

# DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA

September 6, 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. APPROVAL OF MINUTES

August 2, 2016

## III. ACTIONS

- A. 15 W Division Street (*Fat Joe's*)

Applicant: Joe Wallender dba *Fat Joe's*  
Project Representative: Tom Meiklejohn III  
Project: Storefront renovation – first and second stories.

- B. 15 N Main Street

Applicant: Steve Awwe  
Project Representative: Tom Meiklejohn III o/b/o Steve Awwe  
Project: Install new windows – north façade.

- C. 72 S Main Street (*Annie's Café*)

Applicant: Ann Culver dba *Annie's Cafe*  
Project Representative: Tom Meiklejohn III o/b/o Ann Culver  
Project: Paint lower wall of front façade and install canopy sign.

## IV. 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**

August 2, 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: Howard Floeter  
Steve Schoofs  
Scott Stelmacher

Absent: Deborah Doll  
Scott Draves  
Jamie Molitor  
Stan Ramaker

Administrative Staff: Joellyn Dahlin, Principal Planner

Acting-Chairperson Schoofs declared a quorum present.

## **APPROVAL OF MINUTES**

June 7, 2016

Motion made by Floeter to approve the minutes of the regular meeting of the June 7, 2016 Downtown Architectural Review Board as presented.

Seconded by Stelmacher.

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

Carried.

## ACTIONS

### **40 East Division Street** (*Essential Rock Church*)

Project: Wall sign panel and monument sign panel.

Appearance:

Lauren Herlache, Flyway Signs, N5528 Miranda Way

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

Seconded by Floeter.

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

Carried.

## ADJOURN

Motion made by Floeter to adjourn.

Seconded by Stelmacher.

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

Carried.

Meeting adjourned at 12:05 p.m.

MARGARET HEFTER, CITY CLERK

MH/ke

# DOWNTOWN DESIGN REVIEW



PROJECT LOCATION: 15 WEST DIVISION ST

BUSINESS NAME: FIT JOE'S

## APPLICANT INFORMATION

PROJECT REPRESENTATIVE     BUSINESS OWNER     PROPERTY OWNER

ADDRESS: JOE WALKER / OWNER      TOM MURPHY / REPRESENTATIVE

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

PHONE: ( \_\_\_\_\_ ) \_\_\_\_\_

## 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

REMODEL EXISTING 2<sup>ND</sup> FLOOR; RE DO FRONT FACADE ~ PROVIDE UPPER LEVEL OUTDOOR SEATING AREA, BAR, TOILET ROOMS.

**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)



Macy Street

W Division Street

N Man Street



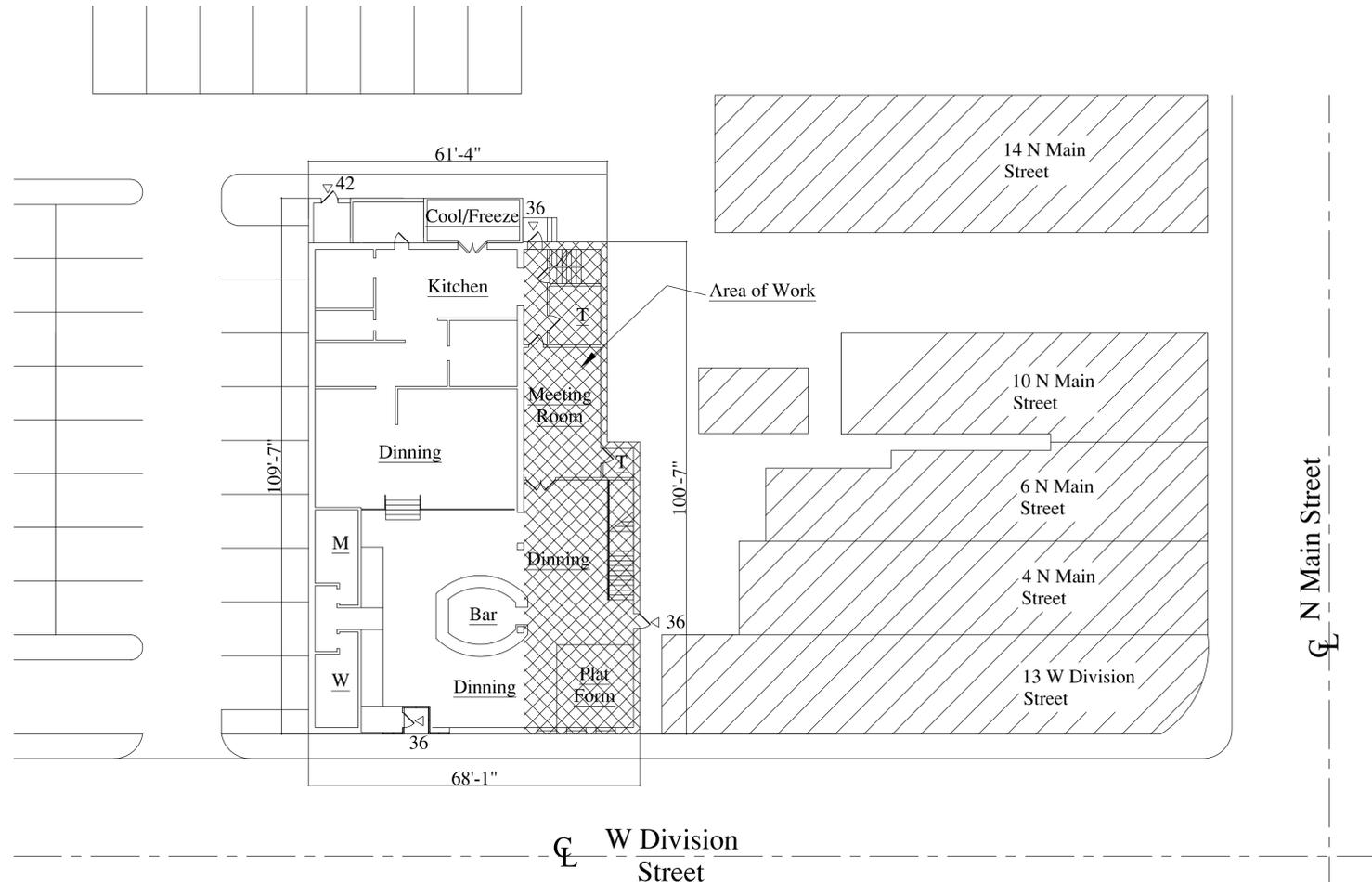
08.05.2016

### Sheet Index

1. Project Information, Site Plan, Toilet Elevations, Door Schedule & Elevations
2. Second Floor Plan, Office Plan
3. Demo Elevations
4. Cross Sections, Elevations

