

DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA

April 7, 2015

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. APPROVAL OF MINUTES

March 3, 2015

III. ACTIONS

- A. 211-213 S Main Street
Applicant: Tony Mand
Business Name: *Ziggy's Corner Pub*
Project: Façade renovation, new windows, exterior paint.
- B. 6 N Main Street
Applicant: Scott Steffen, Wisconsin Signs & Neon
Business Name: *Law Office of John W. Herrick*
Project: Wall sign.
- C. 64 N Main Street
Applicant: Scott Steffen, Wisconsin Signs & Neon
Business Name: *Mix It Up Bakery*
Project: Wall signs and pole sign panel.
- D. 19 Sheboygan Street
Applicant: Michael H. Krueger
Business Name: *Krueger's*
Project Description: Façade renovation, new windows, exterior paint, demolish shed and chimney.
- E. 24 N Main Street
Applicant: Ted Buetow
Business Name: *Theo's*
Project Description: Comprehensive façade renovation.

Downtown Architectural Review Board Agenda
April 7, 2015

- F. 31 S Main Street
Applicant: Papenheim's Signcrafters
Business Name: *Lillians*
Project Description: Projecting signs.
- G. 33 W Second Street
Applicant: Papenheim's Signcrafters
Business Name: *Riverwalk Art Center*
Project Description: Wall signs.

IV. ADJOURN

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

March 3, 2015
12:00 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

OPENING CEREMONIES

ROLL CALL: Present: - Scott Draves
Tom Meiklejohn, III
Steve Schoofs
Jamie Molitor

Absent: - Terrence Gaffney (excused)
Sarah Van Buren (excused)
Stan Ramaker (excused)

Administrative Staff: - Joellyn Dahlin, Principal Planner

Vice-Chairperson Draves declared a quorum present.

NOTE: As project architect for 14 South Portland Street, Schoofs recused himself from the Board and left the meeting.

APPROVAL OF MINUTES

February 3, 2015

Motion made by Meiklejohn to approve the minutes of the regular meeting of the February 3, 2015 Downtown Architectural Review Board as presented. Seconded by Molitor.

ROLL CALL VOTE: Aye - Draves, Meiklejohn, Molitor
Nay - None

Carried.

REPORTS OF OFFICERS

14 South Portland Street
Meyer Property Group, LLC

Project: Preliminary review, commercial building renovation.

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

March 3, 2015

Page 2

Appearances:

Sam Meyer, Project Applicant, 42 N Main St., Fond du Lac

Motion made by Meiklejohn to approve the project in concept as presented, contingent upon submittal of a final design, including colors and materials.

Seconded by Molitor.

ROLL CALL VOTE: Aye - Draves, Meiklejohn, Molitor
 Nay - None

Carried.

NOTE: Schoofs returned to the meeting and reassumed his duties as a Board member. As project architect for 21 East 2nd Street, Meiklejohn recused himself and departed the meeting.

21 East 2nd Street

Michael Leb

Project: Exterior renovation - new windows, additional windows, new awnings, replace doors, exterior paint.

Appearances:

Michael Leb, Project Applicant, 300 Gertrude Ave., Fond du Lac

Motion made by Schoofs to approve the project as presented, with conditions to include:

1. Dumpsters and trash receptacles shall be stored within an enclosed area screened from public view. Trash enclosure materials and color shall reflect the materials and color of the building.
2. Signage is subject to separate review and approval of a sign plan by the Downtown Architectural Review Board prior to the installation of new signs and/or the relocation of existing signs. Signage shall be limited to the north and south facades. Signage for the main façade should consider the architecture and design of the building; the use of aluminum or plastic sign boards is highly discouraged.

Seconded by Molitor.

ROLL CALL VOTE: Aye - Draves, Molitor, Schoofs
 Nay - None

Carried.

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

March 3, 2015

Page 3

ADJOURN

Motion made by Schoofs to adjourn.

Seconded by Molitor.

ROLL CALL VOTE: Aye - Draves, Molitor, Schoofs
 Nay - None

Carried.

Meeting adjourned at 12:37 p.m.

MARGARET HEFTER, CITY CLERK

MH/ke

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

PROJECT APPLICATION

DATE SUBMITTED: 3/23/15

DARB MEETING DATE: April 7, 2015

PROJECT LOCATION: 211-213 South Main Street

BUSINESS NAME: Ziggy's Corner Pub

APPLICANT INFORMATION

PROPERTY OWNER: Tony Mand
ADDRESS: 213 South Main Street
EMAIL ADDRESS: [REDACTED]
PHONE: [REDACTED]

PROJECT REPRESENTATIVE: _____
___ARCHITECT ___ENGINEER ___CONTRACTOR ___OTHER
ADDRESS: _____
EMAIL ADDRESS: _____
PHONE: (_____) _____

PROJECT INFORMATION

- MINOR REPAIR/ALTERATIONS (PAINT, ROOF, WINDOWS)
- EXTERIOR RENOVATION
- SIGN(S)
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

DESCRIPTION OF PROPOSED PROJECT:

213 S Main: Remove metal and wood on front façade; expose brick and clean or paint.
Replace second story windows on front (Main Street) façade and south (5th Street) façade.
Repair and paint or cover existing stone on front façade.

211S Main: Remove metal and wood (upper); expose brick and clean or paint.
Paint wood siding.

19C-b

19C-4
Sauteed Mushroom

19C-5
Hat Box Brown

19C-6
Saddle

Calico Hill

N167

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- White Vinyl
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- Sill adaptor included
- 100 united inch maximum sizing
United Inches = Rough Opening Width + Height (Example : 31 + 56 = 87 United Inches)
- One wide windows only
- Lifetime Limited Warranty
- 5/8" Flat Grilles Between Glass (GBG) - OPTIONAL
- All other options not listed are available at an additional cost

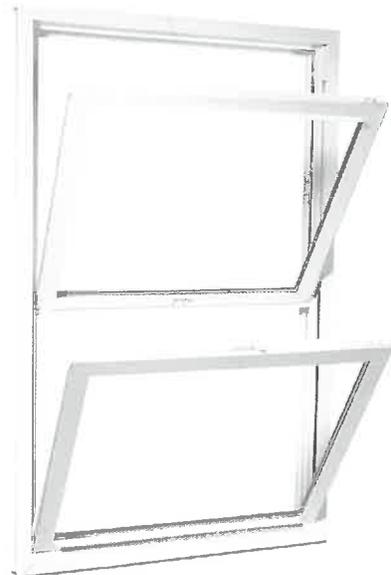
LIFETIME
LIMITED
WARRANTY



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SINGLE-HUNG



DOUBLE-HUNG



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SPECIAL ORDER

MENARDS®

211-213 South Main







5 TH ST

ONE WAY
→

YIELD

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 1, 2015
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 211-213 South Main Street

Project Analysis

Proposal: Commercial building renovation

Historic Status: Contributing property of South Main Historic District (South Main Street Historic District is a national district; historic review of proposed building renovation is not required.)

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 a brick building at the northeast corner of South Main and 5th Streets. The first floor of the building is occupied by *Ziggy's Corner Pub*. The second floor of the building is unused; modification of the second floor to create apartment units is under contemplation by the owner.

Significant changes to the exterior appearance of the building are proposed including the removal of metal panels on the Main Street façade to expose the underlying brick. Depending on the condition of the brick, it will either be cleaned or painted. Several other changes to the Main Street façade include repainting of the wood siding between the two first floor windows on the northern portion of the building (211 S Main) and repair and paint of damaged stone on the lower portion of the southern building area (213 S Main Street). An alternative to repair of the damaged stone is the construction of a wall cover to conceal the stone from view. Color samples of paint for the various components of the project are included with the project application.

The project also includes the installation of second-story windows on the Main Street and 5th Street facades. The new windows would be installed in existing window openings that have been boarded and/or partially boarded. A specification of a sample window is included with the project application. Replacement windows are double-hung vinyl clad with clear glass.

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.

Community Development staff recommends approval of the project as proposed.

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

PROJECT APPLICATION

DATE SUBMITTED: 3/24/15 DARB MEETING DATE: 4/7/15

PROJECT LOCATION: 6. N. Main St.

