

DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA

November 5, 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. August 6, 2024
- B. October 1, 2024

III. Actions

- A. 109 South Main Street (Slim & Chubby's)
Proposal: Wall Signage
Applicant: Slim & Chubby's
- B. 36 3rd Street (Blakely Auto Parts)
Proposal: Wall Signage
Applicant: Fastsigns of Appleton
- C. 83-85 South Main Street (Former Book World)
Proposal: Exterior façade alterations and paint
Applicant: Blowfish Architects LLC

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
August 6, 2024

Subject:

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

DARB_Minutes_8.6.2024.pdf

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

August 6, 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
Fr. Matthew Kirk
Sam Meyer (arrived at 12:22 p.m.)
Shawn Willey

Absent: Chris Smith

Administrative Staff: Dyann Benson, Community Development Director

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

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

APPROVAL OF MINUTES

Motion made by Kirk to approve the minutes of the July 9, 2024 meeting of the Downtown Architectural Review Board.

Seconded by Willey.

ROLL CALL VOTE: Aye – Kent, Kirk, Willey
Nay – None

Carried.

PROJECT UPDATES

Historic Signs

Moved to September meeting

Discussion – Sign Guidelines

Moved to September meeting

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

August 6, 2024

Page 2

ACTIONS

47 North Main Street (Cujak’s Wine & Spirits)

Awning

Motion made by Kent to approve the concept of the proposed awning subject to the condition listed below; the actual size of the graphics on the awning will be reviewed as part of the permit process. The project approval is based on findings that the awning complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

Condition of approval:

1. A permit for the awning is required to include graphic size details.

Seconded by Kirk.

ROLL CALL VOTE: Aye – Kent, Kirk, Willey
 Nay – None

Carried.

36 East 3rd Street

Exterior façade alterations and paint

Motion made by Willey to approve the proposed exterior alterations and paint. The project approval is based on findings that the alterations comply with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

Seconded by Kirk.

ROLL CALL VOTE: Aye – Kent, Kirk, Willey
 Nay – None

Carried.

73 South Main Street (True Fitness)

Wall signage

Motion made by Kirk to approve the proposed wall sign. The project approval is based on findings that the 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 Meyer.

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

August 6, 2024

Page 3

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

Carried.

116 North Main Street (Summit Credit Union/ReMax)

Roof

Motion made by Kirk to approve the proposed roof replacement. The project approval is based on findings that the roof complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

Seconded by Meyer.

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

Carried.

ADJOURN

Motion made by Willey to adjourn.

Seconded by Kirk.

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

Carried.

Meeting adjourned at 12:27 p.m.

MARGARET HEFTER, CITY CLERK

DB/ss

DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA
CITY OF FOND DU LAC, WISCONSIN
October 1, 2024

Subject:

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

DARB_Minutes_10.1.24.pdf

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

October 1, 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: Sam Meyer
Chris Smith

Absent: Timothy Kent
Fr. Matthew Kirk
Shawn Willey

Administrative Staff: Dyann Benson, Community Development Director

Due to lack of quorum, the meeting was canceled.

DB/ss

**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

Slim_and_Chubbies_DARB.pdf

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: October 24, 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 previous sign application was not approved by DARB. The applicant is returning with a modified design. The proposed sign would be made of dibond with engineered wood trim. The “SAC” would be raised from the back of the sign while the “Slim & Chubby’s” would be flush with the background.

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.