### Project Information

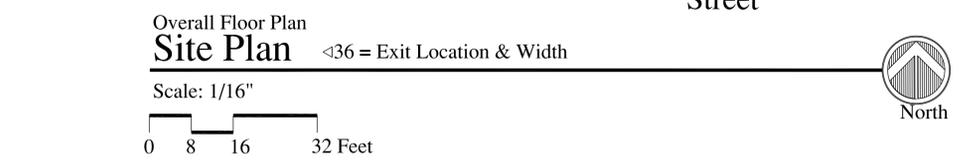
- Use: Type A-2: Restaurant & Taverns
- Construction Type: III B: Exterior Masonry, Non Sprinkled
  - Max SF Allowed Per Floor: 2 Floor 9,500 SF/Level Allowed (Table 503)
  - Total Square Footage: Total Existing First Floor 7,286 SF < 9,500 SF (ok)  
Remodel Second Floor 1,815 SF < 9,500 SF (ok)
  - Number of Occupants: Previously Approved Capacity Of 248 People First Floor ;  
Second Floor 1/15 net = 85 People + Deck Area = 21 People = 106 Total People  
(Table 1004.1.1) 354 x 0.2 (table 1005.1) = 71" Exit Required ; 150" Provided (ok)
  - Exit Distance: Exit Distance Max 200' > 88' (ok)  
(Table 1005.1)
  - Plumbing Fixtures Required: 248 People First Floor + 106 People Second Floor = 354 People Total 354/per Sex = 177  
Men/WC 1/75 ; 177/75 = 2.36 (3) Fixtures Required ; (1) Existing Toilet, (2) Existing Urinals  
+ (1) New Toilet Provided (ok) ; LAV 1/200 ; (1) Existing LAV + (1) New LAV Provided (ok)  
Women/WC 1/75 ; 177/75 = 2.36 (3) Fixtures Required ; (3) Existing Toilets + (1) New Toilet  
Provided (ok) ; LAV 1/200 ; (1) Existing LAV + (1) New LAV Provided (ok)  
(2) Additional Single Use Toilet Rooms ; Each (1) Toilet, (1) Lav (ok)  
(2) Slop Sink (ok)



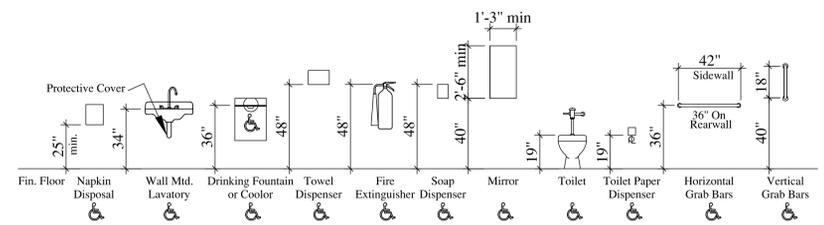
2nd Floor To Be Sprinkled Per NFPA-13

### Door And Frame Schedule

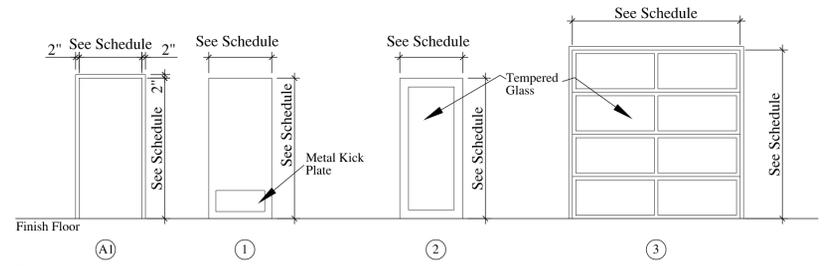
Door No.	Size	Elev.	Mat'l.	Frame			Hard'w Group	Other
				Size	Elev.	Mat'l.		
<b>First Floor</b>								
1	3'-0" x 7'-0"	1	WD	3'-0" x 7'-2"	A1	HM		
2	3'-0" x 7'-0"	1	WD	3'-4" x 7'-2"	A1	HM		
3	3'-0" x 7'-0"	1	WD	3'-4" x 7'-2"	A1	HM		
4	3'-0" x 7'-0"	1	WD	3'-4" x 7'-2"	A1	HM		
5	3'-0" x 7'-0"	1	WD	3'-4" x 7'-2"	A1	HM		
6	3'-0" x 7'-0"	2	Alum/Ins/GL	3'-4" x 7'-2"	A1	Alum		
7	6'-0" x 8'-0"	3	Alum/Ins/GL	-	-	-		
8	6'-0" x 8'-0"	3	Alum/Ins/GL	-	-	-		
9	3'-0" x 3'-6"	-	WD	-	-	-		Fenced Gate
10	3'-0" x 7'-0"	1	WD	3'-4" x 7'-2"	A1	HM		



3  
1 Toilet Elevations  
Scale: 1/4" = 1'-0"



2  
1 ADA/HC Toilet Accessory Heights  
Scale: 1/4" = 1'-0"



1  
1 Door/Frame Elevations  
Scale: 1/4" = 1'-0"

