

DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA

May 7, 2024

12:00 PM

Meeting Room A

City-County Government Center

160 South Macy St
Fond du Lac, Wisconsin

I. Call To Order

- A. Attendance
- B. Declaration Quorum Present

II. Approval of Minutes

- A. March 5, 2024

III. Actions

- A. 171 South Main Street (Aurora's Apothecary)
Proposal: New windows - 2nd story
Applicant: Aurora's Apothecary
- B. 109 South Main Street (Slim & Chubby's)
Proposal: Wall signage
Applicant: Slim & Chubby's
- C. 231 South Main Street
Proposal: Exterior façade renovations
Applicant: Barber Enterprises Inc
- D. 59-61 North Main Street (PS Beauty Lounge)
Proposal: Wall signage
Applicant: PS Beauty Lounge

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 AGENDA
CITY OF FOND DU LAC, WISCONSIN
March 5, 2024

Subject:

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

DARB_Minutes_3.5.2024.pdf

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

March 5, 2024

12:00 P.M.

Meeting Room A
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL:

Present: Timothy Kent
Sam Meyer
Chris Smith
Shawn Willey

Absent: None

Administrative Staff: Dyann Benson, Community Development Director

Others in Attendance: Amy Hansen, Executive Director
Downtown Fond du Lac Partnership

Chair Kent declared a quorum present at 12:00 p.m.

APPROVAL OF MINUTES

Motion made by Kent to approve the minutes of the January 2, 2024 meeting of the Downtown Architectural Review Board.

Seconded by Willey.

ROLL CALL VOTE: Aye – Kent, Meyer, Smith, Willey
Nay – None

Carried.

ACTIONS

18 East Division Street (18 Hands Alehouse)

New Projecting Sign

Appeared in Support:

Sam Meyer, Project Applicant, 18 E Division St

Motion made by Kent to approve the projecting sign with the exterior illumination as proposed with the condition listed. The project approval is based on findings that the

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

March 5, 2024

Page 2

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

1. Sign permit is required before installation.

Seconded by Smith.

ROLL CALL VOTE: Aye – Kent, Smith, Willey
 Nay – None
 Abstain – Meyer

Carried.

ADJOURN

Motion made by Kent to adjourn.

Seconded by Willey.

ROLL CALL VOTE: Aye – Kent, Meyer, Smith, Willey
 Nay – None

Carried.

Meeting adjourned at 12:07 p.m.

MARGARET HEFTER, CITY CLERK

DB/ss

**DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA
CITY OF FOND DU LAC, WISCONSIN
171 South Main Street (Aurora's Apothecary)**

Subject: Proposal: New windows - 2nd story
Applicant: Aurora's Apothecary

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

Aurora_s_Apothecary_DARB_Memo.pdf

Auroras_Application_redacted.pdf

Exterior_Trim_Color.pdf

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 30, 2024
To: Downtown Architectural Review Board
From: Dyann Benson, Community Development Director
Re: Project Review – 171 S Main Street (Aurora’s Apothecary)

Project Analysis

Proposal: New Windows – 2nd Story
Historic Status: Contributing Property, South Main Street Historic District
State/National Register of Historic Places
Design Review: The Downtown Architectural Review Board must determine if the proposed window replacements are compatible with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

The property at 171 S Main Street is home to Aurora’s Apothecary. The property is located within the C-1 Central Business District.

The applicant is seeking to replace the three (3) front windows facing Main Street on the 2nd floor. The existing windows have the appearance of four (4) panes with a curved upper frame painted white/cream in color. The applicant is proposing to replace them with three (3) double hung vinyl windows, no mullions, and using painted tin to fill in the rounded curve between the straight frame of the new windows and the rounded window opening. The exterior trim would be Vintage Wicker.

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 viability of the district.

Relevant Code Sections:

720-42 (D) Architectural Review Standards.

Color and material elements apply to a building exterior that is generally visible to a public street and/or alley.