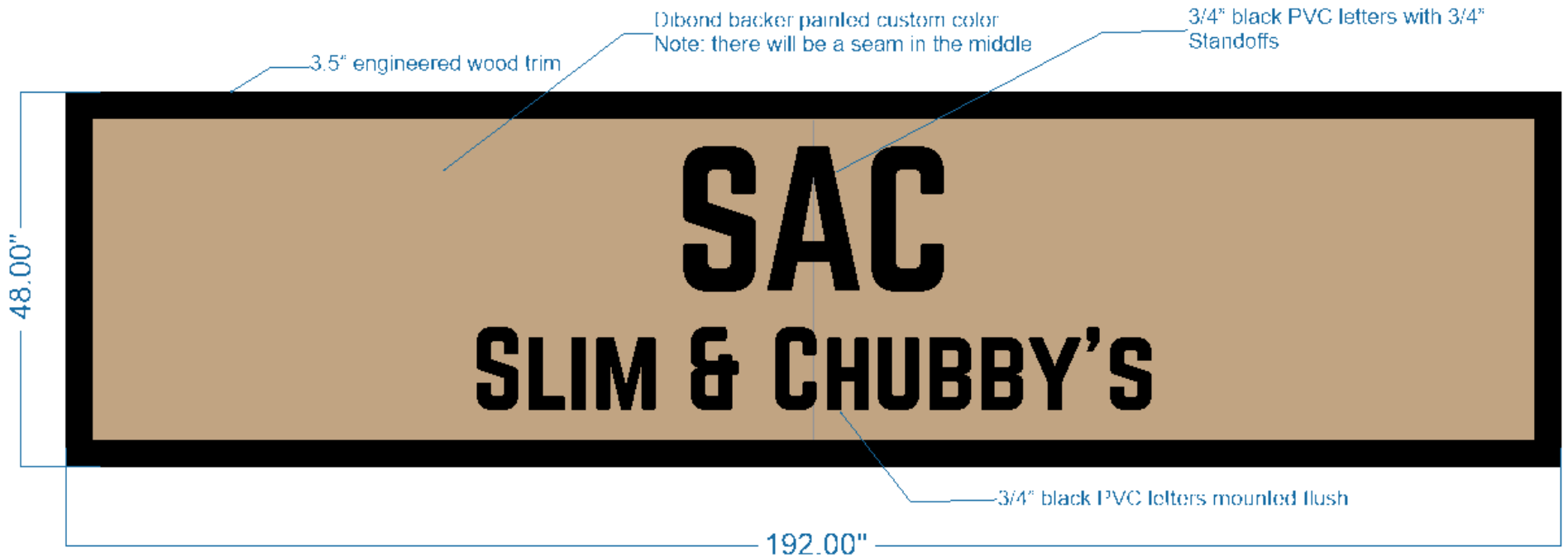


SAC
SLIM & CHUBBY'S

OPEN

SLIM AND CHUBBY'S
LOCAL AND VETERAN OWNED
FOR 19 YEARS
FREE POOL 11L TO 4BLL & DAY BEER
X





Sign area is 87"x34"- 20.5 square feet (36 sq ft allowed)

**DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA
CITY OF FOND DU LAC, WISCONSIN
36 3rd Street (Blakely Auto Parts)**

Subject: Proposal: Wall Signage
Applicant: Fastsigns of Appleton

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

36_3rd_Street_DARB_Memo.pdf

DARB-Application-2024_FMP_Fastsigns_NAC_redacted.pdf

245036-ART-M_20240627203429061_(1)_1).pdf

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: October 24, 2024
To: Downtown Architectural Review Board
From: Dyann Benson, Community Development Director
Re: Project Review – 36 3rd Street (Blakely Auto Parts)

Project Analysis

Proposal: Wall Signage and Awning
Historic Status: N/A
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.

36 3rd Street is located between Marr Street and Main Street. The property is home to Blakely Auto Parts which is going through a brand/name change. 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.

On the east side of the building, an existing panel below the letters “Auto Parts” will be removed and not replaced. The existing awning will get a new panel. On the north, the cabinet sign will be removed and replaced with a flat panel sign. (A cabinet sign on the northwest corner of the building, facing towards Main Street, will be removed and not replaced.) On the south elevation, an existing cabinet sign will be replaced with a flat sign. The existing pole sign on 4th Street will be removed entirely. The proposed signs would be made of dibond and reflect the colors and new branding.

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: 36 3rd St. Fond du Lac, WI 54935
ADDRESS

Project Applicant (Business Owner/Tenant/Landowner)			
Name: Dewaine Fugate			
Business Name: Elliott Auto Supply Co. DBA Factory Motor Parts			
Mailing Address: 36 3rd 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: Fastsigns of Appleton			
Mailing Address: 135 S. Casaloma Dr	City: Appleton	State: WI	ZIP: 54914
Email Address: [REDACTED]		Phone Number: [REDACTED]	
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: Retail, Auto Parts			
If the proposed project involves a new business or use, identify the most recent use of the building:			
Acknowledgement for Project Completion (Landowner or Tenant)			
As the responsible party for the project, I hereby acknowledge that failure to complete the project as approved by the Downtown Architectural Review Board may result in a requirement to modify and/or redo work and/or delay occupancy.			
<u>Arielle McGinn</u> SIGNATURE		10.03.2024 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:

We will be removing the 4th St. projecting pole sign as well as the Blakely Auto Parts sign from the building. We will then be removing 2 cabinet signs from the building and replacing them with flat panel signs. The existing awning will be skinned with a new panel sign.