BUSINESS NAME: LAW OFFICE OF JOHN W. HERRICK, LLC

APPLICANT INFORMATION

PROPERTY OWNER: John W. Herrick
ADDRESS: 6 N. Main St
EMAIL ADDRESS: [REDACTED]
PHONE: [REDACTED]

PROJECT REPRESENTATIVE: Scott Steffen / Wisconsin Signs + Neon
__ ARCHITECT __ ENGINEER CONTRACTOR __ OTHER
ADDRESS: 311 E 11th St. FDL
EMAIL ADDRESS: [REDACTED]
PHONE: [REDACTED]

PROJECT INFORMATION

- MINOR REPAIR/ALTERATIONS (PAINT, ROOF, WINDOWS)
- EXTERIOR RENOVATION
- SIGN(S)
- AWNING(S)
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

DESCRIPTION OF PROPOSED PROJECT: Black
Replace Existing Awning with New - SunBrella Fabric w/white address + name
Replace Sign Band Dimensional Letters with New Dimensional Letters
Window Lettering
Address/Hours of Operation Plaque



Existing



Proposed

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APPROVED: _____

DATE: _____

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DATE:	03.18.15
DESIGNED BY:	Cassy
FILE NAME:	Herrick Law Office
PROJECT DESCRIPTION:	
PROOF NUMBER:	

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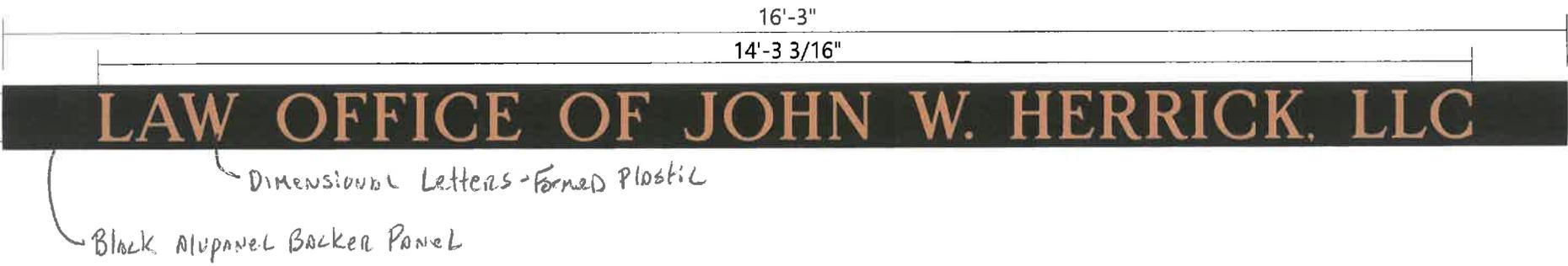
Exterior Letterset
 Option A
 Plastic formed letterset mounted on ACM panel



Existing



Proposed



PROJECT DESCRIPTION

Scale: 1:20

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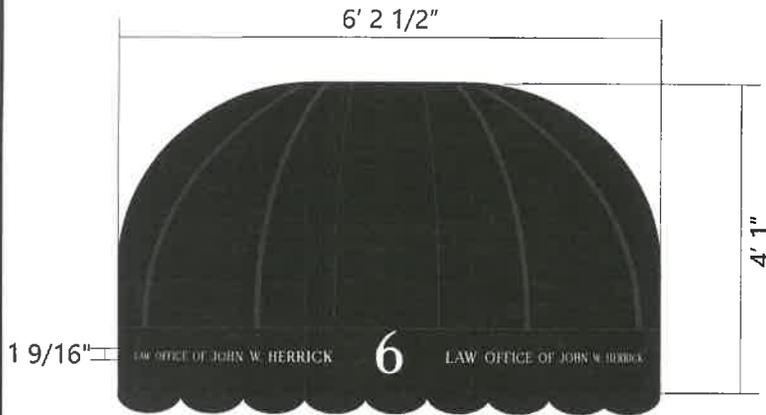
DATE:	03.18.15
DESIGNED BY:	Cassy
FILE NAME:	Herrick Law Office
PROJECT DESCRIPTION:	Exterior Letterset
PROOF NUMBER:	

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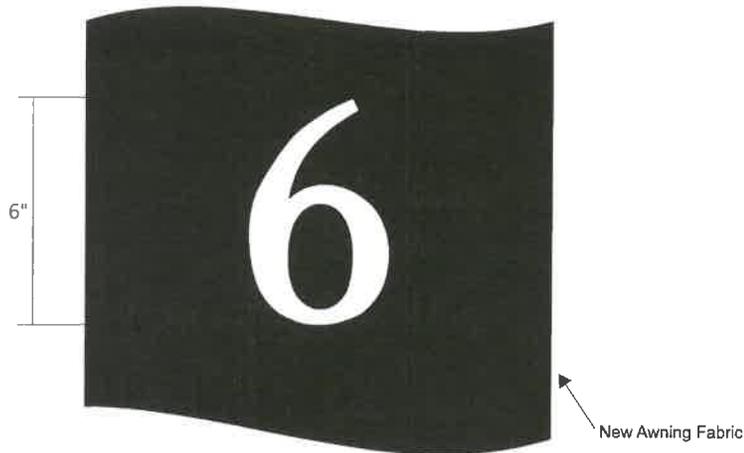
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Awning

- New replacement for existing
- Apply new white vinyl to face.



Black SunBrella Fabric
with white Heat Transfer
Graphics



Proposed



Existing

PROJECT DESCRIPTION

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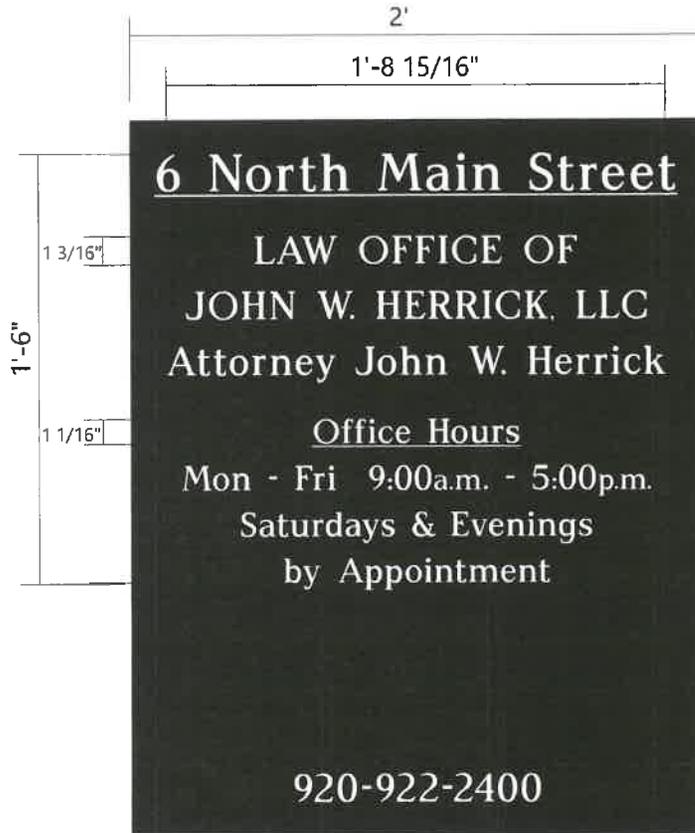
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DATE:	03.23.15
DESIGNED BY:	Cassy
FILE NAME:	Herrick Law Office
PROJECT DESCRIPTION:	Awning
PROOF NUMBER:	

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Wall Sign
 - ACM Panel with vinyl applied to face



2' 6"

*Black Blu Panel
 with White Vinyl Copy*



PROJECT DESCRIPTION

Scale: 1:8

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DATE:	03.23.15
DESIGNED BY:	Cassy
FILE NAME:	Herrick Law Office
PROJECT DESCRIPTION:	Wall Sign
PROOF NUMBER:	