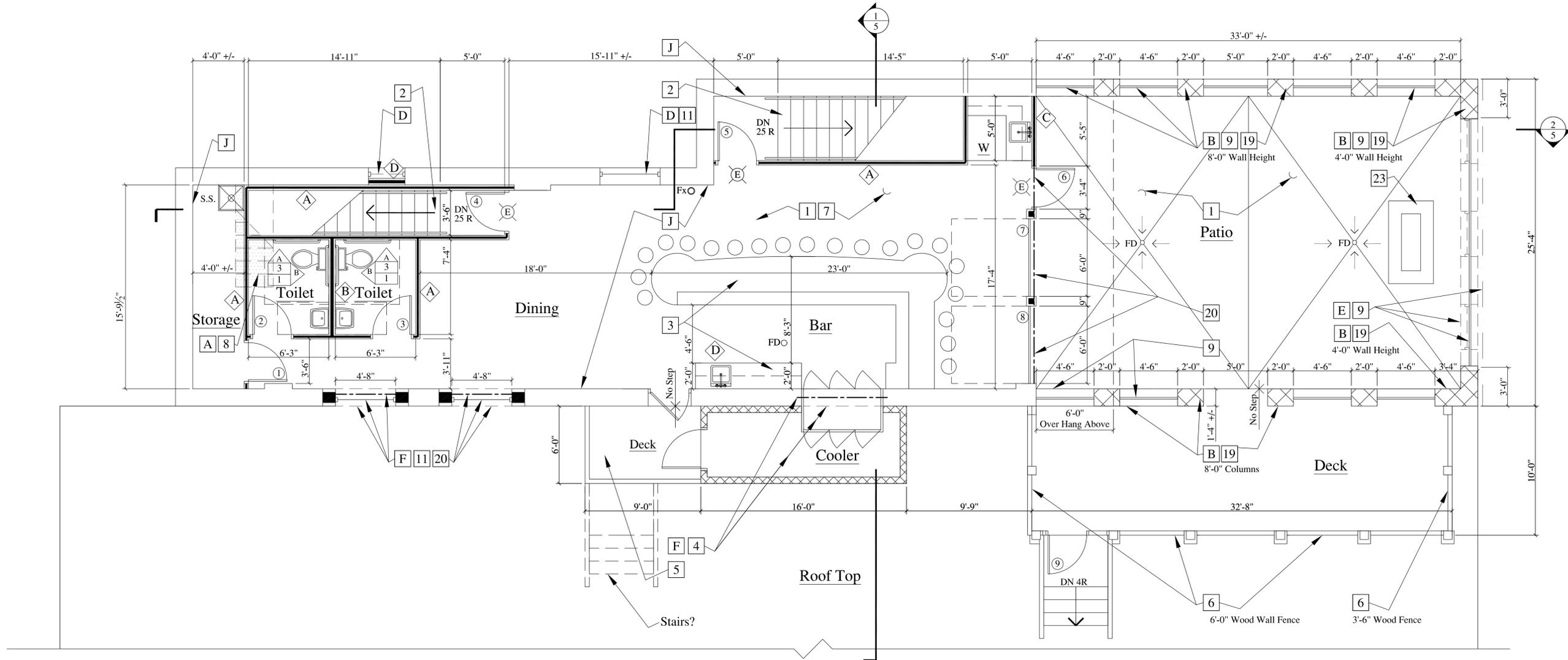
PRELIMINARY

TOM W. MEIKLEJOHN, III AIA  
ARCHITECT  
79 East Division Street  
Fond du Lac, Wisconsin  
p (920) 923-3163

PRELIMINARY

Remodel for:  
**Fat Joe's**  
15 West Division Street  
Fond du Lac, WI

2016.48  
1 of 4



### Demo Notes

- A Remove Existing Stairs
- B Remove Existing Wall, Roof & Etc.
- C Remove Existing Wall, Door & Frame
- D Remove Existing Windows
- E Remove Existing Facade & Prep For New Facade
- F Remove Existing Wall For New Opening ; Patch To Match Existing
- G Remove Existing Ceiling To Expose Roof Joist
- H Remove Existing Adjacent Structure ; Patch Adjacent Building w/Brick To Match ; Patch Fat Joe's w/Brick To Match Existing
- J Remove Existing Plaster & Clean/Restore Brick

### New Construction Notes

- 1 New 2" Concrete Topping Floor Over Existing Floor
- 2 New Stair & Railings
- 3 New Bar & Equipment ; Coordinate w/Owners
- 4 New Package Cooler w/Structural Framing Underneath ; W8x18 1/4" Plate For Cooler Opening ; Coordinate w/Architect
- 5 PT Wood Deck @ 16" Above Roof
- 6 Alternate Bid ; PT Wood Deck Patio & Stair @ 16" Above Roof
- 7 Re-Seal & Insulate Existing Roof ; Remove Existing Ceiling/Clean Up Existing Roof Trusses ; Coordinate w/Owners
- 8 Patch Floor w/1" Concrete Topping ; 3/4" Sub Floor Over 2x12 Framing @ 16" O.C. Max
- 9 New Metal Fence @ 42" Tall
- 10 Patch Floor w/VCT? ; 3/4" Sub Floor Over 2x12 Framing @ 16" O.C. Max
- 11 New Aluminum Clad, Insulated Clear Glass Window
- 12 Veneer Brick/Clean Up Existing Brick?
- 13 Pre-Finished Corrugated Metal Panel
- 14 Pre-Finished Metal Panel
- 15 Exterior Up/Down Light Fixture
- 16 New Metal Awning To Match Existing Awning Over Entry Door
- 17 New Cabinet & Shelving ; Coordinate w/Owners
- 18 2x8 Deck Framing @ 16" O.C. w/3/4" Plywood Top & 5/8" Gyp. Board Inside
- 19 Pre-Cast Stone Cap
- 20 W8x18 w/1/4" Plate
- 21 Sign Coordinate w/Owner
- 22 Exterior Light Fixture
- 23 Gas Fire Pit; Coordinate w/Owner
- 24 New 45 mil Rubber Membrane Roof over 6" Rigid Insulation (R-28).

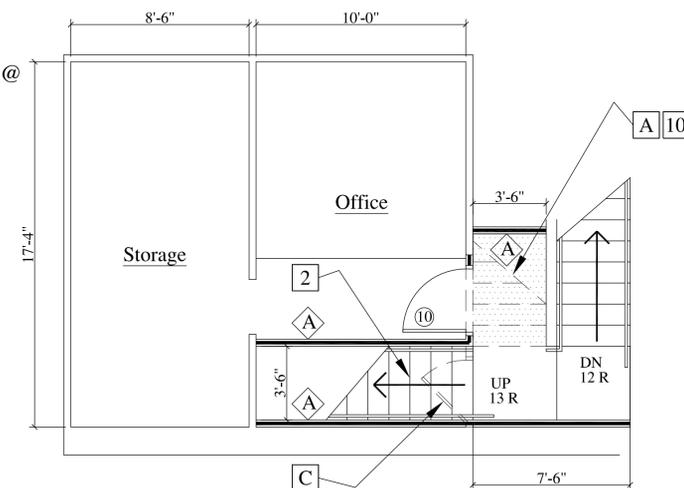
2nd Floor To Be Sprinkled Per NFPA-13

### Wall Types

- A INTERIOR WALL**  
5/8" Gyp. Bd. Each Side Of 3 5/8" 20 Gauge @ 16" O.C. ; Height ? ; Fill Void w/Batt Insulation ; Moisture Resistant Gyp. Bd. @ Water Walls
- B INTERIOR WALL**  
5/8" Gyp. Bd. Each Side Of 3 5/8" 20 Gauge @ 16" O.C. ; Height ? ; Fill Void w/Batt Insulation ; Moisture Resistant Gyp. Bd. @ Water Walls
- C EXTERIOR WALL**  
Pre-Finished Metal Panel ; Building Paper 3 5/8" 20 Gauge @ 16" O.C. ; Height ? ; Fill Void w/Batt Insulation w/Vapor Barrier ; 5/8" Gyp. Bd
- D INFILL WALL**  
Patch To Match Exterior Wall ; 3 5/8" 20 Gauge @ 16" O.C. ; Fill Void w/Batt Insulation ; 5/8" Gyp. Bd. Inside ?
- E PARTITION WALL**  
Metal? Partition Wall