PROJECT APPLICANT SIGNATURE Arielle McGinn



FACTORY**MOTORPARTS**[™]

AUTOMOTIVE SUPPLY

SIGNAGE PACKAGE PROPOSAL

36 3rd Street
Fond Du Lac WI, 54935

FASTSIGNS

NATIONAL ACCOUNTS

2542 Highlander Way Carrollton TX 75006

Project Manager: Wyndi Avery

Job Number: 245036

4TH STREET FRONT ELEVATION - EXISTING



SIDE A



SIDE B

**REMOVE EXISTING SIGNAGE
AND DISPOSE**

**LANDLORD
OR AGENT
SIGNATURE
HERE**

Please sign & return drawing/s to **FASTSIGNS**
Signature below indicates approval of **BOTH** design & placement of sign/s
X DATE _____

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

**FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.**

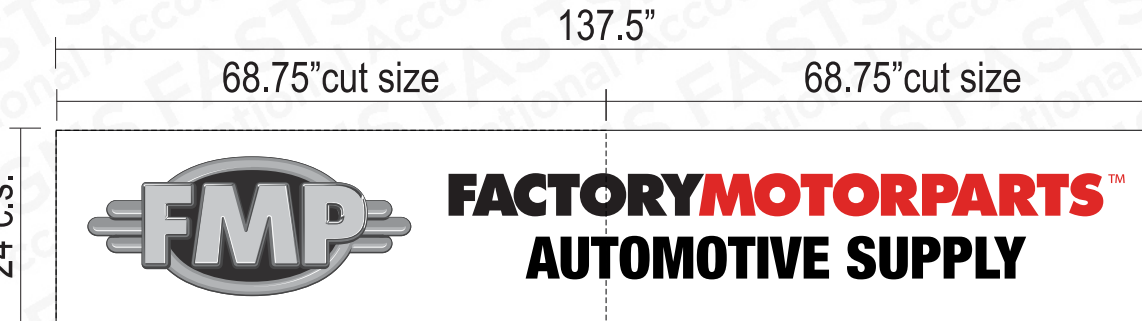
**DO NOT PRODUCE FROM THIS ARTWORK.
FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY PRODUCTION.**



FRONT ELEVATION - PROPOSED



FRONT ELEVATION - EXISTING



22.92 sq. ft.

REPLACEMENT DIBOND PANEL

- QTY. 2 SEAMED PANELS TO MAKE (1 SIGN)
- 3mm DIBOND PANEL
- ALL GRAPHICS TO BE DIGITALLY PRINTED VINYL WITH MATTE LAMINATE
- BACKGROUND IS WHITE
- RED TO MATCH PANTONE 485
- ALL OTHER COPY IS BLACK
- INSTALL AS SHOWN

**** INSTALLER TO PROVIDE ALL MOUNTING HARDWARE ****

**INSTALL NEW PANEL OVER
EXISTING AWING FACE**

****SEE ART2 FOR**
WINDOW VINYL DETAIL.**

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

**FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.**

FASTSIGNS
NATIONAL ACCOUNTS

ACCOUNT:
FACTORY MOTOR PARTS

FILE:
245036-ART2

REPRESENTATIVE:

ADDRESS:
36 3rd St.
Fond Du Lac, WI
54935

ORIGINAL DRAWING DATE: 01/26/24

SCALE:
NTS

REV. #1 BY: JL REV. DATE: 02/07/24

REVISION NOTES:
Changed to dibond panel installed on existing awning face, added installer note, enlarged images

REV. #2 BY: SD REV. DATE: 03/18/2024

REVISION NOTES:
Added Size

REV. #3 BY: SD REV. DATE: 06/27/2024

REVISION NOTES:
Change Door Hours

NOTES:

**REVISION-3
06/27/2024**

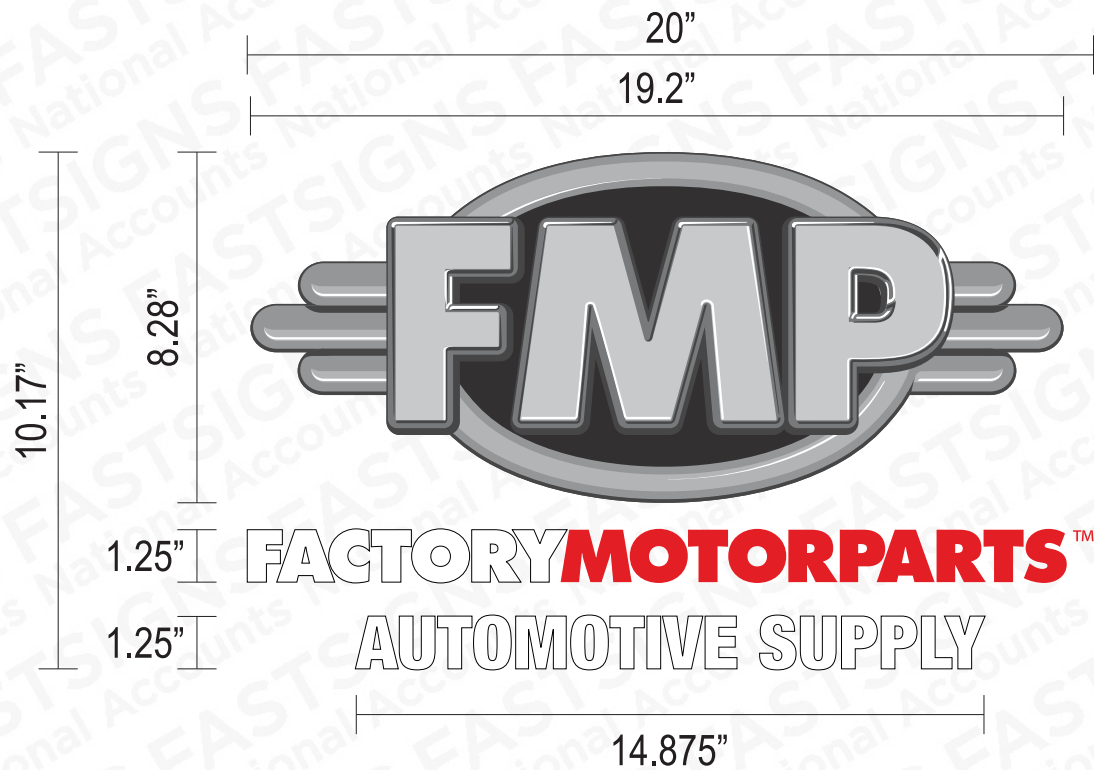
DRAWN BY: S. Dicks

REVISED BY: S. Dicks

THIS DRAWING IS THE PROPERTY OF FASTSIGNS INTERNATIONAL, INC. THE BORROWER AGREES, IT SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT

**LANDLORD
OR AGENT
SIGNATURE
HERE**

Please sign & return drawing/s to **FASTSIGNS**
Signature below indicates approval of **BOTH** design & placement of sign/s
X
DATE _____



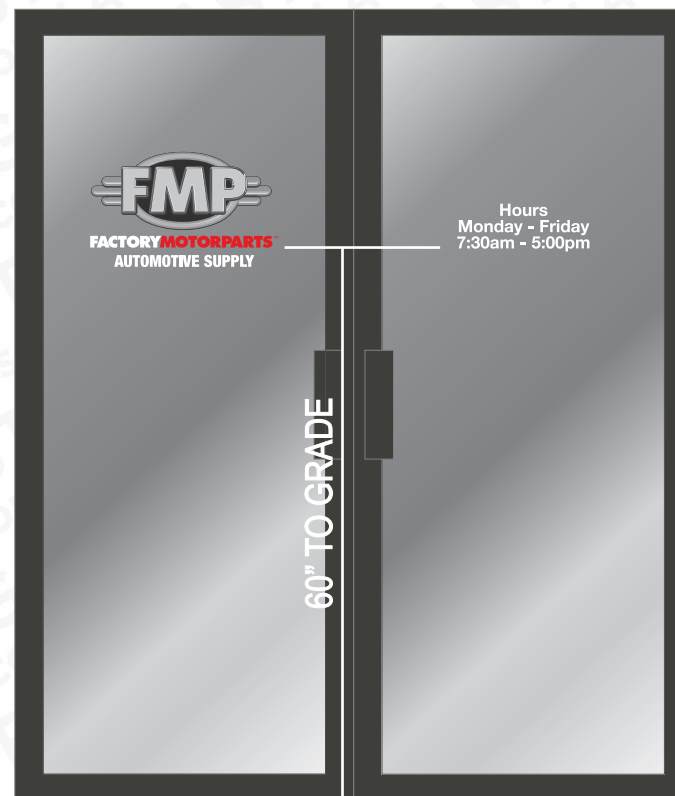
RTA VINYL

- LOGO TO BE DIGITALLY PRINTED ON OPAQUE VINYL WITH MATTE LAMINATE
- RED TO MATCH PANTONE 485
- FIRST SURFACE APPLICATION
- INSTALL PER SURFACE CONDITIONS



