



City of Beaver Dam, Wisconsin
**Downtown Redevelopment Committee
Meeting**

205 S. Lincoln Ave; Council Chambers
Wednesday, July 10, 2024 at 9:00 AM

AGENDA

- 1) Call to Order – Roll Call
 - a) Approval of the June 5, 2024 Meeting Minutes
 - b) Update on Downtown Grant Commitments
- 2) Discussion & Possible Action
 - a) Review and recommend approval of application for Certificate of Appropriateness for signage located at 405 S Spring St for Blue Hawaii Restaurant
 - b) Review and recommend approval of application for Certificate of Appropriateness for windows, back roof/awning repairs and aluminum trim repair located at 110 Ryan Cantafio's Way.
 - c) Review and recommend approval of application for Downtown Exterior Building Improvement Funds for windows, back roof/awning repairs and aluminum trim repair located at 110 Ryan Cantafio's Way for the amount of \$17,587.50

- 3) Adjourn

This agenda was posted and made available to the news media, public and various City officials, and staff in compliance with the State of WI Open Meetings Law and Operations Committee policy:

Posted: 7/5/24 by Vicky Orth, Deputy City Clerk at 2:00 p.m.

A quorum of the Common Council may attend this meeting.

"Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the City Clerk's office at 887-4600, Ext. 338, with as much advance notice as possible."



City of Beaver Dam, Wisconsin
Downtown Redevelopment Committee
Meeting Minutes
205 S. Lincoln Ave; Council Chambers
Wednesday, June 5, 2024
9:00 AM

1) Call to Order

2) Roll Call

The meeting of the Downtown Redevelopment Committee was called to order at 9:00 a.m. by Chairperson Murphy.

Present: Kay Appenfeldt, JON LARSEN, GLEN LINK, MARK MURPHY, JEN WARBOLD, JULIE ZAHN, Erv Munro, Jennifer Hiley, 8. Absent & Excused: RIC FIEGEL, 1.

Also in attendance were: Doug Garczynski, Rhonda & Roger Leland, Barbara Trevino, Scott Drake, James Magnnson, and Kelly Moore with Beaver Dam Homes.

3) DISCUSSION OF LANDSCAPING REQUIRMENTS

A discussion was held regarding landscaping done as part of the Madison Street Grant Facade program. Landscaping could include trees, bushes, shrubs, and flower beds, as well as maintenance and upkeep of the landscaping. The committee was in agreement that landscaping could be part of the grant request.

4) New Business

a) Approve Minutes from May 1, 2024 meeting

Motion by JON LARSEN, second by JEN WARBOLD, to Approve. The preceding motion Passed by the following vote: Ayes: Kay Appenfeldt, JON LARSEN, GLEN LINK, MARK MURPHY, JEN WARBOLD, JULIE ZAHN, Erv Munro, Jennifer Hiley, 8. Noes: None, 0.

b) Review and recommend approval of application for Residential Exterior Improvement funds for windows, awnings, and fascia located at 710 Madison St for the amount of \$7,719.75.

Motion by GLEN LINK, second by JON LARSEN, to Approve as presented. The preceding motion Passed by the following vote: Ayes: Kay Appenfeldt, Jennifer Hiley, JON LARSEN, GLEN LINK, MARK MURPHY, Erv Munro, JEN WARBOLD, JULIE ZAHN, 8. Noes: None, 0.

c) Review and recommend approval of application for Residential Exterior Improvement funds for front house landscaping, gutters, and painting of garage located at 714 Madison St for the amount of \$6,317.10.

Motion by Kay Appenfeldt, second by GLEN LINK, to Approve as presented. The preceding motion Passed by the following vote: Ayes: Kay Appenfeldt, Jennifer Hiley, JON LARSEN, GLEN LINK, MARK MURPHY, Erv Munro, JEN WARBOLD, JULIE ZAHN, 8. Noes: None, 0.

d) Review and recommend approval of application for Residential Exterior Improvement funds for front house remodel located at 608 Madison St for the amount of \$10,000.

Motion by GLEN LINK, second by Jennifer Hiley, to Approve as presented. The preceding motion Passed by the following vote: Ayes: Kay Appenfeldt, Jennifer Hiley, JON LARSEN, GLEN LINK, MARK MURPHY, Erv Munro, JEN WARBOLD, JULIE ZAHN, 8. Noes: None, 0.

e) Review and recommend approval of application for Residential Exterior Improvement funds for front porch landings located at 1013 & 1015 Madison St for the amount of

\$10,000.

Motion by JON LARSEN, second by GLEN LINK, to Approve. The preceding motion Passed by the following vote: Ayes: Kay Appenfeldt, Jennifer Hiley, JON LARSEN, GLEN LINK, MARK MURPHY, Erv Munro, JEN WARBOLD, JULIE ZAHN, 8. Noes: None, 0.