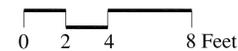
### Existing/Remodel Second Floor Plan

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



### Existing/Remodel Office Floor Plan

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



PRELIMINARY

08.05.2016

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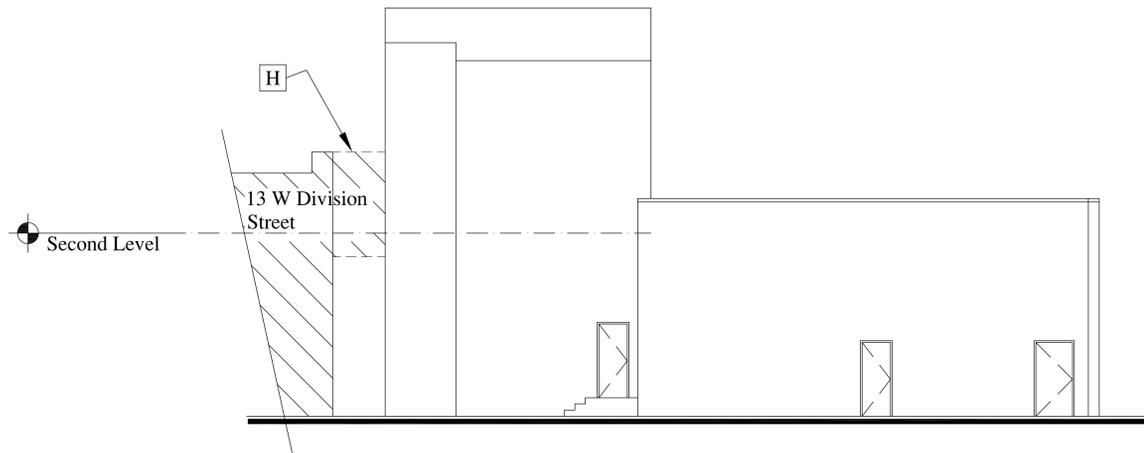
2 of 4

## Demo Notes

- A** Remove Existing Stairs
- B** Remove Existing Wall, Roof & Etc.
- C** Remove Existing Wall, Door & Frame
- D** Remove Existing Windows
- E** Remove Existing Facade & Prep For New Facade
- F** Remove Existing Wall For New Opening ; Patch To Match Existing
- G** Remove Existing Ceiling To Expose Roof Joist
- H** Remove Existing Adjacent Structure ; Patch Adjacent Building w/Brick To Match ; Patch Fat Joe's w/Brick To Match Existing
- J** Remove Existing Plaster & Clean/Restore Brick

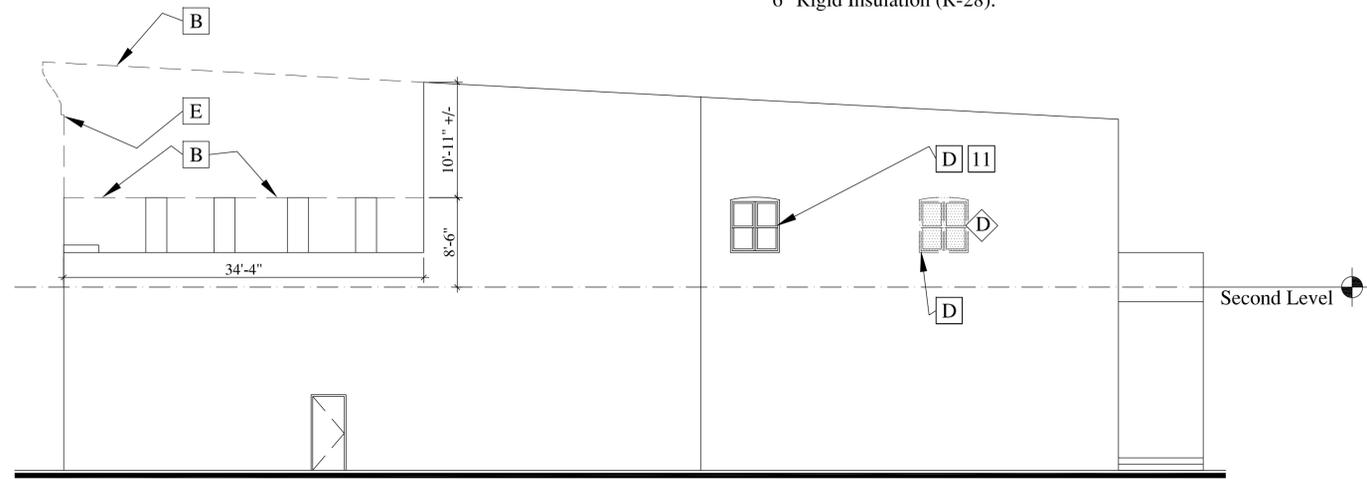
## New Construction Notes

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- 19** Pre-Cast Stone Cap
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- 21** Sign Coordinate w/Owner
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- 23** Gas Fire Pit; Coordinate w/Owner
- 24** New 45 mil Rubber Membrane Roof over 6" Rigid Insulation (R-28).