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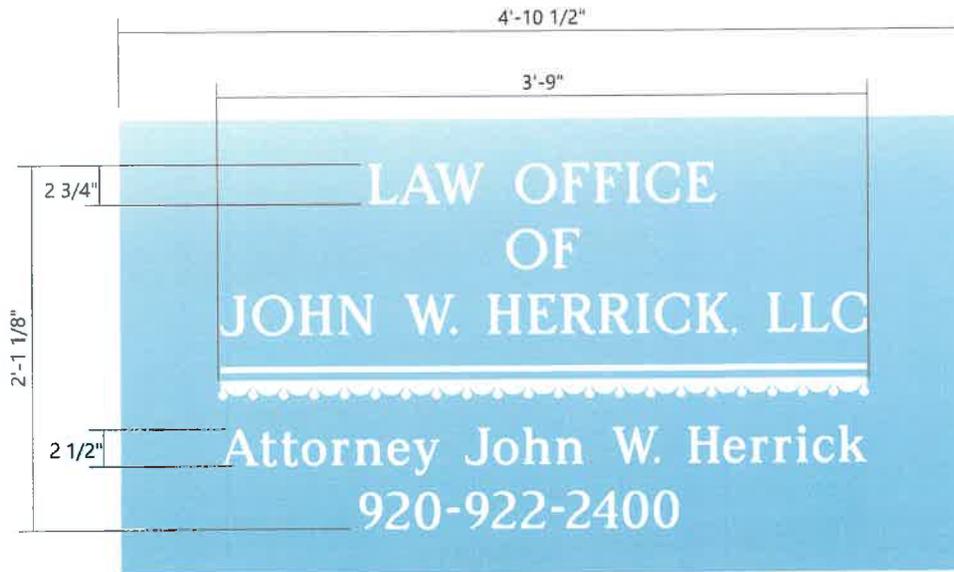
Window Vinyl



Existing



Proposed



Scale: 1:10

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DATE: _____

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DATE:	03.20.15
DESIGNED BY:	Cassy
FILE NAME:	Herrick Law Office
PROJECT DESCRIPTION:	Window Vinyl
PROOF NUMBER:	

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CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 1, 2015
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 6 North Main Street

Project Analysis

Proposal: Wall signs (2) and replacement awning.

Historic Status: Contributing property of North Main Historic District (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 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 west side of North Main Street north of Division Street. The building was formerly used as a law office; the new owner purchased the building for the same use. New wall signage and replacement of an awning above the front door is proposed. The awning replacement does not require special review or approval other than a building permit.

The principal wall sign would occupy the same area as the previous sign to identify the premises as a law office. The sign includes formed plastic dimensional letters affixed to an aluminum panel; the black aluminum panel matches the new black awning. A small wall sign is also proposed next to the entry to identify the business and hours of operation. The business identification sign is black Alupanel with white vinyl copy. The signs comply with zoning regulations for allowable area.

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 signage complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

Community Development staff recommends approval of the project as proposed.

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

PROJECT APPLICATION

DATE SUBMITTED: 3/24/15 DARB MEETING DATE: 4/7/15

PROJECT LOCATION: 64 N. Main St.

BUSINESS NAME: Mix it up Bakery

APPLICANT INFORMATION

PROPERTY OWNER: Scott Page

ADDRESS: 64 N. MAIN ST.

EMAIL ADDRESS: [REDACTED]

PHONE: [REDACTED]

PROJECT REPRESENTATIVE: Scott Steffen/Wisconsin Signs + Neon

ARCHITECT ENGINEER CONTRACTOR OTHER

ADDRESS: 311 E 11th St. FDL

EMAIL ADDRESS: [REDACTED]

PHONE: [REDACTED]

PROJECT INFORMATION

- MINOR REPAIR/ALTERATIONS (PAINT, ROOF, WINDOWS)
- EXTERIOR RENOVATION
- SIGN(S)
- AWNING(S)
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

DESCRIPTION OF PROPOSED PROJECT:

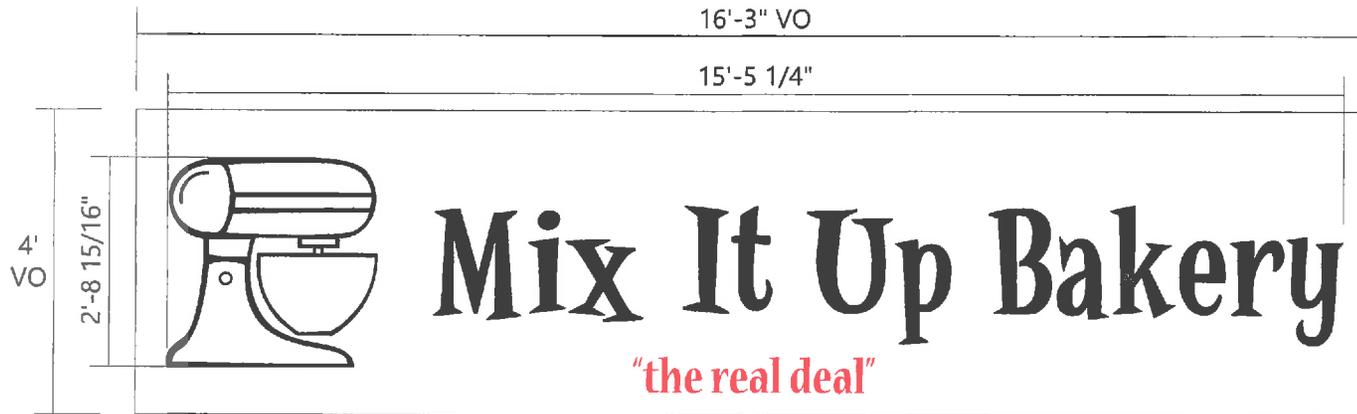
Install Graphics on Exist Pole Sign Tenant Space
Apply New Graphics on existing wall Sign - Parking Lot Side
Install Door Logo/Hours of operation on Entrance Door
Phase 2 - Install Dimensional 3/8" Laser Cut Acrylic Letters on Main St. Wall

Cabinet Face Replacement

Existing



Proposed



Scale: 1:30

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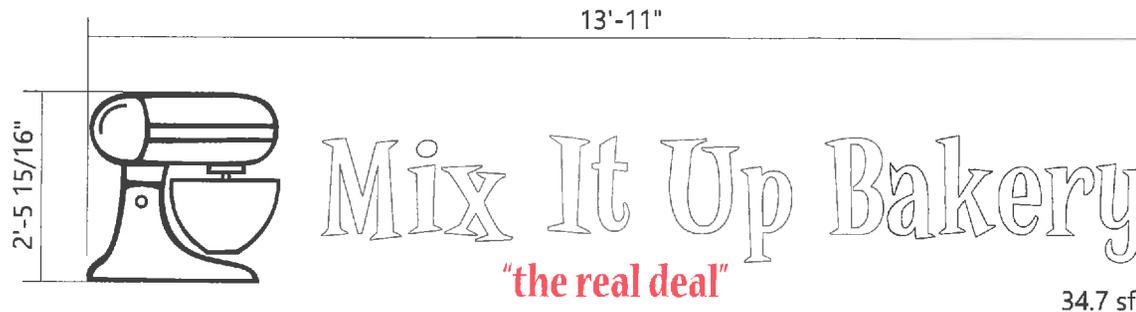
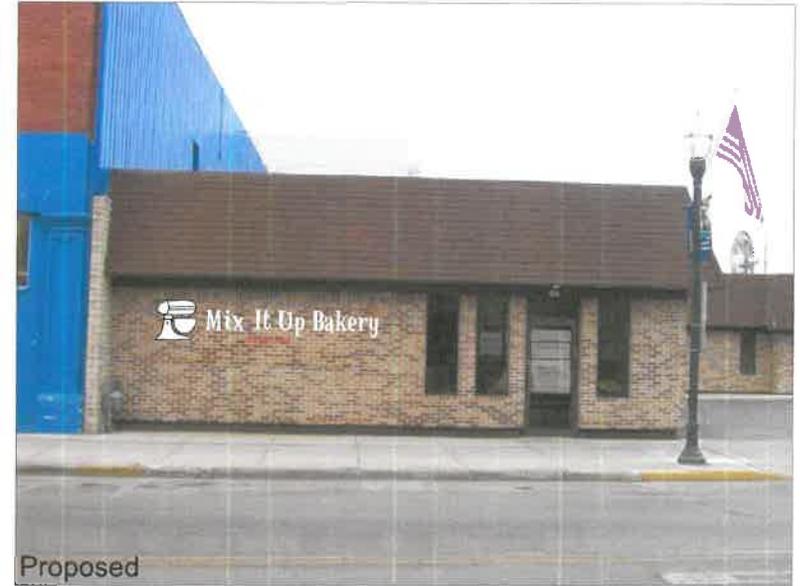
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DATE:	03.23.14
DESIGNED BY:	Cassy
FILE NAME:	Mix It Up Bakery
PROJECT DESCRIPTION:	Cabinet
PROOF NUMBER:	

