

# **DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA**

September 9, 2025

12:00 PM

## **Meeting Room A**

City-County Government Center

160 S Macy Street

Fond du Lac, Wisconsin

### **I. Call To Order**

A. ROLL CALL

### **II. Approval of Minutes**

A. August 5, 2025

### **III. Actions**

A. 50 North Portland Street

Applicant: Sam Meyer

Proposal: Exterior facade alteration - paint and sign.

B. North Main Street Corridor Grant Application

Location: 258 N Main Street

Applicant: Bill Lodi (Rippen-Lips Outdoors)

Project Proposal: Exterior facade alteration - paint and 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 AGENDA  
CITY OF FOND DU LAC, WISCONSIN  
August 5, 2025

Subject:

Effect:

Initiator:

Location:

Recommendation:

ATTACHMENTS:

File Name

Minutes\_8.5.2025.pdf

# **DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES**

August 5, 2025

12:00 P.M.

Meeting Room A  
City-County Government Center

160 S. Macy Street  
Fond du Lac, WI, 54935

## **I. CALL TO ORDER**

### **A. ROLL CALL**

Present:

Kent, Timothy;  
Meyer, Sam;  
Smith, Chris;  
Willey, Shawn

Absent:

Kirk, Fr. Matthew;  
Administrative Staff:  
Dyann Benson, Community Development Director

## **II. APPROVAL OF MINUTES**

### **A. June 3, 2025 & July 1, 2025**

Motion was made by Meyer to approve the June 3<sup>rd</sup> and July 1<sup>st</sup> meeting minutes with conditions.

Conditions of approval: Correct the adjourn motion from Kent to Willey on June 3<sup>rd</sup>.

Seconded by Willey.

ROLL CALL VOTE: AYE – Kent, Meyer, Smith, Willey  
NAY – None

Carried

## **III. PROJECT UPDATES**

### **A. North Main Street Corridor Grant Program**

The Downtown Architectural Review Board supported the concept of reviewing façade grant applications for the North Main Street Corridor Grant Program.

## **IV. ADJOURN**

Motion was made by Kent to adjourn.

Seconded by Meyer.

ROLL CALL VOTE: AYE – Kent, Meyer, Smith, Willey  
NAY – None

Carried

Meeting Adjourned at 12:22 P.M.

DB/cc

**DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA  
CITY OF FOND DU LAC, WISCONSIN  
50 North Portland Street**

Subject:                      Applicant: Sam Meyer  
   Proposal: Exterior facade alteration - paint and sign.

Effect:

Initiator:

Location:

Recommendation:

**ATTACHMENTS:**

**File Name**

Memo.pdf

Redacted\_DARB.pdf

Photos.pdf



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

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Department of Community Development

**Date:** August 27, 2025  
**To:** Downtown Architectural Review Board  
**From:** Dyann Benson, Community Development Director  
**Re:** Project Review – 50 N Portland Street (Thresherman’s Building)

## **Project Analysis**

**Proposal:** Exterior façade alteration – paint & sign  
**Historic Status:** N/A  
**Design Review:** The Downtown Architectural Review Board must determine that new exterior façade alteration/ paint and sign is compatible with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

50 N Portland Street is located on Portland Street between East Division Street and East Merrill Avenue. It was the former location of the Aging & Disability Resource Center.

The current request before DARB is painting exterior trim pieces on the east and south façade to match the existing doors (dark bronze in color). The garage would be painted the same color. A new sign would be installed in the location of the existing sign.

The proposed paint color is Sherwin Williams Amory 9600. A color chip will be available at the meeting.

The proposed sign is approximately 17 sq ft in size and complies with a variance previously granted to the property.

## **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.

**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.

|                    |
|--------------------|
| <b>DARB Action</b> |
|--------------------|

The Downtown Architectural Review Board must determine that the proposed façade alterations for paint and replacement ground sign 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:** 50 N Portland St  
ADDRESS

| Project Applicant (Business Owner/Tenant/Landowner)   |                          |                          |                   |
|---|--------------------------|--------------------------|-------------------|
| Name: <u>Samuel Meyer</u>   |                          |                          |                   |
| Business Name: <u>Threshermans Bldg LLC</u>   |                          |                          |                   |
| Mailing Address: <u>127 N Main St</u>   | City: <u>Fond du Lac</u> | State: <u>WI</u>         | ZIP: <u>54935</u> |
|   |                          |                          |                   |
| Project Representative (Complete this information if the project representative is not the project applicant)   |                          |                          |                   |
| Name: <u>Sam</u>  |                          |                          |                   |
| Mailing Address: <u>"</u>   | City: <u>"</u>           | State: <u>"</u>          | ZIP: <u>"</u>     |
| Email Address: <u>"</u>   |                          | Phone Number: <u>27</u>  |                   |
| Landowner (Complete this information if the project applicant is not the property owner.)   |                          |                          |                   |
| Name: <u>Threshermans Bldg LLC</u>  |                          |                          |                   |
| Mailing Address: <u>127 N Main St</u>   | City: <u>FDL</u>         | State: <u>WI</u>         | ZIP: <u>54935</u> |
| 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. |                          |                          |                   |
| <u>Samuel D. Meyer</u><br>SIGNATURE   |                          | <u>8-20-2025</u><br>DATE |                   |

### PROJECT DETAILS

- |   |  |
|---|--|
| <input checked="" 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              |  |