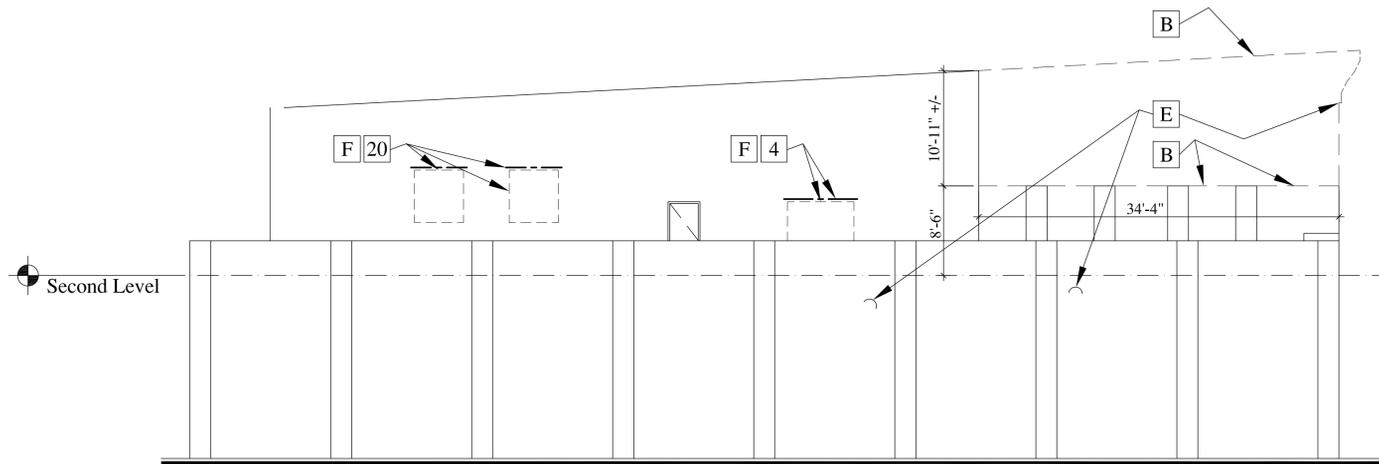
**North Elevation**

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



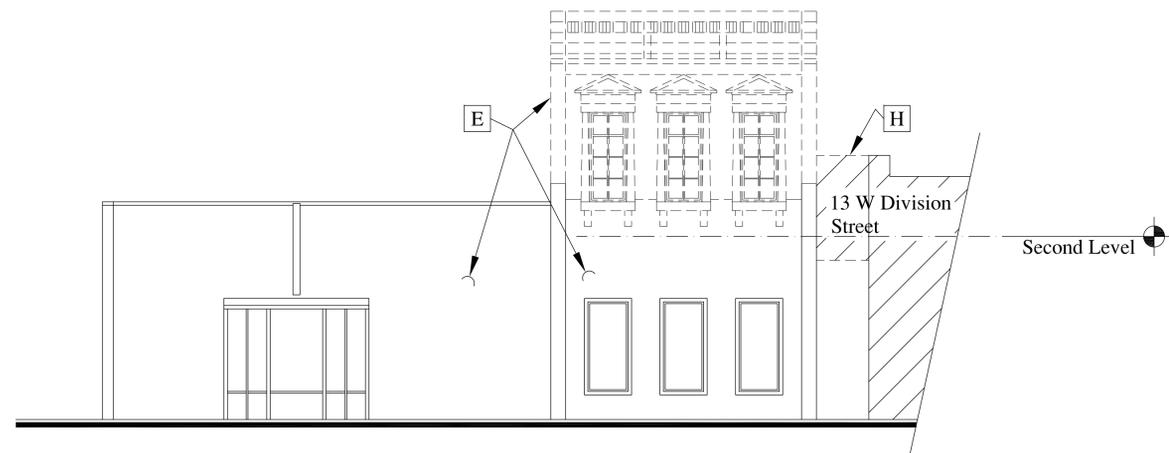
**East Elevation**

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



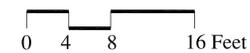
**West Elevation**

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



**South Elevation**

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



PRELIMINARY

08.05.2016

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PRELIMINARY

Remodel for:

**Fat Joe's**

15 West Division Street  
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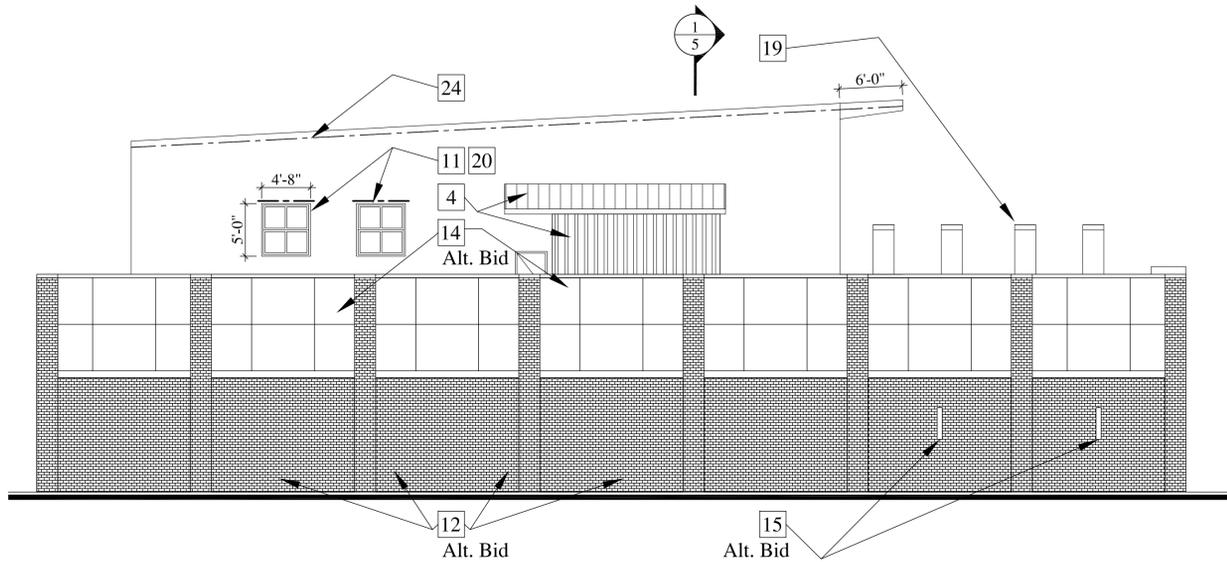
3 of 4

## Demo Notes

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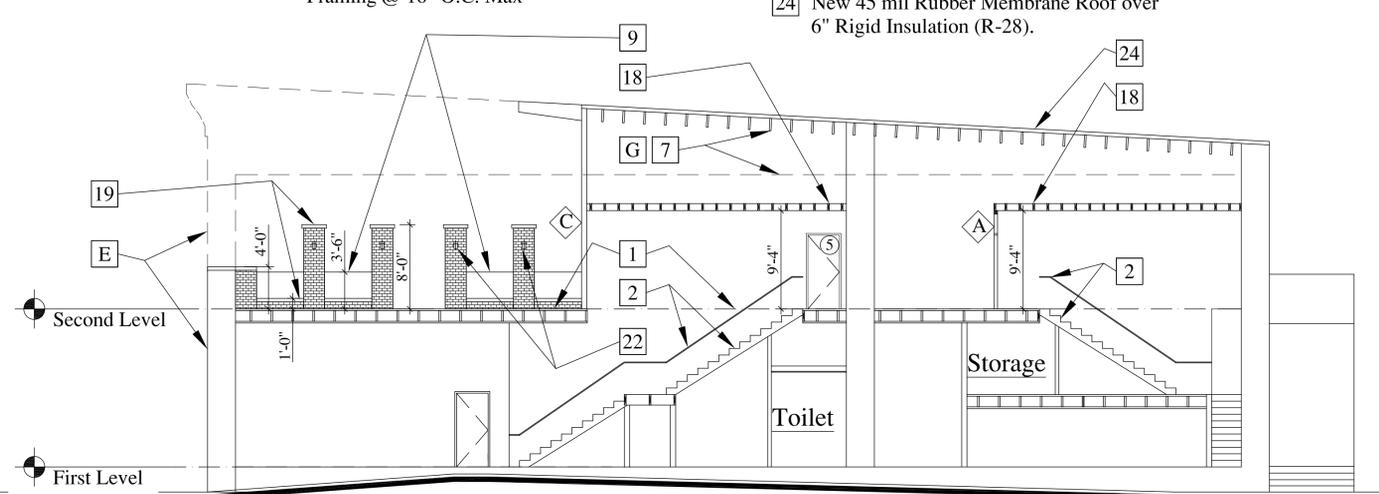
## New Construction Notes