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Exterior Acrylic Letterset
Option B



Scale: 1:30

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APPROVED: _____

DATE: _____

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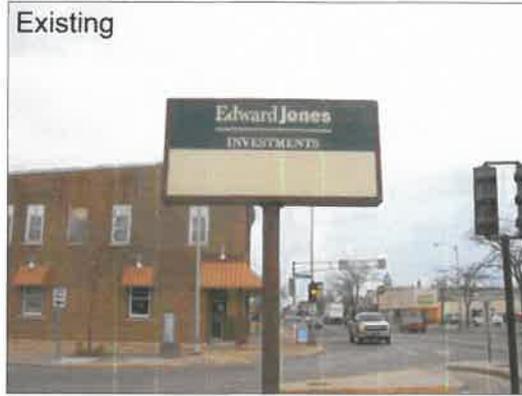
DATE:	03.23.14
DESIGNED BY:	Cassy
FILE NAME:	Mix It Up Bakery
PROJECT DESCRIPTION:	Acrylic Letterset
PROOF NUMBER:	

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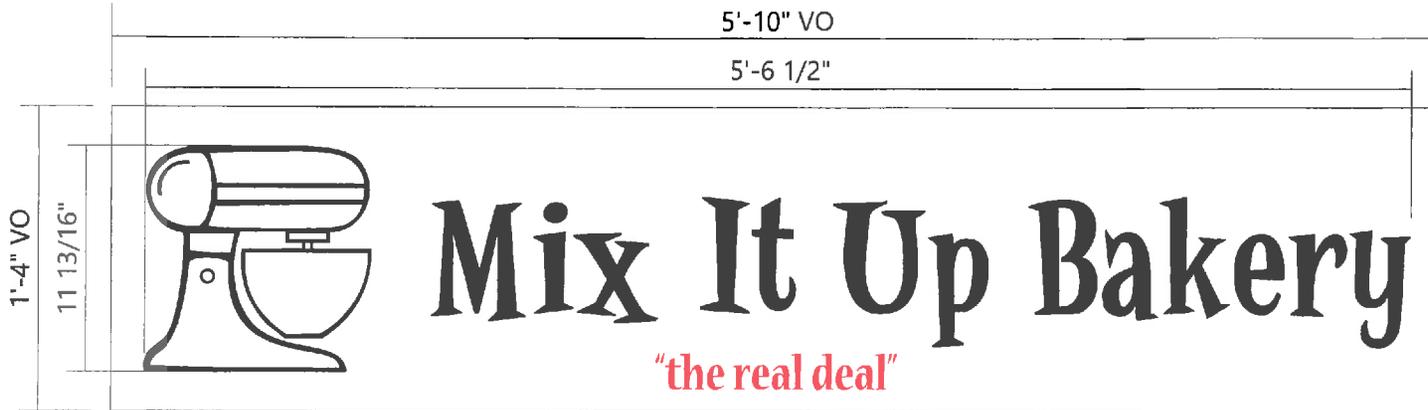
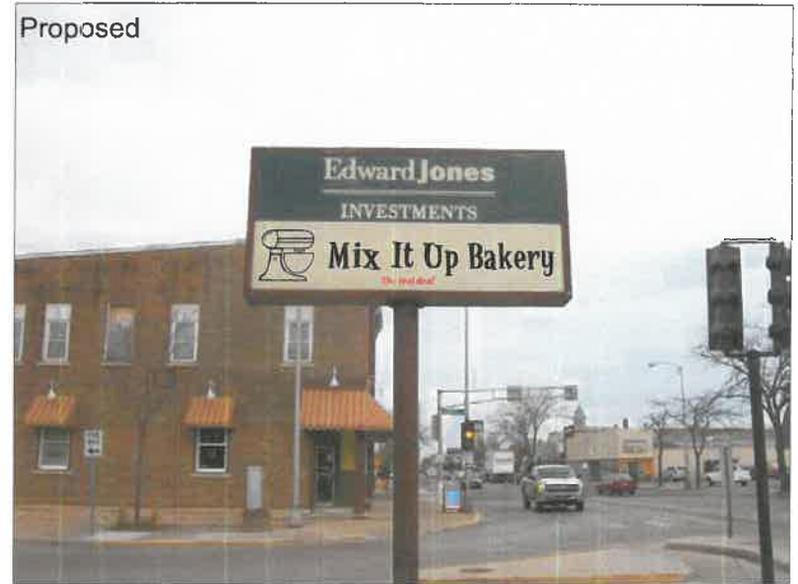
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Tenant Panel Vinyl

Existing



Proposed



Scale: 1:10

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APPROVED: _____

DATE: _____

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DATE:	03.23.14
DESIGNED BY:	Cassy
FILE NAME:	Mix It Up Bakery
PROJECT DESCRIPTION:	Tenant Panel
PROOF NUMBER:	

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CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 1, 2015
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 64 North Main Street

Project Analysis

Proposal: Apply vinyl lettering and graphics to existing pole sign, apply vinyl lettering and graphics to existing wall cabinet sign; install acrylic letters and graphic on east wall (Phase 2).

Historic Status: N/A

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 at the southwest corner of North Main and Merrill Streets. Signage is proposed for a new business in the building, *Mix It Up Bakery*.

The building and the property is clearly visible to both directions of travel on Main Street. The prominent location of the property requires due consideration of signage appropriate to the building and for the downtown.

The presence of a pole sign gives advantage for signage not enjoyed by other downtown properties. The existing pole sign situated at the northeast corner of the parking lot provides sign area for both of the building's tenants. To identify the new business, the addition of vinyl letters and a decorative graphic within the lower portion of the sign panel is proposed.

The sign proposal also affects an existing wall cabinet sign mounted on the north face of the mansard roof. The application of vinyl lettering and a decorative graphic on the panel of the existing cabinet sign is proposed. Use of the cabinet sign is not an option for

signage. Zoning code regulations do not allow re-use of any wall cabinet sign installed prior to September 1, 2012. The code specifically states that no wall cabinet sign shall be modified, altered, refurbished or replaced, including the replacement or refacing of sign panels. The code further states that a nonconforming wall cabinet sign shall be removed prior to the installation of any new signage for a property. The Downtown Architectural Review Board does not have the authority to waive or modify a zoning code regulation.

Signage on the east side of the building is also planned, with implementation unknown at this point. Option B (Phase 2) is an exterior acrylic letterset. White letters would identify the business name, along with a white graphic. Smaller red letters would proclaim the authenticity of the business. The signage is distinctive and attractive, and furthers the goals of downtown design standards.

In discussing alternatives for signage on the north façade, the project representative suggested use of a composite-type rectangular wall sign. While such a sign could be considered for the brick wall area below the mansard roof, zoning regulations would not allow a sign on the face of the roof. With regard to the intent of downtown design standards, the use of a bland wall sign is contrary to the goals of the zoning code and the Downtown Fond du Lac Partnership Design Guidelines. The use of a flat wall sign on the north wall would significantly contrast with the letterset planned for the east wall, creating a haphazard mix of signage for the building. Utilizing the same letterset on the north and east walls will provide a cohesive sign design for both facades of the building.

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 signage 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 a conditional approval of signage for the property:

1. Pole sign: Approve vinyl lettering as proposed.
2. North wall sign: Individual letters and graphic per proposed Option B.
3. East wall sign: Individual letters and graphic per proposed Option B.
4. The nonconforming cabinet sign shall be removed prior to the installation of any new signage. (Note: This is a zoning code requirement and applies regardless of any action taken by the Downtown Architectural Review Board.)

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

P R O J E C T A P P L I C A T I O N

DATE SUBMITTED: 3/24/15 DARB MEETING DATE: 4/7/15

PROJECT LOCATION: 19 Sheboygan Street FDL WI

BUSINESS NAME: K&K Property Developments

APPLICANT INFORMATION

PROPERTY OWNER: Michael H. Krueger

ADDRESS: N9040 Welling Beach Road FDL WI 54937

EMAIL ADDRESS: [REDACTED]

PHONE: ([REDACTED])

PROJECT REPRESENTATIVE: _____

 ARCHITECT ENGINEER CONTRACTOR OTHER

ADDRESS: _____

EMAIL ADDRESS: _____

PHONE: (_____) _____

PROJECT INFORMATION

- MINOR REPAIR/ALTERATIONS (PAINT, ROOF, WINDOWS)
- EXTERIOR RENOVATION
- SIGN(S)
- AWNING(S)
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

DESCRIPTION OF PROPOSED PROJECT:

repair west wall, replace windows west wall, 1 each to east and south walls
remove shed and chimney back of building, replace with private parking
power wash and tuck point entire building where needed, paint entire building
redo electrical at back of building with exterior boxes and move air conditioners
off roof to ground level.