(b) Primary exterior building materials should be similar and/or complementary to existing structures within the immediate area and the downtown area as a whole. Building materials should consider the facades of the structure and an adjoining structure to provide a suitable transition between facades. Where a side and/or rear elevation is not exposed to view from a public street, a combination of primary and secondary materials may be used.

(6) Windows and doors should be similar in size, proportion and alignment based on the architectural style of the building. Original door and window openings and accenting features shall be maintained where practical. First floor windows are required and shall establish visibility and transparency along the street. Replacement windows and doors should, where possible, fit into the original opening, minimizing the amount of blocking and/or filler panels. Replacements should match the existing/original in size, shape and arrangement of panes.

DARB Action

The Downtown Architectural Review Board must determine if the proposed replacement windows are compatible with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.



City of Fond du Lac

DOWNTOWN DESIGN REVIEW

Project Application

PROJECT LOCATION: 171 South Main St. Fond du Lac WI
ADDRESS

Project Applicant (Business Owner/Tenant/Landowner)			
Name: <u>Kevin Adlebush</u>			
Business Name: <u>MK Ultra Properties LLC</u>			
Mailing Address: <u>3197 Mill Rd</u>	City: <u>Greenleaf</u>	State: <u>WI</u>	ZIP: <u>54124</u>
Email Address: [REDACTED]	Phone Number: [REDACTED]		
Project Representative (Complete this information if the project representative is not the project applicant)			
Name:			
Mailing Address:	City:	State:	ZIP:
Email Address:	Phone Number:		
Landowner (Complete this information if the project applicant is not the property owner.)			
Name:			
Mailing Address:	City:	State:	ZIP:
Land Use Information – Project Site			
Describe the use of the building:			
If the proposed project involves a new business or use, identify the most recent use of the building:			
Acknowledgement for Project Completion (Landowner or Tenant)			
As the responsible party for the project, I hereby acknowledge that failure to complete the project as approved by the Downtown Architectural Review Board may result in a requirement to modify and/or redo work and/or delay occupancy.			
 SIGNATURE		DATE	

PROJECT DETAILS

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

DESCRIPTION OF PROPOSED PROJECT AND TIMELINE FOR COMPLETION:

We would like to replace the 3 front windows facing mainst. All contractors have stated they can't do round top windows - install 8ft tall windows and square of top with painted fin

PROJECT APPLICANT SIGNATURE





d

apeutic Massage
Schneider, LMT
0-913-8274



OPEN

HERBS

CRYSTALS

171 S. MAIN ST.

171 1/2

VAPE





UTILITY
WORK
AHEAD

20
100
100



WINDOW WORLD OF FOND DU LAC

235 Morris Street
 Fond du Lac, WI 54935
 (920) 923-4189
 fonddulac@windowworld.com



1-800 NEXT WINDOW
WindowWorld.com

Customer: MK Ultra Properties LLC Phone (h) [REDACTED]
 Install Address: 17 1/2 Main St Fond du Lac WI 54935 Phone (w) _____
 Bill Address: 3197 Mill Rd Greenleaf WI 54126 E-mail _____

WINDOW WORLD

_____	2000 Series DH All-Weld	\$490
<u>3</u>	4000 Series DH All-Weld	\$535 <u>1605</u>
_____	6000 Series DH All-Weld	\$585
_____	2 Lite Slider Up to 93 U.I.	\$500
_____	2 Lite Slider Up to 119 U.I.	\$545
_____	2 Lite Slider Over 120 U.I.	\$590
_____	3 Lite Slider * (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$1505
_____	Picture	\$1015
_____	Awning/Casement	\$575
_____	2 Lite Casement *	\$1205
_____	3 Lite Casement * (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)	\$1955
_____	Bay Window *	\$5265
_____	Bow Window *	\$5575
_____	Garden Window *	\$
_____	Specialty Window	\$
_____	Beige/Almond *	\$75
_____	Wood Grain Interior *	\$195
_____	Colored Exterior *	\$335
_____	Window Color <u>White</u> / <u>White</u>	
	<i>Inside</i> <i>Outside</i>	