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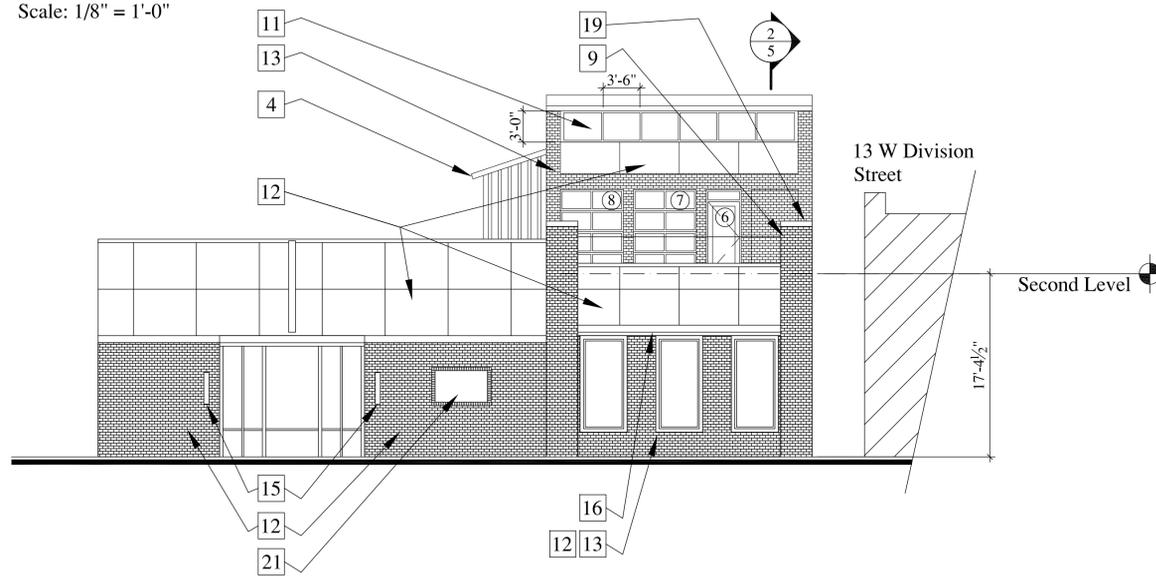
**West Elevation**

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



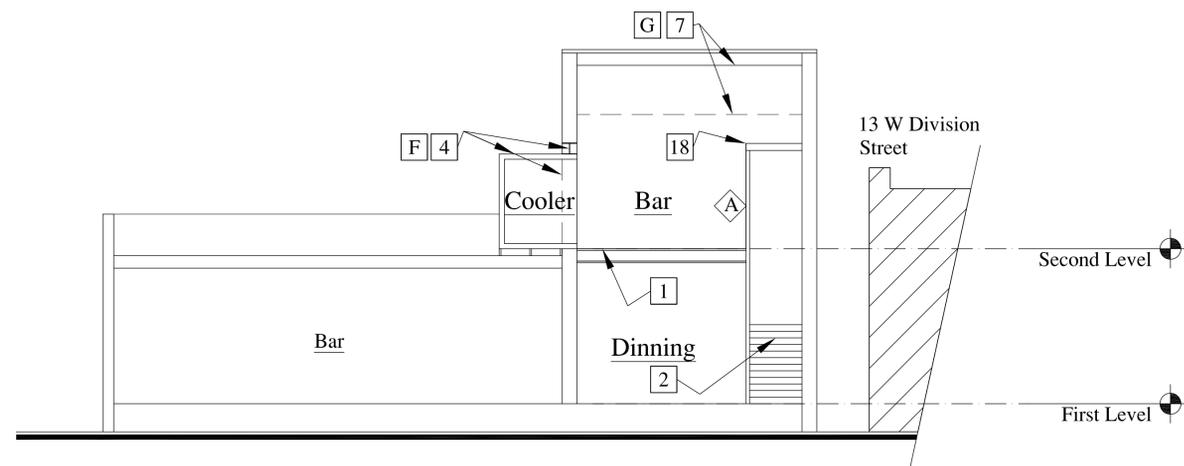
**Section 2-5**

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



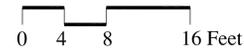
**South Elevation**

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



**Section 1-5**

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



PRELIMINARY

08.05.2016

TOM W. MEIKLEJOHN, III AIA

ARCHITECT  
79 East Division Street  
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PRELIMINARY

Remodel for:

**Fat Joe's**

15 West Division Street  
Fond du Lac, WI

2016.48

4 of 4



## FAT JOE'S - PRELIMINARY - SOUTH EAST ELEVATION

15 WEST DIVISION STREET, FOND DU LAC, WISCONSIN

**TOM W. MEIKLEJOHN, III AIA**  
ARCHITECT  
2016.48 08.05.2016  
twm3arch@gmail.com 920.923.3163

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

---

Department of Community Development

**Date:** September 1, 2016  
**To:** Downtown Architectural Review Board  
**From:** Joellyn Dahlin, Principal Planner  
**Re:** Project Review – 15 W Division Street (*Fat Joe's*)

## **Project Analysis**

**Proposal:** Storefront renovation – first and second stories.

**Historic Status:** N/A

**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.

*Fat Joe's Bar and Grill* is located on Division Street west of Main Street. The property is situated adjacent to the City of Fond du Lac Parking Lot #13. The current owner purchased the property in 2011 and remodeled the building to transform the former supper club into the current bar and grill. Significant changes to the building are again proposed, to refresh the exterior and to create a roof-top patio and enclosed dining area.

The existing building consists of one and two stories. The first floor of the building is currently used for the bar and grill. The second floor is not used. The proposal would significantly alter the second story to remove the roof and walls to create a roof top patio area and an enclosed dining/bar and two restrooms. Roll up glass doors on the south wall of the enclosed dining area would open as weather permits to further expand al fresco enjoyment of the space.