☒ sign-monument

### DESCRIPTION OF PROPOSED PROJECT AND TIMELINE FOR COMPLETION:

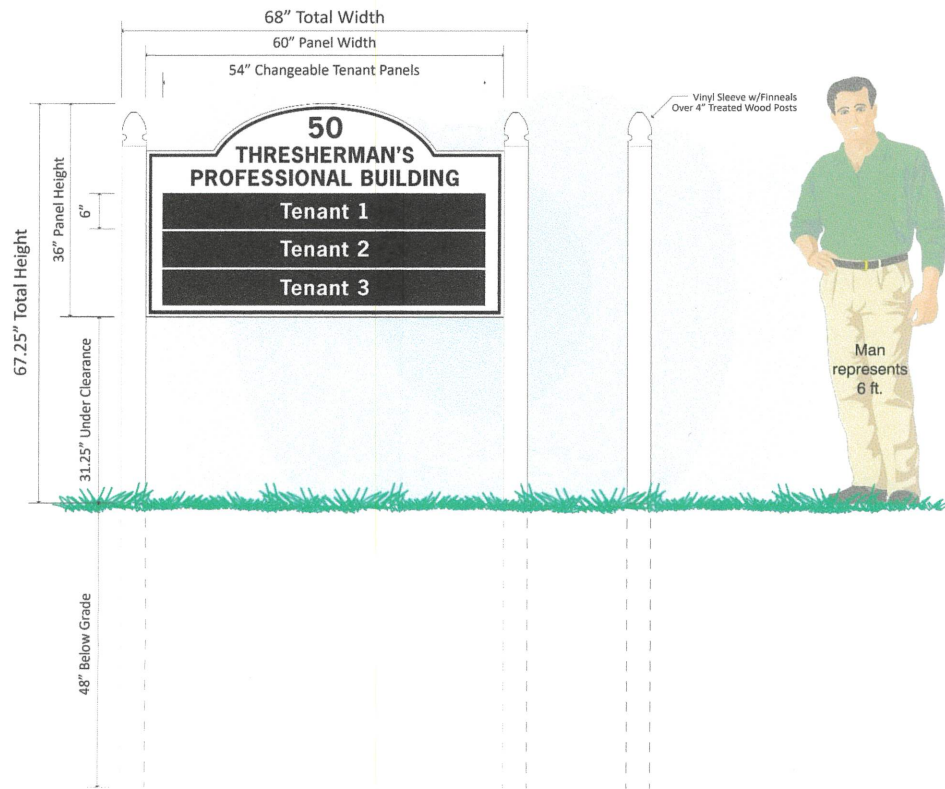
Repaint all metal trim facing Portland St + S. parking lot to match dark bronze front doors. Paint metal shed same color. New monument sign.

**PROJECT APPLICANT SIGNATURE**

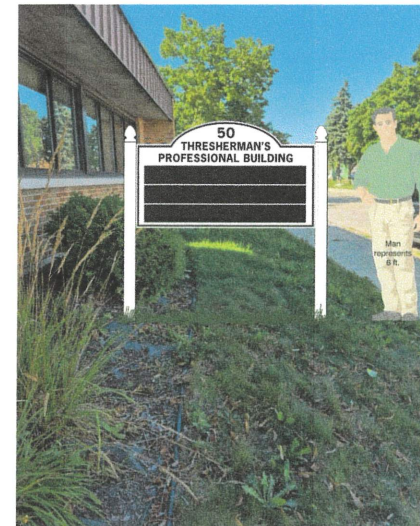
Samuel D. Meyer



## Exterior Signage Post and Panel Sign



Possible Location #1



Possible Location #2

| Signarama   |   |   |
|---|---|---|
| Fond du Lac:<br>1000 W. Main St.<br>Fond du Lac, WI 54601   | Menomonee Falls:<br>1000 W. Main St.<br>Menomonee Falls, WI 53051 | Appleton:<br>1000 W. Main St.<br>Appleton, WI 54911 |
| 920-921-7181  | 262-251-4300  | 920-739-7446  |
| Client:   | Meyer Property Group LLC  |   |
| Address:  |   |   |
| City:   |   |   |
| Date:   | 8/22/2025   |   |
| Sales Rep:  | Dan N.  |   |
| Designer:   | Val W.  |   |
| File Name:  | 56812 Post & Panel  |   |
| Version:  | 1   |   |
| General Sign Specifications   |   |   |
| Vinyl:  | 3M IJ180 CV3  |   |
| Lamination:   | 3M 8520 Matte   |   |
| Substrate:  | 6mm Aluminum Composite  |   |
| Sides:  | Double-Sided  |   |
| Quantity:   | 1   |   |
| Sq Ft:  | 15  |   |
| Color Specifications  |   |   |
|   | Black   |   |
|   |   |   |
|   |   |   |
|   |   |   |
|   |   |   |
|   |   |   |
| Additional Information  |   |   |
|   | Vector Artwork Needed From Client                                 |   |
| <input checked="" type="checkbox"/>   | Installation Included   |   |
| Sign Information  |   |   |
| <input type="checkbox"/>  | Shipping  | <input type="checkbox"/> Delivery                   |
| <input type="checkbox"/>  | Customer Pickup   | <input type="checkbox"/> Stud Mount                 |
| <input type="checkbox"/>  | Adhesive Mount  | <input type="checkbox"/> Standoffs                  |
| <input type="checkbox"/>  | Grommets  | <input type="checkbox"/> Mounting Pattern           |
| <input checked="" type="checkbox"/>   | 3mm ACM Tenant Panels   |   |
| Additional Sign Specifications  |   |   |
|   |   |   |
| Color Disclaimer: The Ink Colors Shown In This Rendering May Not Match The Actual Paint, Final Print Or Vinyl Colors That Will Be Used. |   |   |
| Conceptual Drawing.<br>Quote Attached To Initial Proofing.<br>May Not Reflect Final Pricing For Project.                                |   |   |



## Exterior Signage: Produce and Install (1) Double-Sided 6mm ACM Post and Panel Sign

Legal Proprietary Disclaimer: This Document & The Information Contained In It Is Proprietary To Signarama / Flyway, Inc. The Holder Needs Prior Written Consent of Signarama / Flyway Inc. To Use The Information; Disclose It To Any Third Party Or Reproduce This Document.