GLASS OPTIONS

<u>inc</u>	1/2 Screens	\$9 INCLUDED
<u>inc</u>	Foam Insulation on Jambs and Head	\$11 INCLUDED
<u>inc</u>	Double Strength Glass	\$15 INCLUDED
<u>inc</u>	Double Locks (> 24")	\$5 INCLUDED
<u>inc</u>	Lifetime Warranty	\$ INCLUDED
<u>inc</u>	Lifetime Glass Breakage Warranty	\$25
<u>3</u>	Double Pane SolarZone*	\$160 <u>480</u>
_____	Triple Pane SolarZone*	\$220

WINDOW OPTIONS

_____	Full Screens	\$85
_____	Colonial Contoured Grids (BSO) (TSO)	\$135
_____	Grids (BSO) (TSO)	\$150
_____	Tempered DH Sash (BSO) (TSO)	\$125/ Sash
_____	Obscure Glass (BSO) (TSO)	\$85/Sash
_____	Oriel Style (40/60 or 60/40)	\$95
_____	Mounting Fin	\$120
_____	Foam Enhanced Frame **	\$80

PRE 1978 BUILT HOMES (WI DHS Lead Law)

<u>3</u>	Fee Per Section	\$55 <u>165</u>
_____	Fee Per Multiple	\$85
_____	MY HOME WAS BUILT IN THE YEAR <u>1900</u>	Initial _____

DOORS

(XO) (OX) Viewed from outside
 X is operating panel

_____	Vinyl Rolling Patio Door 6ft.	\$2585
_____	Vinyl Rolling Patio Door 8ft.	\$2830
_____	Vinyl Rolling Patio Door 9ft.	\$3080
_____	Custom Size PD	\$
_____	Colonial Contoured Grids	\$265
_____	Double Pane SolarZone	\$370
_____	Triple Pane SolarZone	\$675
_____	Patio Door Exterior Trim	\$305
_____	Facing Color _____	
_____	Wood Grain Interior / Beige/Almond*	\$455
_____	Colored Exterior *	\$675
_____	Storm Door	\$
_____	Door Color _____ / _____	
	<i>Inside</i> <i>Outside</i>	

MISCELLANEOUS

<u>3</u>	Custom Exterior Trim	\$160 <u>480</u>
_____	Facing Color <u>Vintage Wicker</u>	\$
_____	Specialty Window Exterior Trim	\$
_____	Mull to Form Unit/Mullion Removal	\$105
_____	Metal Window Extra Labor/Vinyl	\$125
_____	Insulate Weight Boxes	\$65
_____	Interior Stops (RAW)	\$110
_____	Exterior Stops	\$85
_____	Bay Roof (Install or Removal)	\$675
_____	Interior Casing (Bay/Bow/PD) (RAW)	\$305
_____	Interior Casing (Window/Door) (RAW)	\$225
_____	Exterior Casing	\$115
<u>3</u>	Repair Sill, Jamb, Brickmold, WRB	\$100 <u>300</u>
_____	Remove and Install A/C or Awning	\$125
_____	J-Channel Color	\$80
_____	Remove and Install Shutters/Security Bars	\$50
_____	Paint / Stain Woodwork Color	\$

Disclaimer: Estimate Valid For 30 Days.

*Price is per section ** Available in DH & Picture Only



ROUND-UP FOR WINDOW WORLD CARES

St. Jude Children's Research Hospital \$ _____

NO EXTRA WORK IF NOT IN WRITING!