Exterior façade changes of the building include the removal of existing pebbled board veneer that is currently in place to give the appearance of a stone material. New brick would be installed on the south (main) façade of the building. Existing brick on the west side of the building would be repaired or potentially replaced in the future; existing brick on the east façade would be repaired. Additional changes to the main façade include the addition of aluminum panels above the first story and an awning above the existing windows of the east building area. The new awning would match the existing awning that is currently in place at the front entry.

## 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.

# DOWNTOWN DESIGN REVIEW



PROJECT LOCATION: 15 north main

BUSINESS NAME: Awre's Development

## APPLICANT INFORMATION

PROJECT REPRESENTATIVE     BUSINESS OWNER     PROPERTY OWNER

ADDRESS: 3895 Shuster Drive

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 Repair north side
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

## DESCRIPTION OF PROPOSED PROJECT

Water Blast loose paint on north side. Open up windows that are Bricked up and Install new 1" thermopane glass with 2" Bronze Frames

**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)





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

---

Department of Community Development

**Date:** September 1, 2016  
**To:** Downtown Architectural Review Board  
**From:** Joellyn Dahlin, Principal Planner  
**Re:** Project Review – 15 N Main Street

## **Project Analysis**

**Proposal:** Install new windows on north 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 the covered entry to the Portland Street parking ramp (City Parking Lot #9). Modification of the north building façade is proposed.

The property owner proposes to power wash loose paint on the north building wall. Window openings that were previously covered with brick would be opened and new windows installed. The new windows are 1” thermopane with 2” bronze frames.

## **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>
-----------------------

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.

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: 08.24.2016      DARB MEETING DATE: September 6, 2016

PROJECT LOCATION: 72 SOUTH MAIN ST.

BUSINESS NAME: ANNIE'S CAFE

**APPLICANT INFORMATION**

PROPERTY OWNER: ANN CULVER

ADDRESS: 72 S. MAIN STREET

EMAIL ADDRESS: [REDACTED]

PHONE: [REDACTED]

PROJECT REPRESENTATIVE: TOM MEIKLEJOHN

ARCHITECT     ENGINEER     CONTRACTOR     OTHER

ADDRESS: 79 E DIVISION ST

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:

RESTORATION / REPAIR WORK TO EAST FACADE / MAIN ST.  
PAINT EXISTING WALLS BELOW EXISTING CANOPY. ADD  
NEW SIGN (BOARD) ON EXISTING CANOPY.

# DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

April 5, 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: Howard Floeter  
Jamie Molitor  
Steve Schoofs  
Scott Stelmacher

Absent: Scott Draves  
Deborah Doll  
Stan Ramaker

Administrative Staff: Joellyn Dahlin, Principal Planner

Vice-Chairperson Molitor declared a quorum present.

## APPROVAL OF MINUTES

March 1, 2016

Motion made by Floeter to approve the minutes of the regular meeting of the March 1, 2016 Downtown Architectural Review Board as presented.

Seconded by Stelmacher.

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

Carried.

## ACTIONS

**14-16 South Portland Street** (*Art District Lofts*)

Project: Wall sign.

Appearance:

Lauren Herlache, Project Representative, N5528 Miranda Way  
Sam Meyer, Property Owner, 14-16 S Portland Street

Motion made by Schoofs to approve the proposed wall sign based on findings that the sign complies 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 – Floeter, Molitor, Schoofs, Stelmacher  
                              Nay – None

Carried.

**211-213 South Main Street** (*Ziggy's*)

Project: Building façade renovations (Main Street and 5<sup>th</sup> Street), windows, awnings, paint.

Appearance:

Tony Mand, Project Applicant, 213 South Main Street

Motion made by Schoofs to approve the project based on findings that the building renovation complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines, and approves the project as reflected in the rendering prepared by Joe Lawniczak (3/28/16), and subject to the following conditions:

1. Windows - Secondary: First and second stories, 5<sup>th</sup> Street and second story Main Street. Double hung vinyl clad windows; beige window with dark brown trim.
2. Storefront Windows: Stationary vinyl clad picture windows (4) to fit existing openings. Beige window with dark brown trim to match secondary windows. Install spandrel glass or clear window in the façade area of 211 S Main that is currently covered with wood siding. Refer to architectural rendering for size and placement.
3. Sliding Windows/Storefront: Vinyl clad sliding windows installed above the storefront windows. Beige windows with dark brown

- trim. Windows shall be situated in back of the awnings and placed not lower than the bottom edge of the awning. (This presumes that window awnings will be installed.)
4. Awnings: Install five canvas awnings on the front façade, above each storefront window. Awning color to match building color.
  5. Damaged Stone/Metal Panels: Install Medium Density Fiberboard (MDF) to cover/replace damaged façade elements (Main Street façade).
  6. Rear Façade: Re-mortar, smooth, and apply stucco. Color to match approved building color.
  7. Exterior Paint Color: As submitted in rendering and paint chips; *Salsa Red* (wall and awnings) and *Sandy Feet* (trim and accents).
  8. Dimensional Pilasters. Provide pilasters per architectural rendering. (Main façade - two locations).
  9. 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.
  10. All work for the project shall be completed not later than October 15, 2016.

Seconded by Stelmacher.

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

Carried.

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

Project: Building façade renovations (front and rear), wall sign, awnings.

Appearance:

Tom Meiklejohn, Project Representative, 79 East Division Street

Motion made by Molitor to approve the renovation plan, including support for a projecting sign, based on findings that the project complies with the

**DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES**

April 5, 2016

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

Seconded by Schoofs.

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

Failed.

Motion made by Stelmacher to approve the project as proposed, subject to the inclusion of dimensional color utilized in the lower front façade. In addition, the Downtown Architectural Review Board supports the concept, design, and size of the proposed projecting sign and recommends that the Board of Appeals consider approval based on the significance of the former projecting sign for McKnight Drug Co.

Seconded by Schoofs.

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

Carried.

**ADJOURN**

Motion made by Molitor to adjourn.

Seconded by Floeter.

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

Carried.

Meeting adjourned at 12:55 p.m.