RTA VINYL

- COPY TO BE CUT FROM PREMIUM WHITE VINYL
- FIRST SURFACE APPLICATION
- INSTALL PER SURFACE CONDITIONS



TYPICAL DOOR DRAWING

FASTSIGNS
NATIONAL ACCOUNTS

ACCOUNT:
FACTORY MOTOR PARTS

FILE:

245036-ART3

REPRESENTATIVE:

ADDRESS:

36 3rd St.
Fond Du Lac, WI
54935

ORIGINAL DRAWING DATE: 01/26/24

SCALE:

NTS

REV. #1 BY:

SD

REV. DATE

06/27/2024

REVISION NOTES:

Change Copy Hours

REV. #2 BY:

REV. DATE

REVISION NOTES:

REV. #3 BY:

REV. DATE

REVISION NOTES:

NOTES:

REVISION-1
06/27/2024

DRAWN BY: S. Dicks

REVISED BY: S. Dicks

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LANDLORD OR AGENT SIGNATURE HERE

Please sign & return drawing/s to **FASTSIGNS**
Signature below indicates approval of **BOTH** design & placement of sign/s

X

DATE _____

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK. INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.



FRONT ELEVATION - PROPOSED 3RD STREET

REMOVE AND DISPOSE BOTH EXISTING CABINETS, CAP ELECTRICAL AND SILICONE HOLES. INSTALL (1) NEW SIGN.



FRONT ELEVATION - EXISTING

LANDLORD OR AGENT SIGNATURE HERE Please sign & return drawing/s to **FASTSIGNS**
 Signature below indicates approval of **BOTH** design & placement of sign/s
 X DATE



REPLACEMENT DIBOND FACE

- QTY. 1
- 3mm DIBOND PANEL
- ALL GRAPHICS TO BE DIGITALLY PRINTED
- BACKGROUND IS WHITE
- RED TO MATCH PANTONE 485
- OPAQUE BLACK TEXT
- INSTALL AS SHOWN

DO NOT PRODUCE FROM THIS ARTWORK. FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY PRODUCTION.

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE
 FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK. INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

FASTSIGNS NATIONAL ACCOUNTS	
ACCOUNT: FACTORY MOTOR PARTS	
FILE: 245036-ART4	
REPRESENTATIVE: _____	
ADDRESS: 36 3rd St. Fond Du Lac, WI 54935	
ORIGINAL DRAWING DATE: 01/26/24	
SCALE: NTS	
REV. #1 BY: JL	REV. DATE 02/07/24
REVISION NOTES: Changed to dibond faces replacing cabinets	
REV. #2 BY: SD	REV. DATE 06/27/2024
REVISION NOTES: Change Qty	
REV. #3 BY:	REV. DATE
REVISION NOTES:	
NOTES:	
REVISION-2 06/27/2024	
DRAWN BY: S. Dicks	
REVISED BY: S. Dicks	
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FRONT ELEVATION - PROPOSED 4TH STREET

**REMOVE AND DISPOSE
EXISTING CABINET,
CAP ELECTRICAL AND SILICONE HOLES
INSTALL NEW**



FRONT ELEVATION - EXISTING



REPLACEMENT DIBOND FACE

- QTY. 1
- 3mm DIBOND PANEL
- ALL GRAPHICS TO BE DIGITALLY PRINTED
BACKGROUND IS WHITE
RED TO MATCH PANTONE 485
OPAQUE BLACK TEXT
- INSTALL AS SHOWN

**DO NOT PRODUCE FROM THIS ARTWORK.
FIELD VERIFY ALL MEASUREMENTS BEFORE
BEGINNING ANY PRODUCTION.**

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

**FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.**

LANDLORD OR AGENT SIGNATURE HERE Please sign & return drawing/s to **FASTSIGNS**
Signature below indicates approval of **BOTH** design & placement of sign/s