Customer agrees to the terms of payment as follows:

Extra Labor \$ _____

Site set up and Disposal Fee \$ \$260.00

vinyl Rolling Patio Door 9ft.	\$3000
Custom Size PD	\$
Colonial Contoured Grids	\$265
Double Pane SolarZone	\$370
Triple Pane SolarZone	\$675
Patio Door Exterior Trim	\$305
Facing Color	
Wood Grain Interior / Beige/Almond*	\$455
Colored Exterior *	\$675
Storm Door	\$
Door Color _____ / _____	
Inside	Outside

Insulate Weight Boxes	\$65
Interior Stops (RAW)	\$110
Exterior Stops	\$85
Bay Roof (Install or Removal)	\$675
Interior Casing (Bay/Bow/PD) (RAW)	\$305
Interior Casing (Window/Door) (RAW)	\$225
Exterior Casing	\$115
3 Repair Sill, Jamb, Brickmold, WRB	\$100 <u>300</u>
Remove and Install A/C or Awning	\$125
J-Channel Color	\$80
Remove and Install Shutters/Security Bars	\$50
Paint / Stain Woodwork Color	\$

Disclaimer: Estimate Valid For 30 Days.
 *Price is per section ** Available in DH & Picture Only

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

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 \$ \$260.00
 Total Amount \$ 3290
 Custom Order Deposit 50% \$ _____ Ck# _____
 Balance Paid to Installer upon Completion \$ _____
 Amount Financed \$ _____

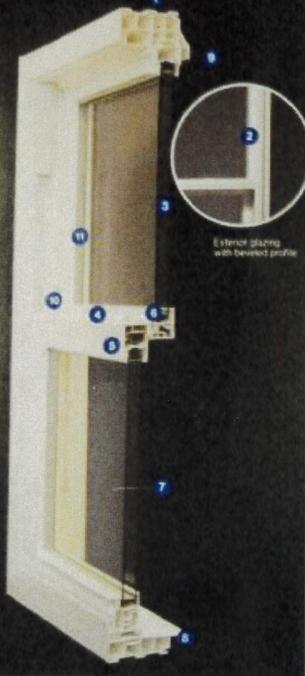
**You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.
 Notice of cancellation must be in writing postmarked no later than midnight of the following third business day.
 THIS IS A CUSTOM ORDER NOT FOR RESALE!**

MELP Salesman 2-27-24 Date

 Owner Date

 Owner Date

2000 SERIES VINYL REPLACEMENT WINDOWS

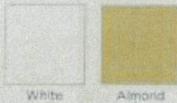


A Closer Look.

- 1 Multi-chambered, welded vinyl mainframe and sash provide superior strength and durability.
- 2 Top and bottom sash are exterior glazed and aesthetically beveled for sleek, stylish sight lines and curb appeal.
- 3 Double-pane insulated glass with a Duralite® warm-edge spacer system enhances energy efficiency to keep your home comfortable in every condition.
- 4 Recessed, opposing cam locks secure your window without interrupting sight lines.
- 5 Metal reinforcements at meeting rail and latch ensure strength and protection against wind and weather.
- 6 Interlocking center rails provide a firm seal for enhanced weather-tightness.
- 7 An easily removable half screen gives you the freedom to let air in while keeping pests out.
- 8 Welded combination sill directs water away from the home and eliminates unsightly weep holes.
- 9 Detent clip keeps the top sash from drifting.
- 10 Recessed tilt latches can be released to tilt both top and bottom sash into the home for easy cleaning.
- 11 Spring-loaded, push-button vent latches allow for overnight ventilation.

Sashes consist of double hung and picture windows.

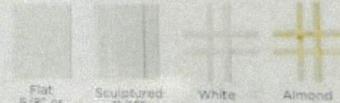
Color Options:



White

Almond

Grid Options:



Flat
5/8" or
7/8"

Sculptured
1/16"

White

Almond

SolarZone® Insulated Glass.

Our SolarZone® insulated glass packages help you save on heating and cooling costs while also keeping your home more comfortable. In warm weather, SolarZone reduces solar heat gain, minimizes interior glare, and lowers inside glass temperature to save energy and keep you cool. In cold weather, SolarZone helps to control the heat inside your home by providing thermal protection that keeps the inside glass panel warmer. SolarZone Elite is specifically designed for warmer climates where additional solar protection is needed. It does this by blocking a significant amount of the solar energy coming into your home.

Clear Glass: Dual-pane, single-strength glass with warm-edge spacer system.

