

# **DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA**

October 4, 2016  
12:00 PM

Meeting Room D  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

## **I. CALL TO ORDER**

- A. Attendance
- B. Declaration Quorum Present

## **II. ELECTION OF OFFICERS**

- A. Chairperson
- B. Vice-Chairperson
- C. Secretary

## **III. APPROVAL OF MINUTES**

September 6, 2016

## **IV. ACTIONS**

- A. 59-61 N Main Street

Applicant: Brian Carter dba BSKK Property Investments LLC  
Project Representative: Brian Carter  
Project: Replace windows – main façade.

- B. 44 N Main Street (*Carousel Vintage*)

Applicant: Kelly Martin o/b/o *Carousel Vintage*  
Project Representative: Kelly Martin/Urban Echo Design Group  
Project: Install wall sign on main façade.

## **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**

September 6, 2016

12:00 P.M.

Meeting Room D  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

## **CALL TO ORDER**

ROLL CALL: Present: Deborah Doll  
Howard Floeter  
Jamie Molitor  
Steve Schoofs  
Scott Stelmacher

Absent: Sam Meyer  
Stan Ramaker

Administrative Staff: Joellyn Dahlin, Principal Planner

Vice-Chairperson Molitor declared a quorum present.

## **APPROVAL OF MINUTES**

August 2, 2016

Motion made by Floeter to approve the minutes of the regular meeting of the August 2, 2016 Downtown Architectural Review Board as presented.

Seconded by Stelmacher.

ROLL CALL VOTE: Aye – Doll, Floeter, Molitor, Schoofs, Stelmacher  
Nay – None

Carried.

## **ACTIONS**

Vice-Chairperson Molitor postponed action to proceed on the meeting agenda items pending the arrival of Project Representative Tom Meiklejohn. Upon the arrival of Meiklejohn at 12:10 pm, the meeting continued.

**15 West Division Street** (*Fat Joe's*)

Project: Storefront renovation—first and second stories.

Appearance:

Tom Meiklejohn, Project Representative, 79 East Division Street

Motion made by Schoofs to approve the project based on findings 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.

Seconded by Doll.

ROLL CALL VOTE:     Aye – Doll, Floeter, Molitor, Schoofs, Stelmacher  
                              Nay – None

Carried.

**15 North Main Street**

Project: Install new windows—north facade.

Appearance:

Tom Meiklejohn, Project Representative, 79 East Division Street

Motion made by Floeter to approve the project for new windows with bronze frames as proposed based on findings that the proposed changes comply with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

Seconded by Stelmacher.

ROLL CALL VOTE:     Aye – Doll, Floeter, Molitor, Schoofs, Stelmacher  
                              Nay – None

Carried.

**72 South Main Street** (*Annie's Fountain City Café*)

Project: Paint lower half of front façade and install canopy sign.

Appearance:

**DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES**

September 6, 2016

Page 3

Tom Meiklejohn, Project Representative, 79 East Division Street

Motion made by Molitor to approve the project based on findings that the proposed changes comply with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines, subject to the following conditions:

1. Exterior paint shall include all painted areas on the front façade of the building, i.e. areas that are painted red (1<sup>st</sup> and 2<sup>nd</sup> story).
2. Neon tube lighting on the canopy shall be removed.
3. Lettering for the canopy sign is temporary. Temporary sign letters shall be removed with the installation of permanent signage. Permanent signage shall be reviewed and approved by the Downtown Architectural Review Board at a future date.

Seconded by Doll.

ROLL CALL VOTE:     Aye – Doll, Floeter, Molitor, Schoofs, Stelmacher  
                              Nay – None

Carried.

**ADJOURN**

Motion made by Schoofs to adjourn.

Seconded by Dahl.

ROLL CALL VOTE:     Aye – Doll, Floeter, Molitor, Schoofs, Stelmacher  
                              Nay – None

Carried.

Meeting adjourned at 12:37 p.m.

MARGARET HEFTER, CITY CLERK

MH/ke

# DOWNTOWN DESIGN REVIEW



PROJECT LOCATION: 59 & 61 N main St.

BUSINESS NAME: B&K Properties

## APPLICANT INFORMATION

- PROJECT REPRESENTATIVE
- BUSINESS OWNER
- PROPERTY OWNER

ADDRESS: 106 E 12<sup>th</sup> St. FDL

EMAIL: [REDACTED]

PHONE: [REDACTED]

## PROPOSED PROJECT

- EXTERIOR PAINT
- ROOF
- WINDOWS (REPLACEMENT WINDOWS AND/OR NEW WINDOW OPENING)
- EXTERIOR DOORS (REPLACEMENT AND/OR NEW DOOR OPENING)
- SIGN(S)
- AWNING(S)
- EXTERIOR REPAIR/ALTERATION
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

## DESCRIPTION OF PROPOSED PROJECT

Replace old wooden windows with new windows  
that would look the same.