**50 N Portland Street**



East Facade



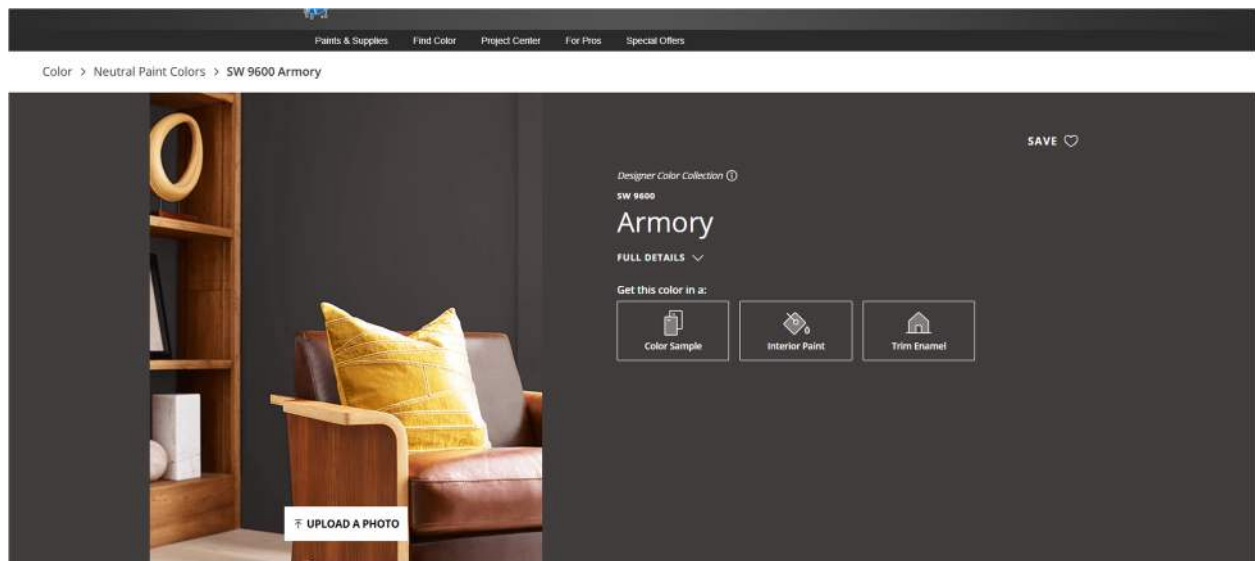
East Facade



South Facade



South View/Garage



Sherwin Williams 9600 Amory

**DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA  
CITY OF FOND DU LAC, WISCONSIN  
North Main Street Corridor Grant Application**

Subject:                   Location: 258 N Main Street  
                                  Applicant: Bill Lodi (Rippin-Lips Outdoors)  
                                  Project Proposal: Exterior facade alteration - paint  
                                  and sign

Effect:

Initiator:

Location:

Recommendation:

**ATTACHMENTS:**

**File Name**

Memo.pdf

Redacted\_Application.pdf

Photos..pdf

Quotes.pdf



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

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Department of Community Development

**Date:** August 27, 2025  
**To:** Downtown Architectural Review Board  
**From:** Dyann Benson, Community Development Director  
**Re:** Project Review – 258 N Main Street (Rippin’ Lips Outdoors)

## **NORTH MAIN STREET CORRIDOR FAÇADE GRANT APPLICATION**

|                         |
|-------------------------|
| <b>Project Analysis</b> |
|-------------------------|

**Proposal:** Exterior façade alteration – paint & sign

**Historic Status:** N/A

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

258 N Main Street is located on the west side of North Main Street between Follett Street and Arndt Street. It is located within the North Main Street Corridor Long Term Vision Plan area and is eligible for the new façade grant for properties within the corridor.

The applicant is seeking to paint the building. Re-stain the front log façade; update the sign face of the existing ground sign; updating the landscaping and seal coating the parking lot. The proposed stain color is included in the materials. A paint color/sample will be provided at the meeting.

|                 |
|-----------------|
| <b>Findings</b> |
|-----------------|

The North Main Street Corridor Design Guidelines is intended to create memorable and desirable buildings and spaces within the N. Main Street corridor. The objective is to create a unique corridor that residents will love and continue to invest in for many decades. Nonresidential and multifamily developments are encouraged to meet these guidelines.

### **1. Architecture & Design**

D. Street-facing facades should use durable and high- quality building materials. All sides of the building should include materials and design characteristics consistent with the front facade. Use of lesser quality materials for the sides and rear facades should be minimized. Vulnerable materials, such as EIFS, should not be used at the base of the building (minimum of 3 feet).

F. All buildings should have clearly-defined and welcoming entrances. Canopies, awnings, covered porches, and/or gable roof projections should be provided along facades that give access to the building to accentuate entrances and give shelter to visitors.

#### **4. Signage & Lighting**

A. Appropriately-scaled signage is critical and should complement the building and site. Wall, projecting, and ground signs should be integrated within the overall building design in color, style and articulation.

B. Where freestanding ground signs are proposed, the use of monument signs is preferred over pole or post mounted signs. Shrubs and/or perennial planting beds should be planted around freestanding signs.

|                    |
|--------------------|
| <b>DARB Action</b> |
|--------------------|

The Downtown Architectural Review Board must determine that the proposed façade alterations for paint and face change for the ground sign are compatible with the spirit and intent of the Design Guidelines for the North Main Street Corridor Long Term Vision Plan.





## City of Fond du Lac

### North Main Street Corridor Grant Program

#### Project Application

|                            |                                      |
|----------------------------|--------------------------------------|
| Applicant Name             | Bin Lodi                             |
| Business Name              | RIPPA-LIPS OUTDOORS                  |
| Business Address           | 258 N. MAIN ST.                      |
| Business Owner             | Bin Lodi                             |
| Contact Person             | Bin Lodi                             |
| Phone Number               | [REDACTED]                           |
| Mailing Address            | 258 N. MAIN ST FOND DU LAC, WI 54935 |
| Website (if applicable)    | WWW.RIPPA-LIPS.COM                   |
| Tax ID/EIN (if applicable) | [REDACTED]                           |
| Type of Organization       | RETAIL SPORTING GOODS                |

The applicant commits to hiring a fully licensed and insured contractor to perform all work detailed in this proposal. The selected contractor will be required to pull all necessary permits from the City of Fond du Lac.

| CONTRACTORS:<br>LIST ALL THAT APPLY           | PHONE- EMAIL | CREDENTIAL<br>REQUIREMENTS |
|---|--------------|----------------------------|
| GENERAL CONTRACTOR: K & J SEALCOATING         | [REDACTED]   | [REDACTED]                 |
| ADDRESS: FOND DU LAC, WI                      |              |                            |
| ELECTRICAL CONTRACTOR: LEMBERG ELECTRIC       |              |                            |
| ADDRESS: 4085 N-128TH ST BROOKFIELD, WI 53005 |              |                            |
| HVAC CONTRACTOR:                              | Ph.          |                            |
| ADDRESS:                                      | Email        |                            |
| PLUMBING CONTRACTOR:                          | Ph.          |                            |
| ADDRESS:                                      | Email        |                            |



# Possible Uses for Grant Funds

When applying for the 2025 North Main Street Corridor Grant Program, it's essential to consider how the grant funds can be utilized to enhance your business and contribute to the revitalization of North Main Street.