SolarZone Elite: Dual-pane, double-strength glass with HP Low-E coating, argon enhancement, and Duralite® warm-edge spacer system.

SolarZone: Dual-pane, single-strength glass with Low-E coating, argon enhancement, and Duralite® warm-edge spacer system.

THERMAL PERFORMANCE COMPARISON¹

	U-FACTOR	SHGC
Clear Glass	0.44	0.57
SolarZone®	0.27	0.29
SolarZone® Elite	0.27	0.21

Window values are based on standard 2000 Series offering. Values vary depending on grids and optional glass thicknesses (operates, 1/2" laminated, 3/4" tempered, 1" decorative glass, etc.) STC and HP performance values are also available.

**LIFETIME
LIMITED WARRANTY***

*Restrictions may apply. For complete details, see the warranty at your nearest Window World store.

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1-800 NEXTWINDOW | WindowWorld.com

Window World

Energy Star Performance Report

U-Factor	0.27	0.29
R-Value	0.31	0.3

Window World

BBB ACCREDITED BUSINESS
VALID THROUGH 2023

Window World of York Pa, Inc.

2000 SERIES WINDOWS



- Multi-chambered, welded vinyl mainframe and sash provide superior strength and durability.
- Dual vent stops for controlled ventilation and airflow.
- Strong warranty protection for added peace of mind.
- Double-pane insulated glass units.

Window World

MADE IN
USA



WE SELL
ENERGY STAR

GOOD
HOUSEKEEPING



1-800 NEXTWINDOW | WindowWorld.com



2000 SERIES WINDOWS

MADE IN
USA



GOOD
HOUSEKEEPING

For a full list of products, visit the link on the Good Housekeeping logo.

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/kerickson/DARB/2024/04%20April/Aurora%20Apothecary/2000%20Series%20Siding%20Wausau%20WI%20_%20Window%20World%20of%20Wausau.html

Wausau
(715) 849-8500

2000 Series Siding

Information Features Gallery Custom Options

Some options may vary. Various screen settings and display resolutions prevent exact color representation. Please see your local Window World store for actual samples.

							
Adobe Cream	Ageless Slate	Antique Parchment	Canyon Drift	Cape Cod Gray	Charcoal Smoke	Coastal Sage	Deep Moss
							
Fired Brick	Flagship Brown	Glacier White	Harbor Blue	Juniper Ridge	Maple	Midnight Blue	Monterey Sand
							
Mountain Fern	Mystic Blue	Natural Linen	Platinum Gray	Sterling Gray	Storm	Tuscan Clay	Vintage Wicker

rch

1:00 PM
4/30/2024

**DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA
CITY OF FOND DU LAC, WISCONSIN
109 South Main Street (Slim & Chubby's)**

Subject: Proposal: Wall signage
Applicant: Slim & Chubby's

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

109_S_Main_Street_DARB_Memo.pdf

109_S_Main_Application_redacted.pdf

SAC_sign.pdf

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 30, 2024
To: Downtown Architectural Review Board
From: Dyann Benson, Community Development Director
Re: Project Review – 109 S Main Street (Slim & Chubby’s)

Project Analysis

Proposal: Wall Signage

Historic Status: South Main Street Historic District/Contributing Property
State/National Register of Historic Places

Design Review: The Downtown Architectural Review Board must determine that new wall signage is compatible with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

109 S Main Street is located between 1st Street and 2nd Street on the east side of Main Street. The property is home to Slim & Chubby’s. The property is situated in the C-1 (Central Business) District and the proposal is subject to the review and approval of the Downtown Architectural Review Board. The property is a contributing property to the South Main Street Historic District.

The previous sign was deteriorating and was removed by the owners. The proposed sign would be made of wood panels (similar to the Wood’s Floral sign band) and comprised of eight (8) 1x6x16 pieces of stained popular golden oak color. Attached to the board with metal fasteners would be acrylic plastic 3/8 inch thick individual letters to spell out SAC in larger letters with Slim & Chubby’s below in smaller 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 viability of the district.