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**Submit application package to the Community Development Office**  
 (4<sup>th</sup> floor, City-County Government Center)

The submittal of a project application package via email is acceptable.  
 Please contact the Community Development office at (920) 322-3440 prior to submittal.  
 Electronic application submittals should be directed: [jdahlin@fdl.wi.gov](mailto:jdahlin@fdl.wi.gov)

## 2016 Building Improvement Grant Request

Brian Carter, BSKK Property Investments LLC

59 N. Main Street

I have six very old windows on the second floor of the building that require replacement. One window is broken and many of the storms and screens are broken or missing. My project includes replacement of all six with white vinyl insulated double hung windows including the insulation of the sash areas where the weights had previously hung. I think the white windows will maintain the original look of the windows and the façade which are currently painted white with aluminum storm/screen combination sets on the outside. The window size will not change and the original size will be maintained.

The quote presented to me by Window World of Fond du Lac has a total of \$2,940.00 which includes environmental issues such as the Wisconsin DHS Lead Law, all insulation and disposal.

I am requesting \$1,500 to assist in the completion of this project. My intention is to pay for this project using available credit to our company which we currently use for other interior projects.

Attached is a copy of the estimate from Window World of Fond du Lac. Below is a current picture of the façade with the windows on the second floor.



The new windows will enhance the overall appearance of the façade as well as offer the tenants more efficient windows and lower heating costs. I should note that the other windows along the south and east side of the building were replaced about five years ago at the owner's cost.

Thank you for your time and consideration,

Brian Carter

BSKK Property Investments LLC

539-6735

**WINDOW WORLD OF FOND DU LAC**

235 Morris Street  
Fond du Lac, WI 54935  
(920) 923-4189

1-800-Next-Window  
**WindowWorld.com**

**WINDOW WORLD OF MADISON**

2018 S. Stoughton Rd.  
Madison, WI 53716  
(608) 268-9040

Customer: \_\_\_\_\_ Phone (h) \_\_\_\_\_

Install Address: \_\_\_\_\_ Phone (w) \_\_\_\_\_

Bill Address: \_\_\_\_\_ E-mail \_\_\_\_\_

WINDOW WORLD	
2000 Series DH All-Weld	\$200
4000 Series DH All-Weld	\$225 <i>1350</i>
6000 Series DH All-Weld	\$250
2 Lite Slider ** Up to 93 U.I.	\$300
2 Lite Slider ** Up to 119 U.I.	\$325
2 Lite Slider ** Over 120 U.I.	\$350
3 Lite Slider */** (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$800
Picture	\$450
Awning/Casement	\$350
2 Lite Casement *	\$650
3 Lite Casement * (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$1050
Bay Window *	\$2450
Bow Window *	\$2600
Garden Window *	\$1875
Specialty Window	\$
Beige *	\$40
Wood Grain Interior *	\$95
Colored Exterior *	\$150
Window Color _____ / _____	
Inside	Outside

GLASS OPTIONS	
1/2 Screens	\$9 INCLUDED
Foam Insulation on Jamb and Head	\$11 INCLUDED
Double Strength Glass	\$15 INCLUDED
Double Locks (> 26")	\$5 INCLUDED
Double Lifetime Warranty	\$ INCLUDED
Lifetime Glass Breakage Warranty	\$25
SolarZone*	\$75
SolarZone ThermD Elite*	\$95 <i>570</i>
Triple Glazed TG2*/** (Argon Filled)	\$165
Triple Glazed TK2*/** (Krypton Filled)	\$195

DOORS	
Vinyl Rolling Patio Door 6ft. / 6.5ft	\$1100
Vinyl Rolling Patio Door 8ft.	\$1350
Vinyl Rolling Patio Door 9ft.	\$1650
Custom Size PD	\$
Colonial Contoured Grids	\$100
SolarZone	\$150
SolarZone ThermD Elite	\$190
Triple Glazed TG2 (Argon)	\$330
Triple Glazed TK2 (Krypton)	\$390
Patio Door Exterior Trim	\$100
Facing Color _____	
Wood Grain Interior / Beige*	\$225
Colored Exterior *	\$335
Storm Door	\$