X DATE _____

FASTSIGNS
NATIONAL ACCOUNTS

ACCOUNT:
FACTORY MOTOR PARTS

FILE:
245036-ART5

REPRESENTATIVE:
-

ADDRESS:
36 4th St.
Fond Du Lac, WI
54935

ORIGINAL DRAWING DATE: 01/26/24

SCALE:
NTS

REV. #1 BY: **JL** REV. DATE: **02/07/24**

REVISION NOTES:
Changed to dibond faces
replacing cabinets

REV. #2 BY: REV. DATE

REVISION NOTES:

REV. #3 BY: REV. DATE

REVISION NOTES:

NOTES:

**REVISION-1
02/07/24**

DRAWN BY: **S. Dicks**

REVISED BY: **J.Lazo**

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NOR USED FOR ANY
PURPOSE WITHOUT



FRONT ELEVATION - EXISTING

LANDLORD OR AGENT SIGNATURE HERE

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X DATE

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK. INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

**DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA
CITY OF FOND DU LAC, WISCONSIN
83-85 South Main Street (Former Book World)**

Subject: Proposal: Exterior façade alterations and paint
Applicant: Blowfish Architects LLC

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

85_S_Main_Street_Memo.pdf

Downtown_Application_redacted.pdf

West_Elevation.pdf

Proposed_West_Elevation.pdf

Colored_Proposed_West_Elevation.pdf

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: October 24, 2024
To: Downtown Architectural Review Board
From: Dyann Benson, Community Development Director
Re: Project Review – 83-85 S Main Street (Former Book World)

Project Analysis

Proposal: Exterior façade alteration and paint

Historic Status: Contributing property to the South Main Street Historic District
State/National Register of Historic Places

Design Review: The Downtown Architectural Review Board must determine that new exterior façade alterations and paint are compatible with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

83-85 S Main Street is located on Main Street between 1st Street and Forest Avenue. It is the location of the former Book World. The building is currently vacant and the new owners are undertaking a renovation of the exterior.

The current request before DARB are the 1st floor alterations to the Main Street façade. At 83 S Main Street, the stone aggregate façade would be removed and new smartside siding and trim would be installed. New dark bronze storefront windows would be installed along with new smartside siding and trim would be installed below the new windows. At 85 S Main Street, similar improvements would be made with the addition of a new canvas awning where a large section of stone aggregate façade is current visible. The applicant will pursue 2nd floor updates at a later date. Color samples will be provided at the meeting. The provided rendering shows a color scheme of a bluish-gray tone.

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.

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

- (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.
- (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.

[1] Acceptable materials include glass, brick, ceramic tile, terra cotta, cultured stone, cut stone, carved stone, stucco, EIFS, wood, and decorative concrete block. Stone or brick facing shall be of relatively even coloration and consistent size. The use of nondecorative exposed concrete block, pre-engineered metal building systems, and sheet metal is discouraged. The use of plywood or oriented strand board (OSB) or similar materials is prohibited. Metal roofs, decorative metal and metal accent components may be considered. Other building materials may be considered when appropriate to a property and the downtown as a whole.

DARB Action

The Downtown Architectural Review Board must determine that the proposed exterior paint and façade alterations are 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: 83 & 85 South Main Street
ADDRESS

Project Applicant (Business Owner/Tenant/Landowner)			
Name: Justin Hamer, Christopher Kendall			
Business Name: 85 South Main Street LLC			
Mailing Address: 85 South Main Street	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: Blowfish Architects, LLC-Steve Schoofs-Architect			
Mailing Address: 752 S. Grove Street	City: Ripon	State: WI	ZIP: 54971
Email Address: [REDACTED]		Phone Number: [REDACTED]	
Landowner (Complete this information if the project applicant is not the property owner.)			
Name: <u>Justin Hamer</u>			
Mailing Address: <u>624 Cass St</u>	City: <u>Ripon</u>	State: <u>WI</u>	ZIP: <u>54971</u>
Land Use Information - Project Site			
Describe the use of the building: <u>Office and Retail</u>			
If the proposed project involves a new business or use, identify the most recent use of the building:			
Acknowledgement for Project Completion (Landowner or Tenant)			
As the responsible party for the project, I hereby acknowledge that failure to complete the project as approved by the Downtown Architectural Review Board may result in a requirement to modify and/or redo work and/or delay occupancy.			
[Signature]		[Date]	
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 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:

The exterior storefront and facade will be removed and replaced with materials and Design that are more appropriate to the vision of downtown Fond du Lac

PROJECT APPLICANT SIGNATURE [Signature]



WEST ELEVATION

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



PROPOSED WEST ELEVATION

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



PROPOSED WEST ELEVATION

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