Relevant Code sections

720-83 C. Sign design. Sign shape, color, materials and illumination shall be complementary to the character and architecture of the building for which it is affixed. Signage shall reflect, to the extent practical and appropriate, the Downtown Fond du Lac Partnership Design Guidelines, as may be amended from time to time.

DARB Action

The Downtown Architectural Review Board must determine that the proposed wall signage is compatible with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines to enhance downtown properties.



DOWNTOWN DESIGN REVIEW

Project Application

PROJECT LOCATION: 109 S Main St - Slim and Chubby's
ADDRESS

Project Applicant (Business Owner/Tenant/Landowner)			
Name: <u>Ashton Winter</u>			
Business Name: <u>Slim and Chubby's</u>			
Mailing Address: <u>PO Box 1152 109 S Main St</u>	City: <u>Fond du Lac</u>	State: <u>WI</u>	ZIP: <u>54935</u>
Email Address: [REDACTED]	Phone Number: [REDACTED]		
Project Representative (Complete this information if the project representative is not the project applicant)			
Name:			
Mailing Address:	City:	State:	ZIP:
Email Address:	Phone Number:		
Landowner (Complete this information if the project applicant is not the property owner.)			
Name:			
Mailing Address:	City:	State:	ZIP:
Land Use Information - Project Site			
Describe the use of the building: If the proposed project involves a new business or use, identify the most recent use of the building:			
Acknowledgement for Project Completion (Landowner or Tenant)			
As the responsible party for the project, I hereby acknowledge that failure to complete the project as approved by the Downtown Architectural Review Board may result in a requirement to modify and/or redo work and/or delay occupancy.			
SIGNATURE _____		DATE _____	

PROJECT DETAILS

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

DESCRIPTION OF PROPOSED PROJECT AND TIMELINE FOR COMPLETION:

Replace front sign with dimensions of 16ft x 4ft frontage. One week to complete.

PROJECT APPLICANT SIGNATURE

109 S MAIN ST - SLIM & CHUBBY'S

Front Sign Proposal

Date 4/24/24

Slim & Chubby's is requesting replacement of the front sign at 109 S Main St.

The dimensions of the sign would stay the same at 16ft by 4 ft usable space. Existing lighting would be utilized with the (2) overhanging contemporary flood lights. We would like to install (8) 1x6x16 pieces of stained popular golden oak color and then lacquered wood carsiding material with tongue and groove as the background to the font of the sign.

The material for the "Basic Serif" font would be acrylic plastic 3/8 inch thick in the color of black. We would have (2) lines of characters with a total of 18 letters. On the first line 3 characters "SAC" at 26 inches tall and approximate width of 79 inches centered and 4 inches from the top of sign background. These letters would also elevate 4 inches off the face of the background carsiding material with long threaded metal fasteners to give a 3-dimensional appearance. The second line would read "(Slim & Chubby's)" at about half the size of first line at 12 inches tall and 134 total inches wide. These characters would be 2 inches below the first line and 4 inches from the bottom of the sign. This line would be installed directly onto the carsiding background.

A sample layout of text is found above and to the right. As requested I have attached a picture of the current sign. Feel free to contact me with questions.

SAC
(Slim & Chubby's)

ASHTON WINTER

PO Box 1152

Fond du Lac, WI 54935





CLAW'S

SLIM AND CHUBBYS
THIRD FLOOR OPEN
ON THURS
VODKA PINTS \$3
CLAWS \$2
FREE POOL TIL 10
FREE BDAY BEER

NO LOITERING
POLICE WILL BE
ISSUING TICKETS

IT'S MANSTER
WRESTLING AND GYM





BEACH
SALON



SAC

Slim & Chubby's

S AND CHUBBYS
THIRD FLOOR OPEN
ON THURS
VODKA PINTS \$3
CLAWS \$2
FREE POOL TIL 10
FREE BDAY BEER



FINE JEANS

**DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA
CITY OF FOND DU LAC, WISCONSIN
231 South Main Street**

Subject: Proposal: Exterior façade renovations
Applicant: Barber Enterprises Inc

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

231_S_Main_Street_Memo.pdf

231_S_Main_Application_redacted.pdf

Rendering.pdf

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 30, 2024
To: Downtown Architectural Review Board
From: Dyann Benson, Community Development Director
Re: Project Review – 231 S Main Street