WINDOW OPTIONS	
Full Screens	\$25
Colonial Contoured Grids (BSO) (TSO)	\$40
Prairie Grids (BSO) (TSO)	\$75
Tempered DH Sash (BSO) (TSO)	\$40/Sash
Obscure Glass (BSO) (TSO)	\$40/Sash
Oriel Style (40/60 or 60/40)	\$50
Foam Enhanced Frame	\$35

PRE 1978 BUILT HOMES (WI DHS Lead Law)	
Fee Per Section	\$30 <i>180</i>
Fee Per Multiple	\$40
MY HOME WAS BUILT IN THE YEAR _____	Initial

Door Color _____ / _____	
Inside	Outside

MISCELLANEOUS	
Custom Exterior Trim	\$85 <i>510</i>
Facing Color <i>White GR</i>	
Specialty Window Exterior Trim	\$
Mull to Form Unit/Mullion Removal	\$50
Metal Window Extra Labor/Vinyl	\$65
Insulate Weight Boxes	\$30 <i>180</i>
Interior Stops	\$45
Exterior Stops	\$40
Bay Roof (Install or Removal)	\$400
Interior Casing (Bay/Bow/PD)	\$150
Interior Casing (Window/Door)	\$80
Repair Sill, Jamb or Brickmold	\$50
Remove and Install A/C or Awning	\$100
Remove and Install Shutters/Security Bars	\$35

 **ROUND-UP FOR WINDOW WORLD CARES**  
St. Jude Children's Research Hospital \$ \_\_\_\_\_

**Disclaimer: Estimate Valid For 30 Days.**  
\*Price is per section, \*\*6000 series only. Some additional Charges may apply to meet WI Energy Regulations

**NO EXTRA WORK IF NOT IN WRITING!**

**HOMEOWNER RESPONSIBLE FOR ALL PAINTING & STAINING**

Loan Term \_\_\_\_\_  
Approval # \_\_\_\_\_

**Customer agrees to the terms of payment as follows:**

Extra Labor \$ \_\_\_\_\_  
Site set up and Disposal Fee \$ **\$150.00**  
Total Amount \$ **7940.00**  
Custom Order Deposit 50% \$ \_\_\_\_\_ Ck# \_\_\_\_\_  
Balance Paid to Installer upon Completion \$ \_\_\_\_\_  
Amount Financed \$ \_\_\_\_\_

**You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight of the following third business day. THIS IS A CUSTOM ORDER NOT FOR RESALE!**

\_\_\_\_\_  
Salesman Date

\_\_\_\_\_  
Owner Date

EXISTING WINDOW





### Best-in-Class Performance Features:

- **Reinforced narrow silhouette frame and sash profiles** make a statement of style with their low-profile design. The result is a beautiful and expanded glass area. At the same time, internal chambers increase structural integrity, rigidity and energy efficiency.
- **Composite meeting-rail reinforcement** allows for secure mounting of hardware; the non-conductive material helps reduce the transfer of energy.<sup>1</sup>
- **End-of-throw cam shift locking** delivers increased strength and protection to the recessed lock. It also includes an “unlocked” indicator.
- The smooth and uniform, **true sloped sill** quickly directs water runoff without the use of weep holes, keeping the exterior of the window clean and attractive.<sup>2</sup>
- Our **telescoping sill dam** delivers a triple payoff: protection from air and water infiltration, increased structural stability and enhanced beauty.
- When extreme wind and weather hit, our proprietary **sill interlock** stands strong. Traditional sloped sill designs can allow the sash to bow during powerful winds, but with our interlocking sash-to-sill technology, the sash is channeled firmly into the window frame for a unified wall of strength.
- Our innovative **screen bulb** seal creates a snug fit that eliminates light and insect penetration between the screen and frame. It also aids in easy screen installation and removal.<sup>3</sup>

### Additional Sliding Window Features:

- Sashes glide horizontally for easy opening and closing.
- Both sashes lift out for convenient cleaning.
- Nylon-encased dual brass roller system for smooth gliding performance.