MARGARET HEFTER, CITY CLERK

MH/ke



Relax  
Restore  
Yoga

66

WELLS  
FARGO  
ADVENTURE

Fountain City  
CAFE

Fountain City  
CAFE  
OPEN

77  
MAIN

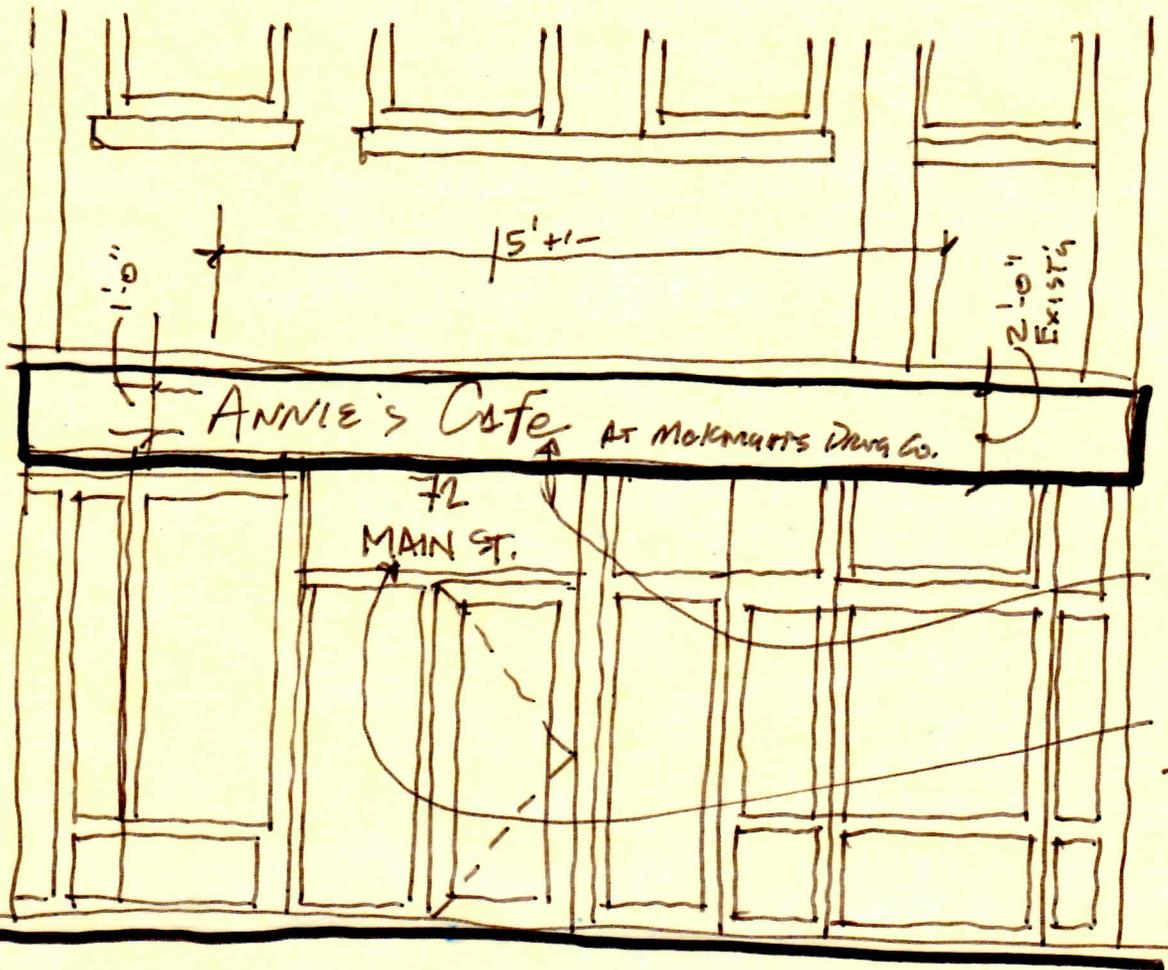


*Annie's Cafe*

At Mc Keith's Drug Co.

ANNIE'S  
CAFE

ANNIE'S  
CAFE



SURFACE MOUNTED  
LETTERS

PAINTED OR  
V.M. LETTERS @  
TRANSOM

PROPOSED SIGN

ANNIE'S CAFE - 72 S. MAIN ST.

FOND DU LAC, WI

08.29.10

70

SW 6483  
Buoyant Blue

SW 6484  
Meander B

**Annie's Fountain City Cafe**



72 S Main St.  
Fond du Lac, WI 54935  
920-948-9393  
[www.facebook.com/Anniesfountaincitycafe](http://www.facebook.com/Anniesfountaincitycafe)  
[anniescafe72smain@gmail.com](mailto:anniescafe72smain@gmail.com)

55

SW 6378  
Crisp Linen

SW 6379  
Jersey Cream

COLOR-PRIME®  
PRIMERS

P1

P2

SW 6485  
Raindrop

SW 6486  
Reflecting Pool

SW 6487  
Cloudy

SW 6380  
Humble C

P3

P4

P5



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

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Department of Community Development

**Date:** September 1, 2016

**To:** Downtown Architectural Review Board

**From:** Joellyn Dahlin, Principal Planner

**Re:** Project Review – 72 South Main Street (*Annie’s Fountain City Café*)

<b>Project Analysis</b>
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**Proposal:** Paint lower half of front façade and install signage on canopy.

**Historic Status:** The property is located in the South Main Historic District; the property does not retain a local historic designation. The South 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.

Façade improvements for the subject two-story brick building have been proposed and approved twice in the recent past. A proposal for exterior paint (wall and trim) for the Main Street façade was approved by the Downtown Architectural Review Board late in 2015. The project was intended to be the first phase of façade improvements; new windows and a new sign were planned in 2016. The project did not proceed because of weather conditions. A new submittal in April of this year was subsequently approved by the Downtown Architectural Review Board to incorporate the intent of the 2015 project. The approved project affected the front and rear façades, and included new windows, doors, wall signage, awnings, and exterior paint.

The pending proposal pares down the scope of April project and plans exterior paint for the lower portion of the front façade and a sign on the existing canopy. The intent of the work is temporary; a request to the Downtown Fond du Lac Partnership will be submitted in Spring 2017 for funding to complete the improvements as originally planned.

The color palette is the same as the previous approval - white linen for the wall, grey accent, black window and door trim. A new sign to identify *Annie's Café* is proposed on the face of the existing canopy consisting of surface mounted letters.

## 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

In evaluating the proposal the Downtown Architectural Review Board must consider the color scheme of other buildings in proximity to the property in question, as well as the overall desired appearance of the downtown. The Board must also determine that the proposed color palette ties together all of the building elements, utilizing complementary colors.

The proposed paint colors are the same previously approved by the Downtown Architectural Review Board. The extent of the exterior paint is, however, limited to the lower wall area beneath the canopy and therefore conflicts with the intent of design regulations to tie together all of the building elements. To provide a cohesive appearance to the façade, the area of new paint should also include the existing red accents above the canopy and second story windows. Also, the neon tube lighting beneath the canopy should be removed; the red neon makes no aesthetic contribution to the proposed color palette.

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

Conditions of approval shall include:

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.