Please select from the checklist of projects and improvements that the grant money will be allocated towards along with estimated cost:

☒ Exterior Improvements: \$ 7,287.89

- ☒ Painting and refinishing of building facades
- ☐ Replacement or repair of windows and doors
- ☐ Installation or refurbishment of awnings and canopies

☐ Signage: \$ 1,700.00

- ☐ Design and installation of new business signage
- ☒ Restoration of current business signage

☐ Structural Repairs: \$ \_\_\_\_\_

- ☐ Roof repairs or replacements
- ☐ Foundation stabilization and repairs
- ☐ Exterior brickwork and masonry restoration

☐ Accessibility Enhancements: \$ \_\_\_\_\_

- ☐ Installation of ramps or lifts for improved accessibility
- ☐ Widening of doorways and entrances

☐ Outdoor Spaces: \$ 3,700.00 + 3,600

- ☐ Creation or enhancement of outdoor seating areas
- ☒ Landscaping and beautification of surrounding property

☐ Security Enhancements: \$ \_\_\_\_\_

- ☐ Installation of security cameras and systems
- ☐ Improved lighting for safety and visibility
- ☐ Alarm systems and access control installations

Total Cost: \$ \_\_\_\_\_

Please provide a brief description of your proposed project:

PAINTING BUILDING & STAINING FRONT LOG FACADE. TAKING OFF THE DUTCH'S SIGN PANELS  
PUTTING ON NEW RIPPA-LIPS OUTDOORS PANELS & GETTING THE LIGHTS TO WORK AGAIN ON THE  
SIGN. DIGGING OUT THE BOTTEN TIMERS BORDERING THE SIDEWALK, REPLACING  
W/ RIVER ROCK, NEW PAINTS & LEVELING IT ALL OFF, FIXING 2 LARGE POTHOLES  
& SEALCOATING THE PARKING LOT.

I certify that the information provided in this application is true and accurate to the best of my knowledge

Signature: Beech

Date: 8-19-2025

Corrin Cheevers

Community Development - Administrative Assistant

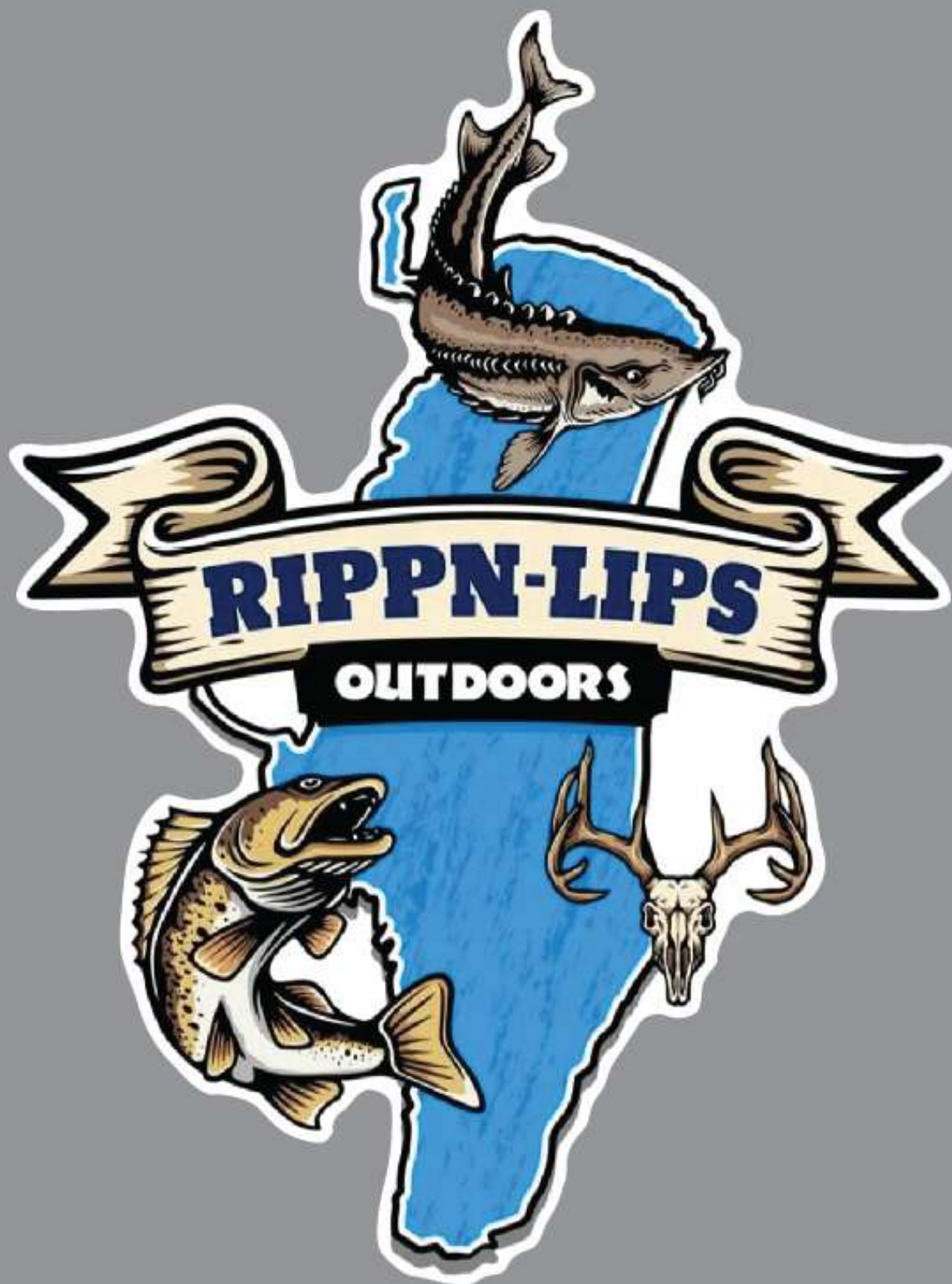
[ccheevers@fdl.wi.gov](mailto:ccheevers@fdl.wi.gov)