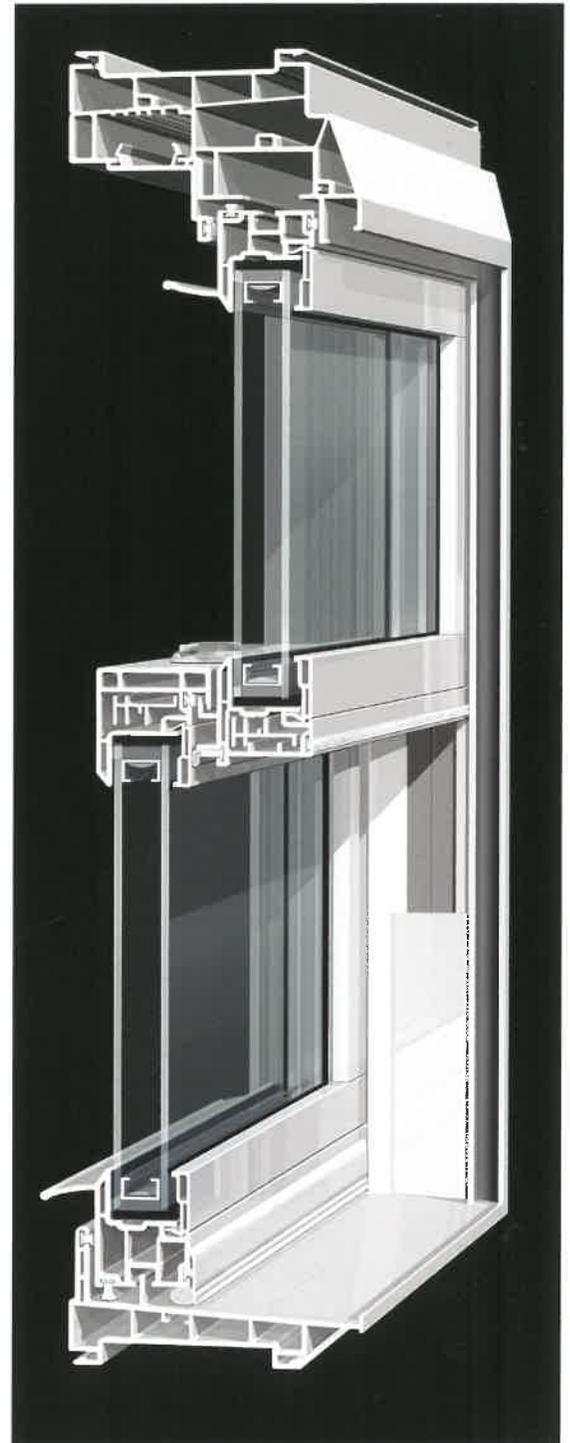
### Insulated Glass Packages to Meet Your Needs.

Maximize your energy savings by choosing a high-performance SolarZone™ insulated glass<sup>†</sup> package to meet your specific climate challenges. The lower the U-Value, the less energy you’ll need to heat your home. The lower the Solar Heat Gain Coefficient (SHGC), the more you’ll conserve on air-conditioning.

	Double-Hung		Sliding	
	U-Factor	SHGC	U-Factor	SHGC
<b>Clear Glass</b>	0.46	0.59	0.45	0.59
<b>SolarZone</b>	0.29	0.30	0.28	0.30
<b>SolarZone iE</b>	0.28	0.30	0.28	0.30
<b>SolarZone Plus</b>	0.28	0.30	0.27	0.30
<b>SolarZone Elite</b>	0.28	0.21	0.28	0.21
<b>SolarZone Plus Elite</b>	0.27	0.21	0.26	0.21
<b>SolarZone ThermD</b>	0.28	0.30	0.27	0.30
<b>SolarZone ThermD Elite</b>	0.27	0.21	0.27	0.20
<b>SolarZone ThermD iE</b>	0.27	0.30	0.26	0.30

<sup>4</sup> Whole window values are based on double-strength glass, standard 4000 Series offering with composite reinforcements. ST and HP performance values are also available.

- Clear:** Double-paneled clear glass unit.
- SolarZone:** Double-paneled unit with one pane of Low-E glass, argon gas and metal alloy Intercept spacer.
- SolarZone iE:** Double-paneled unit with one pane of Low-E glass, argon gas and metal alloy Intercept spacer, along with insulation-enhanced muntin frame.
- SolarZone Plus:** Double-paneled unit with one pane of Low-E glass, argon gas and foam spacer.
- SolarZone Elite:** Double-paneled unit with one pane of Low-E SHGC glass, argon gas and metal alloy Intercept spacer.
- SolarZone Plus Elite:** Double-paneled unit with one pane of Low-E SHGC glass, argon gas and foam spacer.
- SolarZone ThermD:** Double-paneled unit with one pane of Low-E glass, argon gas and stainless steel Intercept spacer.
- SolarZone ThermD Elite:** Double-paneled unit with one pane of Low-E SHGC glass, argon gas and stainless steel Intercept spacer, along with insulation-enhanced muntin frame.
- SolarZone ThermD iE:** Double-paneled unit with one pane of Low-E glass, argon gas and stainless steel Intercept spacer, along with insulation-enhanced muntin frame.