Project Analysis

Proposal: Exterior Façade Renovations
Historic Status: N/A
Design Review: The Downtown Architectural Review Board must determine that exterior façade renovation is compatible with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

231 S Main Street is located south of Western Avenue/4th Street. The building is located on the east side of Main Street, across from Ahern Gross Plumbing. It is the former home of Caldera HVAC. The property is situated in the C-2 (General Business) District. The property is located within the Business Improvement District (BID), but outside the Downtown Design Overlay District. The applicants wants to apply for Building Improvement Grant (BIG) funding and, thus, requires review and approval by DARB for the project.

The applicant is seeking to redo the windows on the second floor, restoring the look of them to what appears to be their original size, but only the lower portion would be window while the upper portion would be a trimmed panel to look like part of the window. On the first floor, the applicant would install two (2) new storefront windows and two (2) transom windows above the two (2) new doors. The area above the new storefront windows would be a new trimmed panel façade. The applicant is open to recommendations for paint colors.

Staff will have paint swatches available.

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 viability of the district.

Relevant Code sections

720-42 (5) Color and material elements apply to a building exterior that is generally visible to a public street and/or alley.

720-42(5)(a) Building color should be nonreflective and relate to existing neighborhood patterns. High-intensity, fluorescent, day glow and/or neon and metallic colors are discouraged; where such colors constitute a component of a standardized corporate theme or identity, muted versions colors should be used.

720-42 (5)(b) Primary exterior building materials should be similar and/or complementary to existing structures within the immediate area and the downtown area as a whole. Building materials should consider the facades of the structure and an adjoining structure to provide a suitable transition between facades. Where a side and/or rear elevation is not exposed to view from a public street, a combination of primary and secondary materials may be used

720-42 (6) Windows and doors should be similar in size, proportion and alignment based on the architectural style of the building. Original door and window openings and accenting features shall be maintained where practical. First floor windows are required and shall establish visibility and transparency along the street. Replacement windows and doors should, where possible, fit into the original opening, minimizing the amount of blocking and/or filler panels. Replacements should match the existing/original in size, shape and arrangement of panes.

DARB Action

The Downtown Architectural Review Board must determine that the proposed exterior façade renovation is compatible with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines to enhance downtown properties.



City of Fond du Lac

DOWNTOWN DESIGN REVIEW

Project Application

PROJECT LOCATION: 231 S. MAIN ST FDL
ADDRESS

Project Applicant (Business Owner/Tenant/Landowner)			
Name: <u>GREG BARBER</u>			
Business Name: <u>BARBER ENTERPRISES INC.</u>			
Mailing Address: <u>480 N. PIONEER RD.</u>	City: <u>FOND DU LAC</u>	State: <u>WI</u>	ZIP: <u>54937</u>
Email Address:		Phone Number:	
Project Representative (Complete this information if the project representative is not the project applicant)			
Name: <u>GREG BARBER</u>			
Mailing Address: <u>SAME</u>	City:	State:	ZIP:
Email Address:		Phone Number:	
Landowner (Complete this information if the project applicant is not the property owner.)			
Name:			
Mailing Address: <u>SAME</u>	City:	State:	ZIP:
Land Use Information – Project Site			
Describe the use of the building:			
If the proposed project involves a new business or use, identify the most recent use of the building: <u>COMMERCIAL OFFICE</u>			
Acknowledgement for Project Completion (Landowner or Tenant)			
As the responsible party for the project, I hereby acknowledge that failure to complete the project as approved by the Downtown Architectural Review Board may result in a requirement to modify and/or redo work and/or delay occupancy.			
 SIGNATURE		<u>4-29-27</u> DATE	

PROJECT DETAILS

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

DESCRIPTION OF PROPOSED PROJECT AND TIMELINE FOR COMPLETION:

RE-PARE FRONS, NEW WINDOWS, STONE MASONRY, SIDING, DOORS

PROJECT APPLICANT SIGNATURE



231 S. MAIN STREET

APRIL 3, 2024

FOND DU LAC, WI

JOE LAWNICZAK

**DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA
CITY OF FOND DU LAC, WISCONSIN
59-61 North Main Street (PS Beauty Lounge)**

Subject: Proposal: Wall signage
Applicant: PS Beauty Lounge

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

59-61_N_Main_Street_DARB_Memo.pdf

59-61_N_Main_App_redacted.pdf

Sign_Photo.pdf

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: April 30, 2024
To: Downtown Architectural Review Board
From: Dyann Benson, Community Development Director
Re: Project Review – 59-61 N Main Street (PS Beauty Lounge)

Project Analysis

Proposal: Wall Signage

Historic Status: North Main Street Historic District/Contributing Property
State/National Register of Historic Places

Design Review: The Downtown Architectural Review Board must determine that new wall signage is compatible with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

59-61 N Main Street is located south of Merrill Avenue and north of Division Street. PS Beauty Lounge opened in 2022 at 59 N Main Street. The business expanded into 61 N Main Street (formerly Onyx Yoga). The property is situated in the C-1 (Central Business) district and the proposal is subject to the review and approval of the Downtown Architectural Review Board. The property is a contributing property to the North Main Street Historic District.

In 2023, the business owner submitted various projects to DARB including new exterior paint along the west facade (North Main Street frontage) to unify the storefronts and a new wall sign that would have included individual letters.

The applicant opted not to pursue individual letters and instead, refaced the previous wall sign with new graphics. The proposed signage meets zoning code requirements for size and location.

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 viability of the district.

Relevant Code sections

720-83 C. Sign design. Sign shape, color, materials and illumination shall be complementary to the character and architecture of the building for which it is affixed. Signage shall reflect, to the extent practical and appropriate, the Downtown Fond du Lac Partnership Design Guidelines, as may be amended from time to time.

DARB Action

The Downtown Architectural Review Board must determine that the proposed wall signage is compatible with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines to enhance downtown properties.

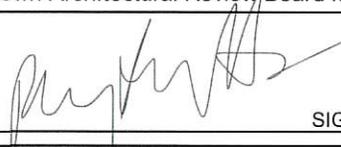


City of Fond du Lac

DOWNTOWN DESIGN REVIEW

Project Application

PROJECT LOCATION: 61 N Main st FDL ADDRESS

Project Applicant (Business Owner/Tenant/Landowner)			
Name: Paytan schmidt			
Business Name: Ps, Beauty Lounge			
Mailing Address: 61 n main st	City: Fond du Lac	State: WI	ZIP: 54935
Email Address: [REDACTED]		Phone Number: [REDACTED]	
Project Representative (Complete this information if the project representative is not the project applicant)			
Name: Paytan Schmidt			
Mailing Address: 61 n main st	City: Fond du Lac	State: WI	ZIP:
Email Address: [REDACTED]		Phone Number: [REDACTED]	
Landowner (Complete this information if the project applicant is not the property owner.)			
Name: Brian Carter			
Mailing Address: 348 Taft st	City: Fond du Lac	State: WI	ZIP: 54935
Land Use Information – Project Site			
Describe the use of the building: Spray tans and retail			
If the proposed project involves a new business or use, identify the most recent use of the building:			
Acknowledgement for Project Completion (Landowner or Tenant)			
As the responsible party for the project, I hereby acknowledge that failure to complete the project as approved by the Downtown Architectural Review Board may result in a requirement to modify and/or redo work and/or delay occupancy.			
 _____ SIGNATURE		_____ 4/25/2024 DATE	

PROJECT DETAILS

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

DESCRIPTION OF PROPOSED PROJECT AND TIMELINE FOR COMPLETION:

New logo on existing sign board

PROJECT APPLICANT SIGNATURE _____