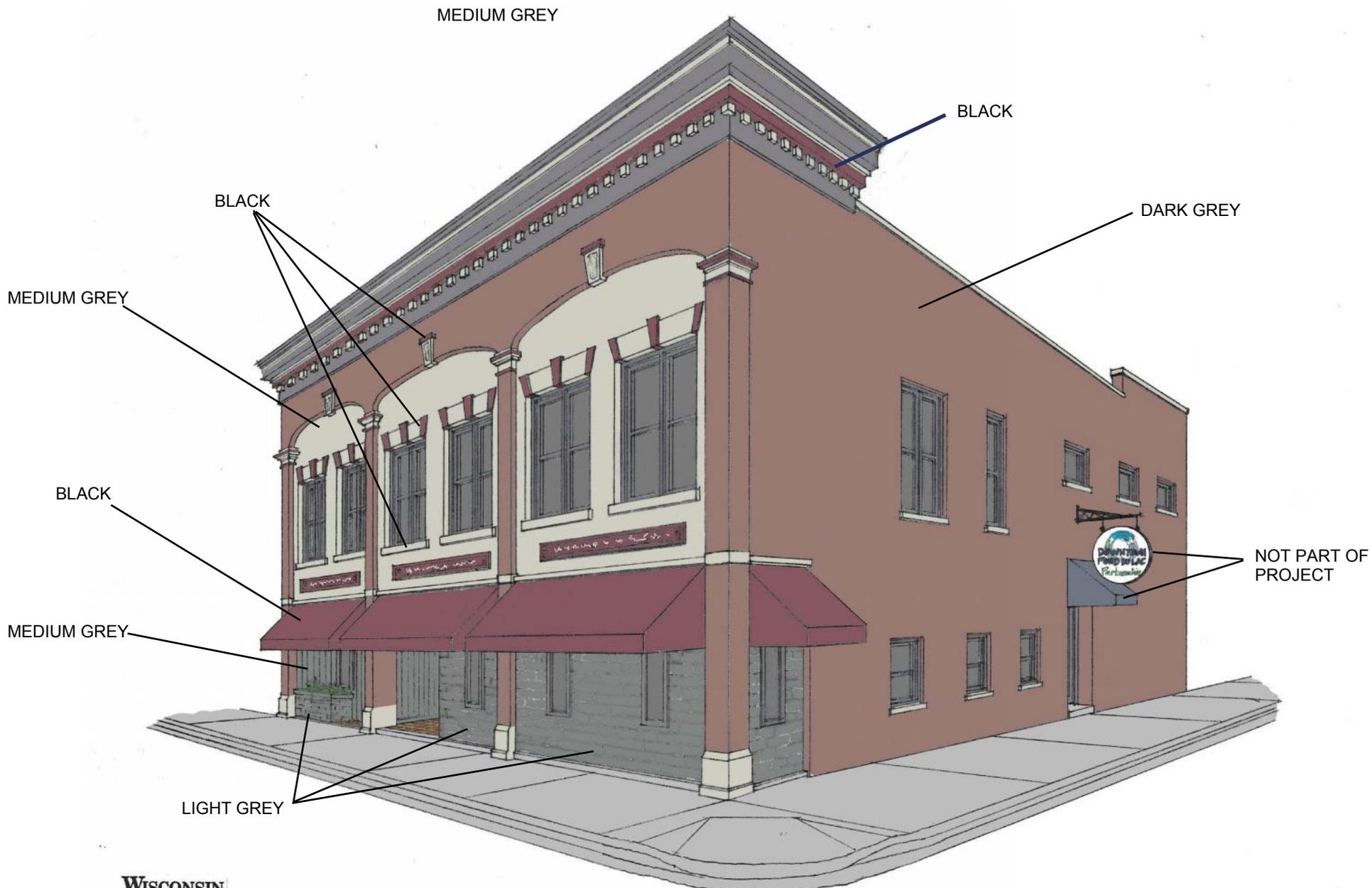












19 SHEBOYGAN ST.

-

FOND DU LAC, WI

DECEMBER 16, 2014

JOE LAWNICZAK



STONEWALL



BLACKTHORN

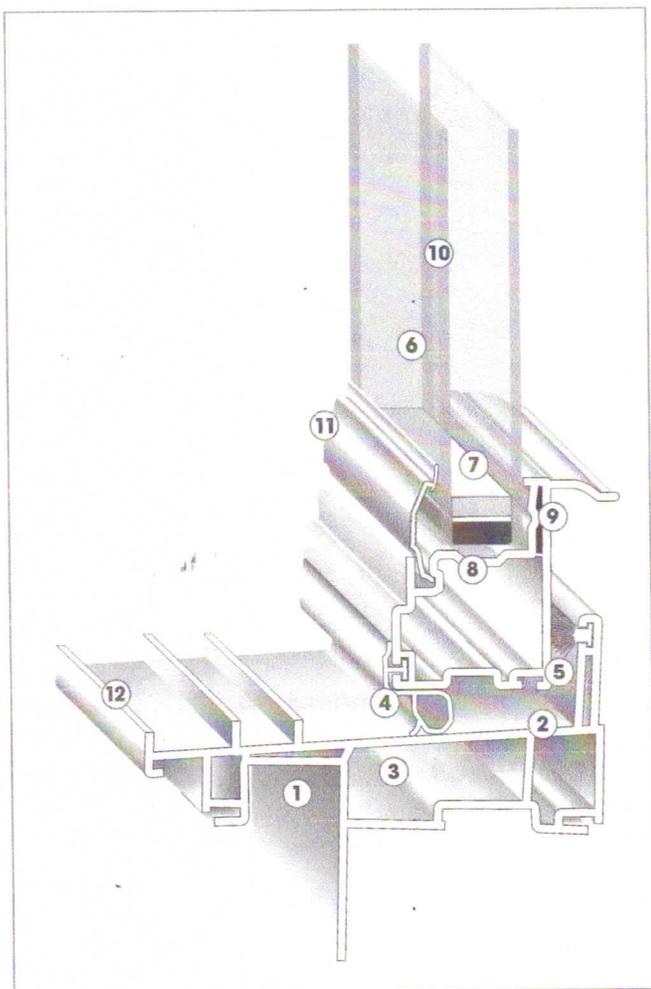


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- 1 Double-wall, integral "J" channel: Designed into the frame, eliminating the cost of an add-on "J" channel while providing a pleasing "beveled" exterior look.
- 2 Heavy walled PVC framing acts as a natural insulator.
- 3 Dead air spaces within the frame and sash profiles further resist energy flow.
- 4 Closed cell compression seal at sloped sill resists air and water penetration.
- 5 Fin seal weather stripping at sill further reduces air infiltration.
- 6 3/4" Insulating glass provides optimum energy efficiency.
- 7 "Warm edge" low conductance spacer resists energy flow through the edge of glass.
- 8 Water management grooves channel moisture away from insulated glass sealant.
- 9 Dual hollows at lift rail add strength and insulation.
- 10 Optional Innovative® High Performance Glass utilizes Low E coating specifically engineered for local requirements.
- 11 Direct set back bedding bonds glass to sash, reducing air and water infiltration potential.
- 12 Rigid screen pocket on sill reduces "screen rattle," even on windy days.

Casements/Awnings

- Sash opens completely, so windows can be cleaned easily from inside your home***
- All components are corrosion resistant, providing years of trouble-free performance
- Multi-Point locking system locks sash at multiple points for utmost security
- Three layers of weather stripping assure effective barrier to air and water penetration
- Optional in some regions, multiple units made with single frame construction*

Fixed Units

- Mulling system allows fixed units to be mulled to any other window
- Equal sight lines assure uniform exterior appearance of all units

* Consult your local AWA fabricator.