- 1 Double-hung base model will automatically be converted to ST (steel reinforcement) for all units ordered in excess of 48" wide or 84" high.
- 2 For larger size windows or to meet specific DP/PG ratings, optional weeps/performance package must be ordered.
- 3 Available only with the full screen option.

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

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Department of Community Development

**Date:** September 29, 2016  
**To:** Downtown Architectural Review Board  
**From:** Joellyn Dahlin, Principal Planner  
**Re:** Project Review – 59-61 N Main Street

## **Project Analysis**

**Proposal:** Replace windows (second floor) on main building façade.

**Historic Status:** Contributing property of North Main Historic District; the property does not retain a local historic designation. The North Main Street Historic District is a national district; historic review of the proposal is not required.

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

The subject building is located on the east side of North Main Street south of Merrill Avenue. Replacement of second story windows is proposed.

The project includes replacement of six second-story wood frame windows with vinyl double-hung windows. The new windows are the same size as the existing windows.

## **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.

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

Reflective of the requirements of the Downtown Design Overlay District and the Downtown Fond du Lac Partnership Guidelines, Community Development staff recommends approval of the project as proposed.

# DOWNTOWN DESIGN REVIEW



**PROJECT LOCATION:** 44 & 46 N. Main St. FDL

**BUSINESS NAME:** Carousel Vintage

## APPLICANT INFORMATION

PROJECT REPRESENTATIVE     BUSINESS OWNER     PROPERTY OWNER

ADDRESS: 46 N. Main st. Fond du Lac, WI 54935

EMAIL: \_\_\_\_\_

PHONE: \_\_\_\_\_

or

## PROPOSED PROJECT

- EXTERIOR PAINT
- ROOF
- WINDOWS (REPLACEMENT WINDOWS AND/OR NEW WINDOW OPENING)
- EXTERIOR DOORS (REPLACEMENT AND/OR NEW DOOR OPENING)
- SIGN(S)
- AWNING(S)
- EXTERIOR REPAIR/ALTERATION
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

## DESCRIPTION OF PROPOSED PROJECT

We are designing and constructing a display sign for Carousel Vintage. This will be mounted on the 44 N. Main St side of the business.

Submit application package to the Community Development Office  
(4<sup>th</sup> floor, City-County Government Center)

The submittal of a project application package via email is acceptable.  
Please contact the Community Development office at (920) 322-3440 prior to submittal.  
Electronic application submittals should be directed: [jdahlin@fdl.wi.gov](mailto:jdahlin@fdl.wi.gov)



16ft.

17ft

3ft

8ft

CAROUSEL  
VINTAGE

CAROUSEL  
VINTAGE

CAROUSEL  
VINTAGE

OPEN

40  
North

State Farm  
SAM MEYER  
Life • Health

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

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Department of Community Development

**Date:** September 29, 2016  
**To:** Downtown Architectural Review Board  
**From:** Joellyn Dahlin, Principal Planner  
**Re:** Project Review – 44 N Main Street (*Carousel Vintage*)

## **Project Analysis**

**Proposal:** Wall sign.

**Historic Status:** Contributing property of North Main Historic District; the property does not retain a local historic designation. The North Main Street Historic District is a national district; historic review of the proposal is not required.

**Design Review:** The Downtown Architectural Review Board must determine that the proposed signage 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 North Main Street midblock between Division Street and Merrill Avenue. The first floor of the building was formerly the home of *Essential Rock Church*. A sign to identify the new commercial tenant – *Carousel Vintage* - is proposed.

The proposed sign consists of a vinyl graphic print mounted to a Dibond panel. The sign panel would be affixed to the building wall above the southerly storefront. A sign is not proposed for the northerly storefront (46 N Main) at this time. The proposed sign measures 3' x 8'. The sign would be illuminated by existing light fixtures on the building. The sign complies with zoning code requirements for allowable size.

## **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.

<b>Recommendation</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.

The Downtown Architectural Review Board must consider the materials, colors and architecture of the building in approving suitable signage, and consider the purpose and intent of appropriate signage.

Reflective of the requirements of the Downtown Design Overlay District and the Downtown Fond du Lac Partnership Design Guidelines, Community Development staff recommends approval of the wall sign as proposed.