown Architectural Review Board must determine that the proposed renovation complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

The subject property is located on the west side of Macy Street between Forest Avenue and West 1<sup>st</sup> Street. The existing two-story building is commonly known as the *Macy Street Mini Mall*. Renovation of the east building façade is planned.

The project includes removal of siding on second story of the building to expose the existing brick facade; deteriorated brick will be removed and replaced, existing mortar will be repaired as necessary. Four new windows will be installed in second story window openings that are currently covered by siding. The new windows are aluminum clad double hung windows with a fixed sash. The window specifications indicate a frame color of white.

New thin veneer stone will be installed over existing block within the first story area of the building. In addition, one new window is proposed. Specifications for the window were not submitted with the design review application to indicate location, size, design, materials and color.

## **Findings**

### **The Downtown Design Overlay District is intended to:**

- ) Preserve and restore unique and historic buildings;
- ) Ensure the coordinated design of new buildings and changes to existing buildings;
- ) Minimize adverse impacts on adjacent properties from buildings that may detract from the character and appearance of the district;
- ) Aid in improving the overall economic vitality of the district.

## **Recommendation**

The Downtown Architectural Review Board must determine that the proposed renovation complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.