** Not available in all regions, consult your local fabricator.

*** Does not apply to egress hardware.

Gliders

- Heavy duty brass rollers assure effortless sash travel
- Roller housing transfers weight of glass directly to frame, reducing stress on sash members
- Independent weep chambers on frame assure effective water runoff
- Stylish beveled exterior matches look of double-hung and casement, to provide a uniform exterior appearance

Bay/Bow

- Bay/Bow windows patented no leak capping system, glass, insulated head and seat board**

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The most effective barrier to radiation is an optimal special Low “E” coating, a standard part of our InnovativE® glass.

This special coating actually reflects the long wave radiation back to its source.

This is important to understand, as radiation affects energy consumption, no matter what part of the country you call home.

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In the North, where heating is a concern, glass must allow maximum solar gain, while preventing heat loss.

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Product Series	Operating Style	U-Value w/ Low-E & Argon Gas	Solar Heat Gain Coefficient	Visible* Light Transmission
Windgate	Double Hung	0.29	0.28	0.53
Windgate	Single Hung	0.29	0.29	0.56
Windgate	Double Horizontal Slider	0.29	0.29	0.54
Windgate	Single Slider	0.29	0.28	0.54
Windgate	Picture Window	0.28	0.30	0.57
Windgate	Casement/Awning	0.27	0.27	0.51
Windgate	Patio Doors	0.29	0.30	0.57

*Architectural drawings and structural tests/ratings available upon request

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CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 1, 2015
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 19 Sheboygan Street

Project Analysis

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 a commercial building at the northwest corner of Sheboygan and Portland Streets. The property owner is the principal tenant (*Krueger's Hair Loss Center*); offices of the *Downtown Fond du Lac Partnership* are also located in the building. The principal façade of the building is oriented to face Sheboygan Street. The materials of the main façade are brick, stone and wood.

A rendering of the proposed changes is included with the project application. The rendering is conceptual and the actual scope of work has not been finalized. Changes to the appearance of the building are proposed including exterior paint, repair of the west wall, and replacement of windows on the west wall (fixed units) and the ground floor of the south and east walls (double hung). The addition of an awning on the front of the building is a possibility.

New paint will revitalize the building in hues of grey and black, with an accent color of burgundy. The extent of the exterior paint has not been finalized. It is the owner's intent to paint the entire building; if that is not feasible, only the west and north walls will be painted.

Changes to the building also include the removal of a shed and chimney at the back (north) side of the building; following demolition, the construction of a parking area is planned. The parking lot layout and approval is not part of the necessary review by the Downtown Architectural Review Board. A detailed site plan for the new parking area must be prepared by a licensed professional and submitted to City staff for review and approval.

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.

Community Development staff recommends approval of the project as proposed.

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

PROJECT APPLICATION

DATE SUBMITTED: MARCH 26-2015 DARB MEETING DATE: APRIL 7-2015

PROJECT LOCATION: 24 N. MAIN ST.

BUSINESS NAME: THEO'S 24 MAIN, LLC

APPLICANT INFORMATION

PROPERTY OWNER: TED W. BUETOW
ADDRESS: 951 MEQUON AV. FOND DU LAC, WI 54935
EMAIL ADDRESS: [REDACTED]
PHONE: [REDACTED]

PROJECT REPRESENTATIVE: Randy Cunzenheim
ARCHITECT ENGINEER CONTRACTOR OTHER PROJECT MANAGER
ADDRESS: [REDACTED]
EMAIL ADDRESS: [REDACTED]
PHONE: [REDACTED]

PROJECT INFORMATION

- MINOR REPAIR/ALTERATIONS (PAINT, ROOF, WINDOWS)
- EXTERIOR RENOVATION
- SIGN(S)
- AWNING(S)
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

DESCRIPTION OF PROPOSED PROJECT:

I INTEND ON REOPENING THEO'S RESTAURANT AT 24 N. MAIN. IN ADDITION TO THE INTERNAL REMODELING, SMITH BROTHERS CONSTRUCTION WILL BE RENOVATING THE FRONT FACADE OF THE BUILDING. PROJECT WILL INCLUDE REMOVAL OF EXISTING WOOD FRONT, AWNINGS, WINDOWS & FRAMES. HISTORICALLY CORRECT COPINGS, FLASHING, CORNICES, WINDOWS, AWNINGS & DOORS WILL BE INSTALLED. (SEE RENDERING)



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THEO'S CHOP HOUSE
MARCH 7, 2012