(920) 322-3440

DIANE













SW 6066  
**Sand Trap**

⊕ Order samples



## JOB SITE

### Rippn-Lips Outdoors - Exterior

258 N Main St  
Fond du Lac, WI 54935  
(920) 266-8073  
mrrippnlip@gmail.com

## PREPARED BY

### Matt Gardner

Residential Sales Associatee  
920-287-2808  
mgardner@certapro.com



## CLIENT

### Rippn-Lips Outdoors

258 N Main St  
Fond du Lac, WI 54935

(414) 801-4767

## CLIENT CONTACTS

Bill Lodi  
**W:** (920) 266-8073  
**M:** 414-801-4767  
**E:** mrrippnlip@gmail.com  
258 N Main St  
Fond du Lac, WI 54935

## PRICING:

|                                  |                   |
|----------------------------------|-------------------|
| Base Price:                      | \$7,144.99        |
| <b>Subtotal:</b>                 | <b>\$7,144.99</b> |
| 2% Environmental & Logistics Fee | \$142.90          |
| <b>Total:</b>                    | <b>\$7,287.89</b> |
| Deposits Due                     | \$1,500.00        |
| <b>Balance</b>                   | <b>\$5,787.89</b> |

## OPTIONAL WORK

The following items are **NOT INCLUDED** in your project but may be added for the additional cost listed below.

| Item | Description                 | Price    |
|------|-----------------------------|----------|
|      | Sign Post/Frame             | \$351.83 |
|      | Main Entry Door- Both Sides | \$286.87 |

## GENERAL SCOPE OF WORK

Proposal includes washing, preparations, and painting/staining the areas identified below including:

- Log siding
- Wood soffits and fascia
- Metal Siding
- Metal Facia, gutters, and downspouts
- Service Entry Doors
- Overhead Door

Products to be used are listed below. Sherwin Williams Industrial paints for metal surfaces and Sherwin Williams Premium stain for the front wood surfaces.

- Excludes shake shingled roof.

## INCLUDES AND EXCLUDES

### INCLUDES:

### EXCLUDES:

- Anything else not specified in the proposal

Washing, preparations, and painting perimeter surfaces on the exterior of building as identified

- Surfaces not specified in the proposal

Cedar shake roof, upper front sign banner, inside of service doors

SURFACE PREPARATION

- Spot prime
- Surface Preparation
- We will hand clean or pressure wash the surface to be painted before we commence any surface preparation to remove any surface dirt and kill any mildew. This will prepare the surfaces for painting/staining.
- 
- As discussed, surfaces to be painted are in relatively good shape, but there will still be some surface preparation needed to bring the substrate to a condition where it will readily and properly accept the application of the finish coat of paint/stain. That preparation is outlined above

SET-UP

CUSTOMER TO:  
Close all windows prior to washing,Ensure crew has access to project areas,Make sure vehicles are clear of work area,Spray all active nests

CERTAPRO WILL COVER & PROTECT  
All surfaces not to be painted,Cameras,Concrete,Light fixtures

Upmost care is taken to ensure we protect areas of your property that are not being painted and includes the following:

- Cover or protect areas not being painted
- Remove and replace shutters (if they are the type that can be removed)
- Remove and replace or pull out downspouts to allow for the surface behind to be painted

CLEAN UP

Daily

Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris will be swept and removed from the property or deposited in the appropriate trash receptacle according to your preference.

Upon Completion

All tools, supplies, and equipment will be removed from the property. Depending on the condition of the existing coating, preparation can produce literally thousands of paint chips. We do our best to collect as many of them during the process and final clean-up as we can. However, depending on the surrounding area (mulch, stone, or grass) it is nearly impossible to pick up every chip. Some chips may remain; however, they will disappear over time.

PROPOSAL AND COLOR SPECIFICATIONS

| Surface/Item                                | Product   | Paint / Primer Coats | Color            |
|---|---|----------------------|------------------|
| Wash  |   |                      |                  |
| Siding - Log Siding - Spray and Back roll C | WoodScapes Premium Translucent-Alkyd/Oil-Semi-Transparent             | 2/ 0                 | TBD Log Siding   |
| Siding - Metal - Airless Spray C            | Pro Industrial Multi-Surface Acrylic-Acrylic-Satin DTM Bonding Primer | 2/1                  | TBD Metal Siding |
| Overhead Door                               | Pro Industrial Multi-Surface Acrylic-Acrylic-Satin                    | 2/ 0                 | TBD Metal Siding |
| Service Doors- Exterior Side                | Pro Industrial Multi-Surface Acrylic-Acrylic-Satin                    | 2/ 0                 | TBD Doors        |
| Soffit                                      | WoodScapes Premium Translucent-Alkyd/Oil-Semi-Transparent             | 2/ 0                 | TBD Log Siding   |
| Log Railing                                 | WoodScapes Premium Translucent-Alkyd/Oil-Semi-Transparent             | 2/ 0                 | TBD Log Siding   |
| Cedar Fascia                                | WoodScapes Premium Translucent-Alkyd/Oil-Semi-Transparent             | 2/ 0                 | TBD Log Siding   |
| Metal Fascia & Gutters                      | Pro Industrial Multi-Surface Acrylic-Acrylic-Satin                    | 2/ 0                 | TBD Doors        |
| Downspouts                                  | Pro Industrial Multi-Surface Acrylic-Acrylic-Satin                    | 2/ 0                 | TBD Metal Siding |

ADDENDUM - ALL PICTURES



Optional front door to be painted both sides after replacement



Paint over vent





Paint boxes and pipes into siding color



Paint downspouts into siding color



Optional sign post/frame

## NOTES

Thank you for allowing CertaPro the opportunity to provide you with a proposal for your project. Our goal is to provide you with an "Extraordinary Painting Experience" from start to finish.