-

FOND DU LAC
JOE LAWNICZAK



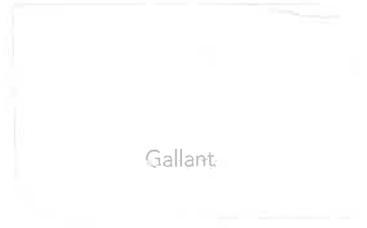
Alabaster



Carduroy



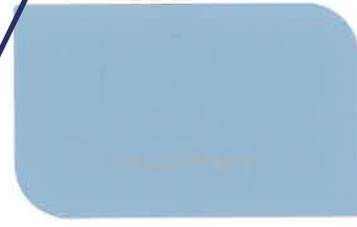
Country Cottage



Gallant



Symphony



Coral Reef



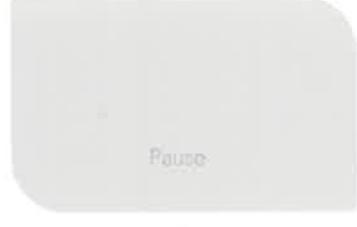
Nature Walk



Quilt



Koi Pond



Pause



Pop Tank



Candle Ride



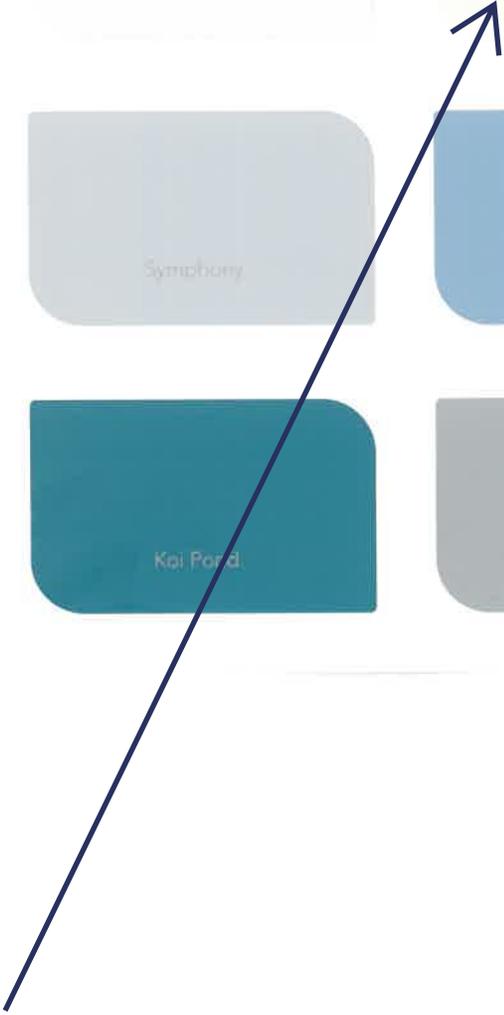
Hickory



Bridge View

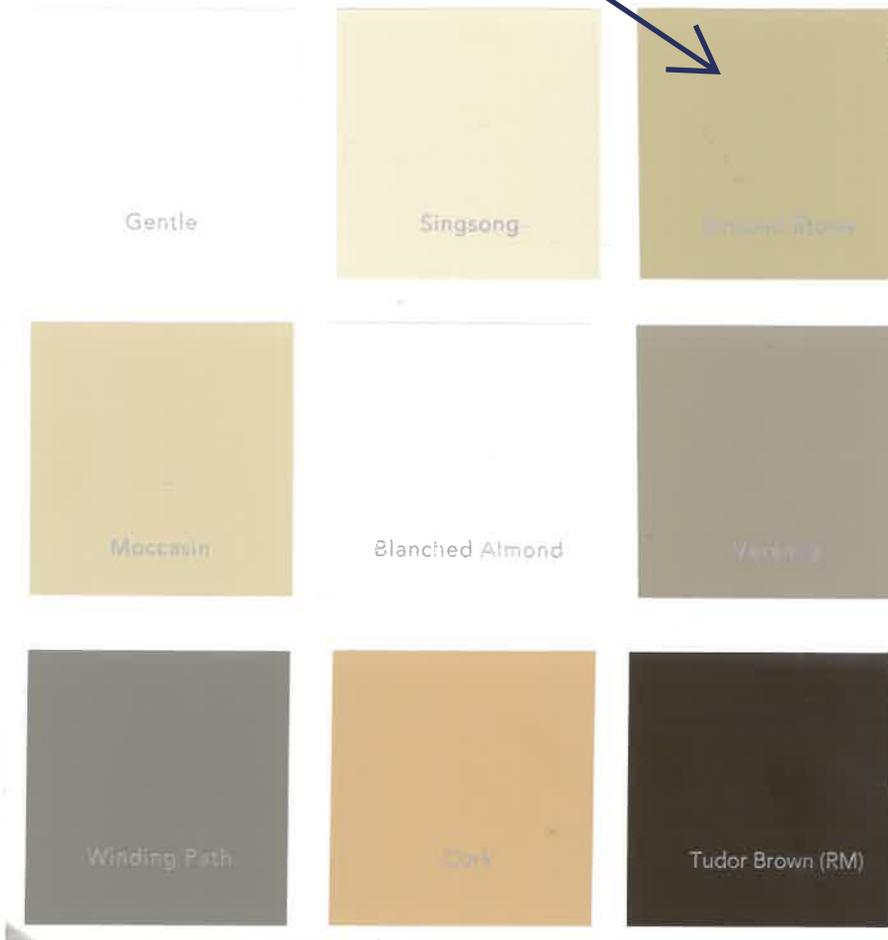
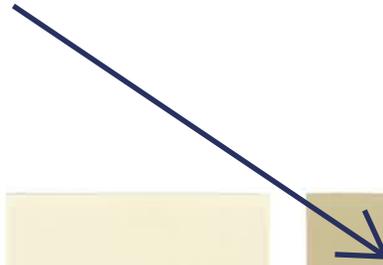


Romance



WALL COLOR

WINDOW/TRIM ACCENT





AWNING SAMPLE

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 1, 2015
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 24 North Main Street

Project Analysis

Proposal: Commercial building renovation

Historic Status: Non-Contributing Property - North Main Historic District (North Main Street Historic District is a national district; local review by the Historic Preservation Commission is not required.)

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 the site of a former Main Street restaurant, *Theo's*. Extensive renovation of the building is planned. Upon completion, the building will again accommodate *Theo's* restaurant.

A rendering of the proposed changes illustrates a comprehensive renovation of the front façade of the building. Interior changes to the building are also planned but are not subject to review and approval by the Downtown Architectural Review Board.

The ambitious renovation plan removes wood on the front façade to expose the original building. In addition, existing awnings, the entry door, and second floor windows and frames will be removed and replaced. The storefront windows on the first floor will not be altered. The project includes the addition of historically correct copings, flashing, cornices and windows.

The color palette includes earth tone colors. The extent of the façade to be painted depends on the condition of the building materials (stone and stucco) behind the existing

wood covering. The window frames would be black with details highlighted in a gold tone. The new storefront awnings would be black with gold pin stripes.

Existing sign letters affixed to the wall will be removed. Replacement signage is not contemplated at this time; lettering on the awnings and windows would identify the business. Absent specific details, signage other than the awning/window lettering cannot be approved at this time. A plan for signage and lighting is likely for future review.

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.

Community Development staff recommends approval of the project as proposed.

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

PROJECT APPLICATION

DATE SUBMITTED: 3/26/2015 DARB MEETING DATE: 4/7/2015

PROJECT LOCATION: 31 S. MAIN (RETLAW PROJECT -
CORNER MAIN & SHEBOYGAN)

BUSINESS NAME: Lillians

APPLICANT INFORMATION

PROPERTY OWNER: COMMONWEALTH
ADDRESS: 54 E 1ST STREET
EMAIL ADDRESS: _____
PHONE: (____) _____

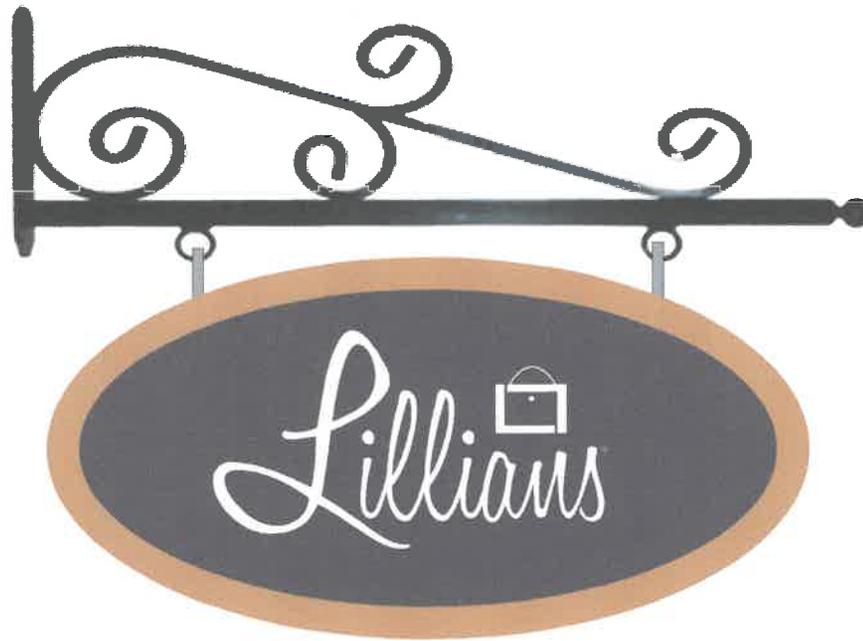
PROJECT REPRESENTATIVE: Papenheim's Signcrafters
ARCHITECT ENGINEER CONTRACTOR OTHER
ADDRESS: 15 5th Street
EMAIL ADDRESS: [REDACTED]
PHONE: ([REDACTED]) _____

PROJECT INFORMATION

- MINOR REPAIR/ALTERATIONS (PAINT, ROOF, WINDOWS)
- EXTERIOR RENOVATION
- SIGN(S)
- AWNING(S)
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

DESCRIPTION OF PROPOSED PROJECT:

Install projecting dimensional signs on west and south facades. Both signs identical. See attached
for construction detail. Signs are 8 square feet each.