### Customer Satisfaction

Quality is our number one priority in serving you. We always guarantee satisfaction of our services and stand behind our work.

**PLEASE CAREFULLY REVIEW ALL OF THE ITEMS, AREAS AND COMPONENTS THAT ARE INCLUDED AS WELL AS THOSE THAT ARE EXCLUDED TO ENSURE THAT THERE IS NO MISUNDERSTANDINGS AS TO THE SCOPE OF THE PROJECT. ANY ITEMS, AREAS, AND COMPONENTS NOT SPECIFICALLY INCLUDED ARE EXCLUDED.**

This offer is valid for 60 days.

*CertaPro Painters reserves the right to substitute products based on availability due to supply line issues. While every effort is made to ensure accuracy of specifications, it may be necessary to modify the specified products in order to complete your project on time.*

## ADDITIONAL NOTES

### Closing

We will do our best to minimize the hassle of having us paint at your facility, we understand we are guests. As is standard, a highly professional, customer service oriented, CertaPro painting experience is expected and guaranteed.

### Picking Your Colors

Please have your color selections to your sales associate no later than **7 days** before your anticipated/desired project start date.

Do you need help with color selection? Here are some options:

1. See the Sherwin Williams Color Visualizer at <https://www.sherwin-williams.com/visualizer/>. This website allows you to experiment with different colors and styles in a variety of settings.
2. Go to CertaPro Color Advice at <https://certapro.com/paint-color-ideas/>
3. Color Swatches are available at your nearest Sherwin Williams Store.
4. Color Renderings can be provided. These are an additional charge for custom design work. Complexity varies from project to project so this service will be billed additional based on time required to complete and is not included in the price of the project.

#### Scheduling:

Our goal is always to complete your paint job as promptly and efficiently as possible. However, there are many factors affecting the timing of paint jobs, especially exterior paint jobs, such as weather, material availability, unforeseen delays, or add-ons, etc. The last thing we want to do is rush through a job or have painters bounce back and forth between jobs. We will set a tentative target date for your project but please understand the date could change as these factors play out. Our production team will provide clear communication in the weeks and days leading up to your project to keep you updated on schedule changes.

#### Exterior Surfaces Painting or Staining

- For windows, doors, and shutters, it is understood that only the exterior portion of these surfaces are included in this proposal. If both sides of these types of items are to be included, it would be specifically spelled out.
- For screens and storm windows, included in this estimate is the amount to paint only those observed at the time of the estimate unless specifically called out that there are additional items stored elsewhere and we can count those also.

#### Payment Terms

A deposit of 20% is due upon contract signing. Once the deposit and signed contract are received, your project will be put in the schedule. The balance or payment is due net 15 upon completion of the project. **ALL INVOICES PAST 15 DAYS OF TERMS WILL BE ASSESSED A 1.5 % FINANCE CHARGE PER MONTH.**

We also offer online payment options by following this link: <https://certapro.com/ecwi/pay-now/>

If paying with check, please provide a check made out to CertaPro Painters to the Job Site Supervisor assigned to your project. If paying by credit card, please contact our office.

As required by the Wisconsin construction lien law, claimant hereby notifies owner that persons or companies performing, furnishing, or procuring labor, services, materials, plans, or specifications for the construction on owner's land may have lien rights on owner's land and building if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contracts directly with the owner or those who gives the owner notice within sixty days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans or specification for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are dually paid.

The prices quoted are based on paying by cash or check and already include a 3.5% discount. While we prefer payments by cash or check, we also accept VISA, MASTERCARD, and DISCOVER cards only, but be aware that the discount will be added back into the amount run on your card.

#### SIGNATURES



08/08/2025

CertaPro Painters Authorized Signature

Date

Authorized Client Signature

Date

Authorized Client Representative Name & Title

Client

#### PROPERTY PHOTO AND VIDEO RELEASE

☒ By checking this box, I consent to CertaPro and its agents taking photographs and videos of the property identified in the Proposal and using that content for marketing and advertising purposes. I represent that I have authority to grant this consent, either on my own behalf or on behalf of the property owner.

#### PAYMENT DETAILS

Payment is due: In full upon job completion

#### COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

**RELATIONSHIP** — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

**COLORS** — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller **CertaPro Painters of East Central Wisconsin**

DATE OF TRANSACTION \_\_\_\_\_  
NOT LATER THAN MIDNIGHT OF \_\_\_\_\_

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)

LIMITED TWO YEAR WARRANTY

Peace of Mind with our Two-Year Limited Warranty

At CertaPro Painters®, our promise has always been that of Certainty — reassuring our customers of a worry-free and easy property improvement. Our limited two-year warranty can help provide you with some peace of mind as CertaPro Painters refreshes your space.

Subject to the limitations set forth below, for a period of two years from the date of completion of the work described in your contract, the independently owned and operated CertaPro Painters franchised business identified on your contract ("CertaPro" or the "CertaPro Business") will repair any peeling, blistering, or chipping paint resulting from defective workmanship.

How to Make a Warranty Claim

In order to make a valid warranty claim, you must:

- Retain a copy of the original contract.
- Have proof that you made payment in full.
- Make the property accessible to CertaPro to inspect and perform any warranty work and/or repairs.
- Pay for the cost of all materials used to perform the repairs.

As soon as you become aware of a potential warranty issue, you should contact the CertaPro Business named in your contract to submit a claim and schedule an inspection of your property. You may also send an email to [customersforlife@certapro.com](mailto:customersforlife@certapro.com) or call (800) 462-3782.