4'x2' double sided

2 separate faces

with 1.5" spacer/ supports between

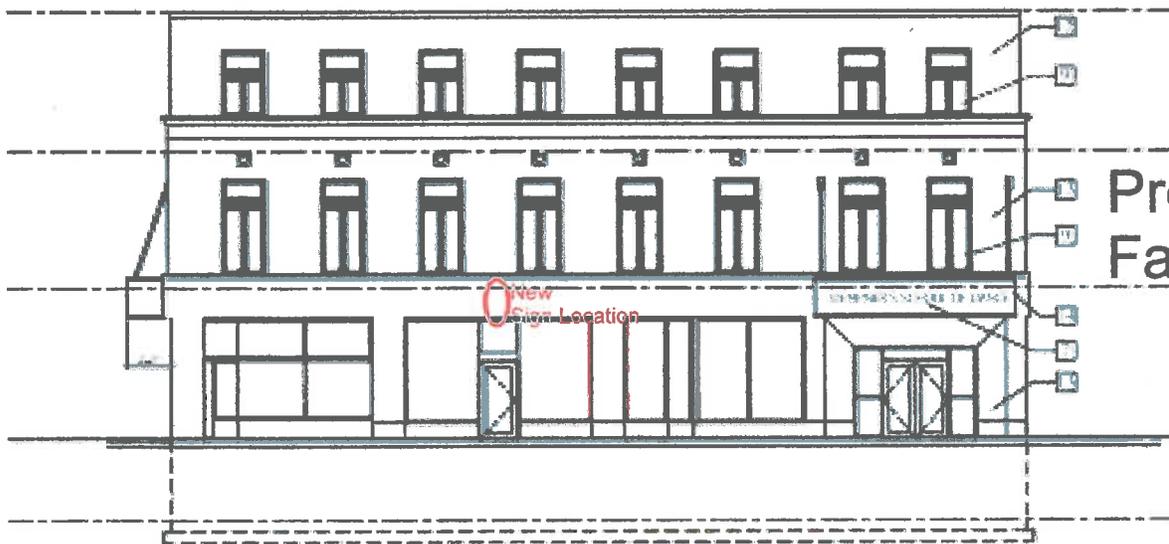
Painted Dibond backer

Dimensional 6mm PVC letters/ logo and border

Iron bracket, 52.5" mast



Existing South Facade



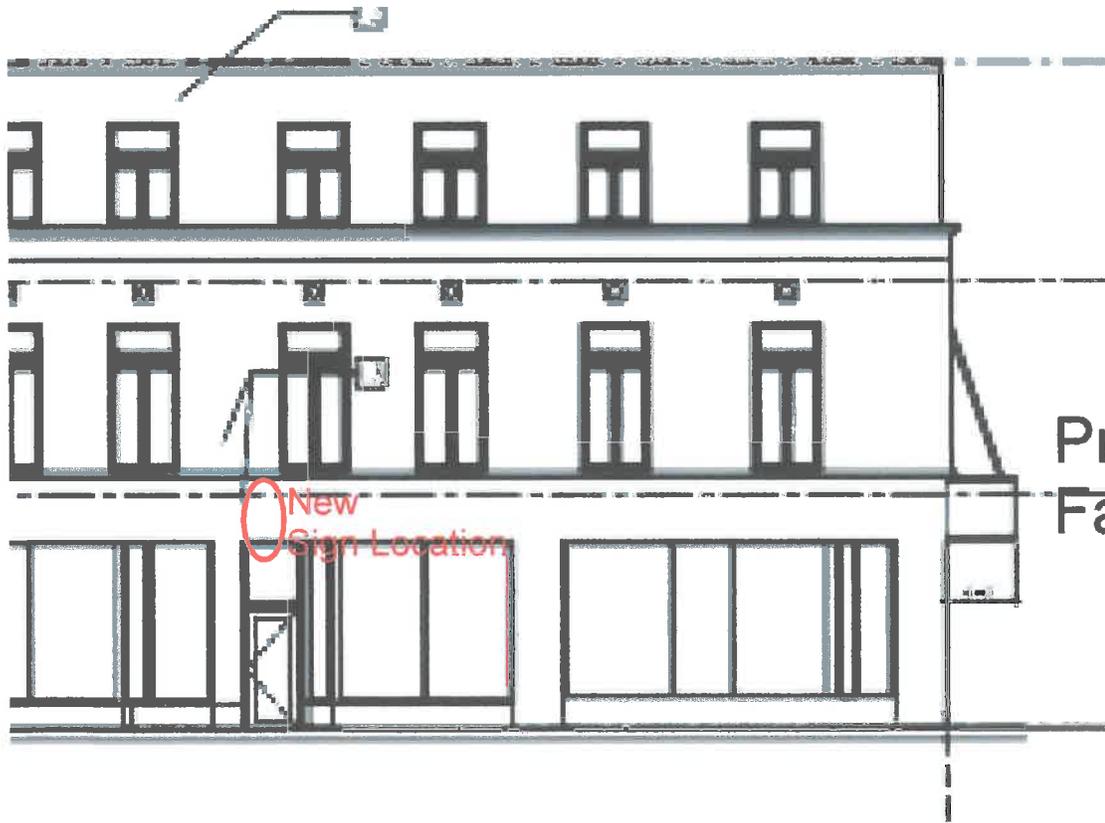
Proposed South Facade



New South Elevation
 Scale: 1/8" = 1'-0"



Existing West Facade



Proposed West Facade

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 1, 2015
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 31 South Main Street

Project Analysis

Proposal: Install two projecting signs for relocated business.

Historic Status: Noncontributing Property – North Main Street Historic District (North Main Street Historic District is a national district. The subject building is part of the Retlaw office building and is not a designated historic site. The Retlaw Theater, 23 South Main, is a designated historic site that requires historic review.)

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 building is identified as the Retlaw office building and is located immediately south of the Retlaw Theater. The building has frontage on Main Street and on Sheboygan Street. Signage is proposed for a new tenant.

A specialty women's shop, *Lillians* is currently located at 171 South Main Street. Relocation of the shop to the Retlaw office building is planned; *Lillians* would occupy the corner tenant space on Main and Sheboygan. Entry to the store is situated on the Main Street façade.

Two projecting signs are proposed for *Lillians*, one for the Main Street building façade and one for the Sheboygan Street façade. Sign material is painted Dibond (aluminum composite) and includes plastic dimensional letters with a logo and border. The sign area of each panel is 8 square feet.

The sign design is appropriate to the business and is similar to the existing projecting sign for the business at its current location. The sign size of 8 square feet complies with the allowable maximum permitted for a projecting sign. However, the number of signs proposed and the number of sign faces conflict with zoning regulations.

Zoning regulations allow one projecting sign on the main façade of a building. The main façade of the building is the Main Street frontage; a projecting sign is permitted on this facade. It should be noted that installation of the proposed sign will use the sign allowance for the entire building i.e. projecting signs for other tenants would not be permitted. The proposed sign on the Sheboygan Street façade does not comply with the zoning code because it is a second sign and because the façade is not the main façade.

The project application indicates that each sign is composed of two separate faces with a 1.5” spacer/support between the faces. One double face sign is permitted; the sign may include text and/or graphics on both sides of the sign. Two single face signs do not meet the definition of an allowable projecting sign.

The Downtown Architectural Review Board may consider one double-face sign for the Main Street building façade only. Approval of the proposal as submitted is not an option. The Downtown Architectural Review Board does not have the authority to waive or modify zoning code regulations.

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 signage 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 (Zoning Code Section 720-83), Community Development staff recommends approval of one double-face projecting sign for the Main Street façade of the business with color, design and decorative wall bracket as proposed.

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

PROJECT APPLICATION

DATE SUBMITTED: 3/26/2015 DARB MEETING DATE: 4/7/2015

PROJECT LOCATION: 33 W. 2nd St.

BUSINESS NAME: Riverwalk Art Center

APPLICANT INFORMATION

PROPERTY OWNER: RIVERWALK BUSINESS CENTER

ADDRESS: W3404 ARTESIAN ROAD

EMAIL ADDRESS: _____

PHONE: (____) _____

PROJECT REPRESENTATIVE: Papenheim's Signcrafters

ARCHITECT ENGINEER CONTRACTOR OTHER

ADDRESS: 15 5th Street

EMAIL ADDRESS: [REDACTED]

PHONE: [REDACTED]

PROJECT INFORMATION

- MINOR REPAIR/ALTERATIONS (PAINT, ROOF, WINDOWS)
- EXTERIOR RENOVATION
- SIGN(S)
- AWNING(S)
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

DESCRIPTION OF PROPOSED PROJECT:

Install dimensional signs on south, east and west facades. South sign is 12'x4', East & West signs are identical, 6'x2'.

Signs consist of 3 separate panels on each; Riverwalk Art center, Gallery & Studio and the Blue dot are separate layers, each 3/8" thick, spaced 1/2" between. Graphics are vinyl. Material is DiBond Aluminum/plastic composite. Effect will be similar to the Welcome to Downtown sign @ 4th & Main.

Riverwalk Art Center

Gallery & Studio

3 layered signs, each layer 6mm Dibond, serpated by 1/2" spacers for additional dimensial effect. Graphics are high performace sign vinyl.



East Facade



Existing Sign 6'x16'

South Facade



West Facade

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 1, 2015
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 33 West Second Street

Project Analysis

Proposal: Install three wall signs.

Historic Status: N/A

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 accommodates *Dreifuerst Moving & Storage* and the *Riverwalk Art Center*. The property has frontage on three streets (West Second, Macy, West First).

Three wall signs are proposed for the art center.

Signs are proposed on the east, west, and south facades of the building. The size of the south wall sign measures 12'x4'; the east and wall signs each measure 6'x2'. Sign material is Dibond (aluminum/plastic composite) and consists of three layers for dimension; sign graphic is vinyl.

The sign design is appropriate to the business and suitable for the building. It is likely the proposed sign size complies with zoning requirements; measurements of each façade will need to be provided with the sign permit application to determine compliance with allowable area.

Zoning regulations allow wall signage on a building façade that directly abuts a public street, a parking lot, or the shared driveway of a shopping center. Specific to the subject property, the building is entitled to wall signage on the north, south and east facades; signage is not

permitted on the west wall of the building. The proposed sign at the west entry is a consideration because of its location adjacent to a parking lot for the building.

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 signage 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, Community Development staff recommends a conditional approval of wall signage as proposed:

Condition of approval:

1. The sign contractor shall provide accurate measurements of the linear frontage of each affected façade in the application for a sign permit.