Warranty Limitations

This two-year warranty does not cover or include:

- Any work where CertaPro Painters did not supply the paint or other materials.
- Any work which was not performed entirely by CertaPro Painters.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of materials required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design, permits moisture to collect. Such surfaces include, but are not limited to, decks, railings, stairs, porches, roofs, and gutters.
- Exact paint match, as environmental conditions will affect the color and finish of all paints over time.
- Any issues that are caused, in whole or in part, by manufacturing defects in the paint, stain, or other products and materials used, regardless of whether the products or materials were supplied by CertaPro Painters or the customer.
- Bleeding caused by knots, rust, or cedar.
- Cracks in drywall, plaster, or wood.
- Peeling, blistering, or chipping caused by:
  - mill-glazing from smooth cedar
  - ordinary wear and tear
  - abnormal use or misuse
  - peeling of layers of paint existing prior to the work performed by CertaPro Painters
  - design, structural, or other latent defects
  - settling or movement
  - moisture content of the substrate

- nail pops or other imperfections in siding or trim
- abrasion, mechanical damage, abrasive cleaning, abuse, or damage resulting from the use of chemicals or cleaning agents or exposure to harmful solids, liquids, or gases
- damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alterations, abuse, vandalism, negligence, or any other similar causes beyond the control of CertaPro Painters

This Warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the limitations or exclusions may not apply to you.

This Warranty is the only express warranty made by the CertaPro Business and is in lieu of all other warranties, express or implied. This warranty covers only those services provided by the CertaPro Business to the original customer named on the front of the contract and is not transferable. In no event shall the CertaPro Business be liable for incidental or consequential damages or damages in excess of the original contract price. This warranty may not be altered or extended for any purpose unless done so in writing in a document executed by all parties to this contract.

Created Date: 8/20/2025

### DESCRIPTION: Pylon Face Replacements

Bill To: Rippn-Lips Outdoors  
258 N Main Street  
Fond du Lac, WI 54935  
US

Installed: Rippn-Lips Outdoors  
Bill Lodi  
258 N Main Street  
Fond du Lac, WI 54935  
US

Requested By: Bill Lodi  
Email: mrrippnlip@gmail.com  
Work Phone: (920) 266-8073

Salesperson: Monica Schneider  
Email: Monica@Signarama-FDL.com  
Work Phone: 920.921.7181  
Cell Phone: 920-435-9340

| PRODUCTS  | QTY | UNIT PRICE | TAXABLE    | TOTALS     |
|---|-----|------------|------------|------------|
| 1 Pylon Face Replacements<br>- Remove Existing Panformed Faces<br>- Qty (4)<br>- 6mm ACM Faces<br>- Digitally Printed<br>- Matte Laminate<br>- Installed by Signarama<br><br>**Faces will not light, opaque.  | 1   | \$4,199.46 | \$4,074.46 | \$4,199.46 |
| 2 Permit Fee<br><br>- Actual permit fee added to final invoice<br><br><b>Permit:</b> Signarama shall assist Buyer in obtaining all original permits and licenses from public authorities for the installation of the sign. Buyer shall obtain the necessary permits from the owner of the premise and others, exclusive of public authorities, whose permission is requested for installation of the sign and shall be responsible that such permission shall not be revoked. Revocation of any permit required for installation and maintenance of sign shall not relieve buyer from the payment of all sums due in accordance with the terms of the agreement. Buyer agrees to obtain all necessary permission for the use of all registered trademarks or copyrights used on the sign, and agrees to indemnify Signarama against any claims in connection therewith. | 1   | \$0.00     | \$0.00     | \$0.00     |
| 3 Option: New Flat Changeable Copy Faces (2)<br>- Qty (2) White<br>- 6MM ACM<br>- Changeable Copy Rails<br>- Non-lit<br>- Installed by Signarama  | 1   | \$1,693.06 | \$1,693.06 | \$1,693.06 |



Please Note: The prices provided in this estimate are subject to change based on the scope of work required. We strive to offer accurate estimates, but additional factors or requirements may impact the final cost. We will communicate any adjustments transparently and discuss them with you before proceeding. Thank you for your understanding and trust in our services. The estimate is valid for 30 days.

|                              |            |
|------------------------------|------------|
| Base Subtotal:               | \$5,892.52 |
| Subtotal:                    | \$5,892.52 |
| Taxable Amount:              | \$5,767.52 |
| WI County Tax (0.5000%):     | \$28.84    |
| WI State Tax Rate (5.0000%): | \$288.38   |
| Total Taxes:                 | \$317.22   |
| Grand Total:                 | \$6,209.74 |
| Deposit Required:            | \$6,209.74 |

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Thank you for choosing Signarama!

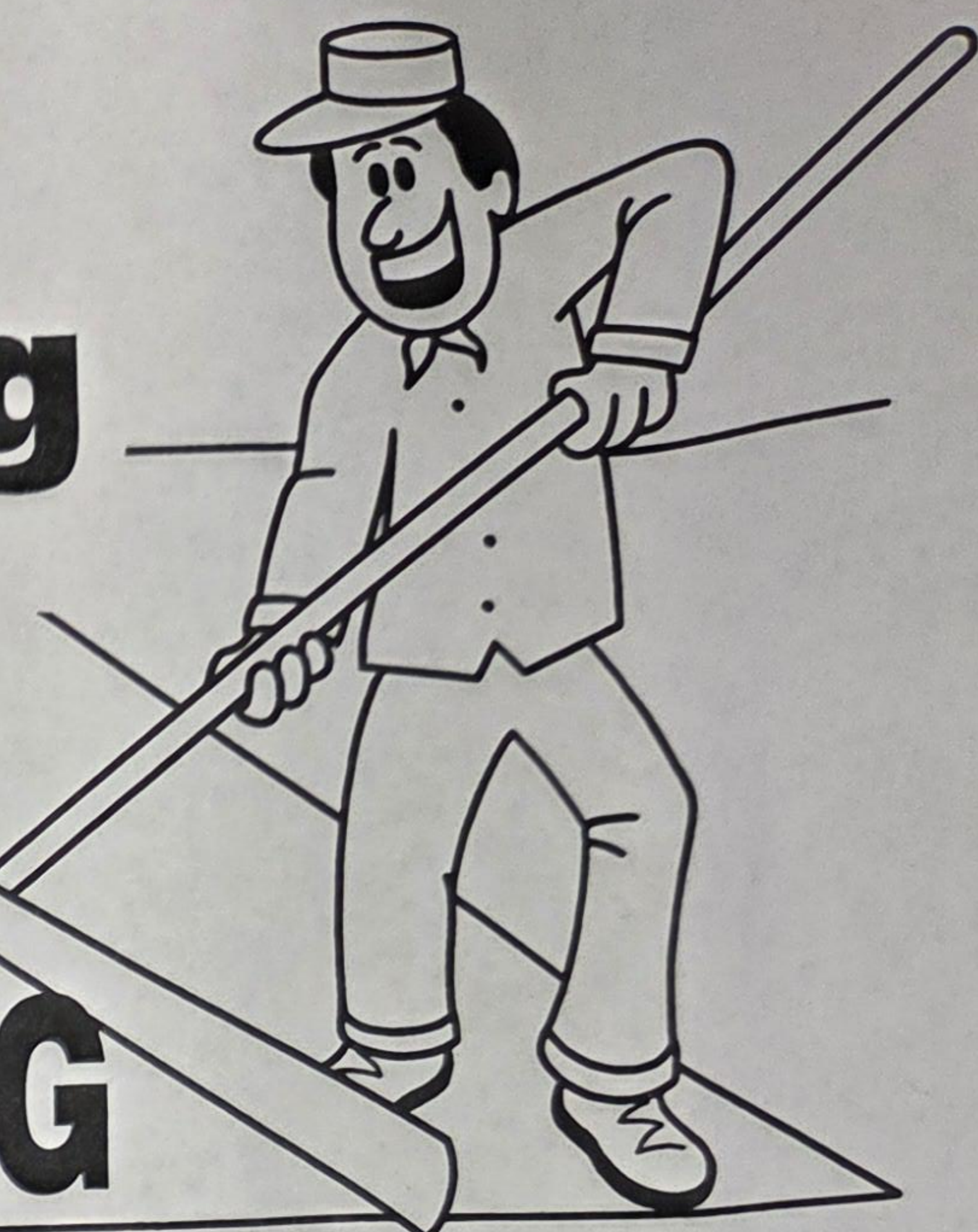
N5528 Miranda Way Fond du Lac, WI 54937 (920) 921-7181





**HOT TAR  
crack filling**

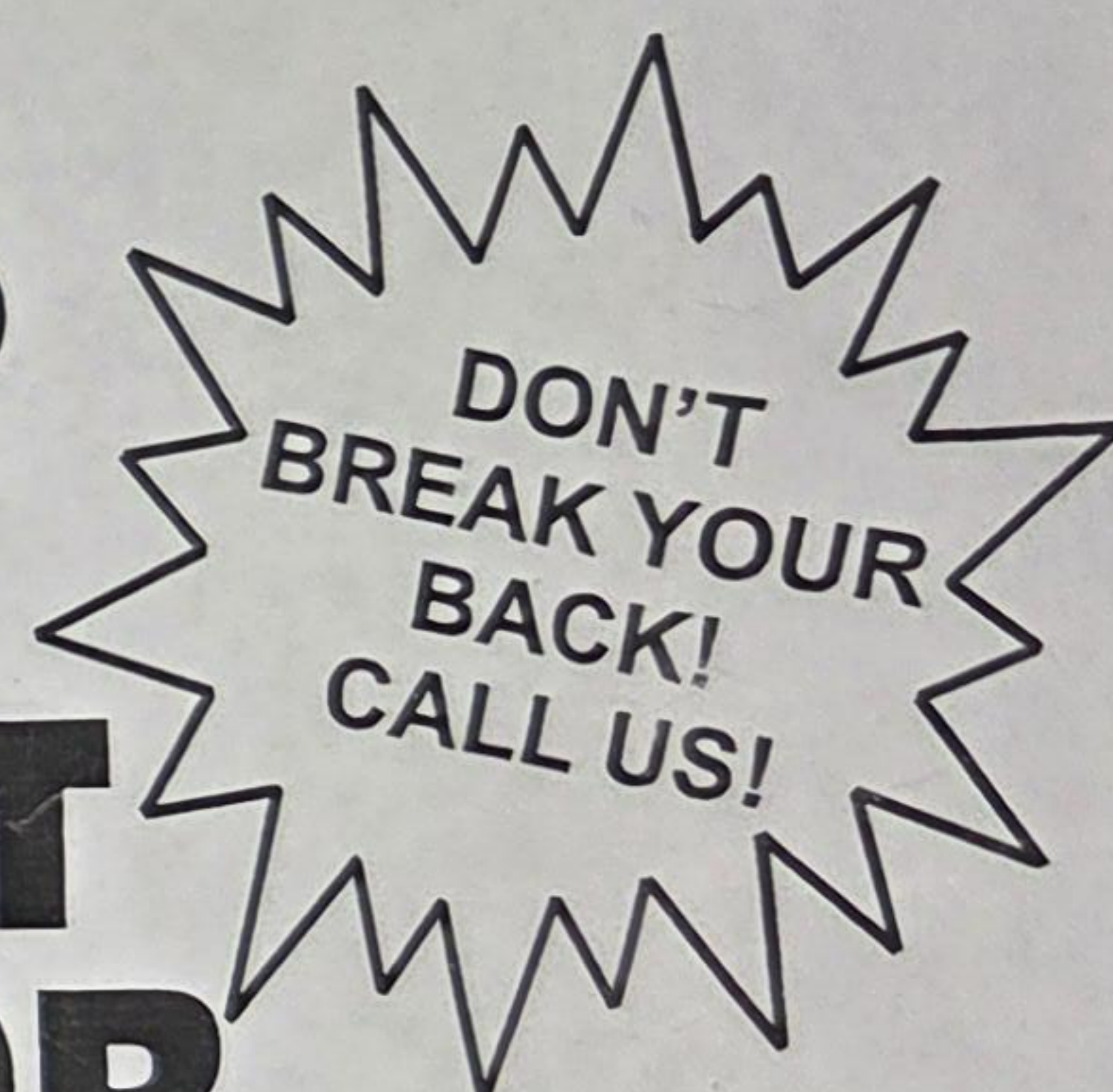
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