- f) Review and recommend approval of application for Residential Exterior Improvement funds for gutters, soffit/fascia and prep for future siding located at 1005 Madison St for the amount of \$6,180.

Motion by GLEN LINK, second by JULIE ZAHN, to Table until questions can be asked of the owner. The preceding motion Passed by the following vote: Ayes: Kay Appenfeldt, Jennifer Hiley, JON LARSEN, GLEN LINK, MARK MURPHY, Erv Munro, JEN WARBOLD, JULIE ZAHN, 8. Noes: None, 0.

- g) Review and recommend approval of application for Residential Exterior Improvement funds for retaining wall, landscape, and tree/bush removal located at 303 Madison St for the amount of \$10,000.

Motion by JON LARSEN, second by GLEN LINK, to Approve as presented. The preceding motion Passed by the following vote: Ayes: Kay Appenfeldt, Jennifer Hiley, JON LARSEN, GLEN LINK, MARK MURPHY, Erv Munro, JEN WARBOLD, JULIE ZAHN, 8. Noes: None, 0.

- h) Review and recommend approval of application for Residential Exterior Improvement funds for front house landscaping and pavers located at 406 Madison St for the amount of \$4,500.

Motion by GLEN LINK, second by Jennifer Hiley, to Approve as presented. \$4,500 was approved to go with the \$3,600 approved previously for a total of \$9,600. The preceding motion by the following vote: Ayes: Kay Appenfeldt, Jennifer Hiley, JON LARSEN, GLEN LINK, MARK MURPHY, Erv Munro, JEN WARBOLD, JULIE ZAHN, 8. Noes: None, 0.

- i) Review and recommend approval of application for Residential Exterior Improvement funds for front house landscaping and new garage door located at 1019 Madison St for the amount of \$5,011.54

Motion by Kay Appenfeldt, second by JON LARSEN, to Approve as presented. The preceding motion Passed by the following vote: Ayes: Kay Appenfeldt, Jennifer Hiley, JON LARSEN, GLEN LINK, MARK MURPHY, Erv Munro, JEN WARBOLD, JULIE ZAHN, 8. Noes: None, 0.

5) Updates

- a) Update on Downtown Grant Commitments

6) Adjourn

Motion by JON LARSEN, second by Jennifer Hiley, to Adjourn. The preceding motion Passed by the following vote: Ayes: Kay Appenfeldt, Jennifer Hiley, JON LARSEN, GLEN LINK, MARK MURPHY, Erv Munro, JEN WARBOLD, JULIE ZAHN, 8. Noes: None, 0. Chairperson Murphy adjourned the meeting at 10:07am.

e)

City of Beaver Dam
Downtown Grant Commitments
As of June 11, 2024

Applicant Name	Applicant Address	Project	Approved Commitment	Date Committed	Amount Spent	Date Spent	Adjusted Commitment	Committed not Spent
Beginning Balance - 1/1/2019			\$ 620,000.00		\$ -			
Additional Funds RES 78-2022 6/20/22			\$ 350,000.00					
Josiah Vilman	315 S. Spring St.	Nanutak-rehab of property - Developer Agreement	80,000.00		80,000.00	12/7/2022	\$ 80,000.00	-
Bill Gergen	105 Front St.	Façade/tuckpoint bricks - front	10,000.00	9/4/2019	10,000.00	10/8/2019	\$ 10,000.00	-
Mike Wissell	118 Front St.	Garage door, paint back of building	3,847.00	2/6/2019	3,846.98	12/17/2019	\$ 3,846.98	-
			-		-		-	
		2019 Activity	93,847.00		93,846.98		93,846.98	
Paul Toellner	116 S. Spring St.	Façade/windows/door/sign - FYI Zone	15,122.00	4/15/2020	15,122.45	12/23/2020	\$ 15,122.45	-
Kris Schumacher	127 Front St.	New Business Grant - Art on the Town WI	5,000.00	4/15/2020	5,000.00	5/13/2020	\$ 5,000.00	-
Mindy Murphy	106 Front St.	New Business Grant - Epic Ink Tattoo	5,000.00	4/15/2020	5,000.00	5/13/2020	\$ 5,000.00	-
Jim & Ruth Metz	116 Front St.	Façade/windows/roof	20,000.00	4/15/2020	20,000.00	6/19/2020	\$ 20,000.00	-
River Front Wine Bar	227 Front St.	New or expanding business grant - interior reno	5,000.00	7/22/2020	5,000.00	11/3/2021	\$ 5,000.00	-
Mane Stage Hair Salon	407 S. Spring St.	Façade - exterior	3,395.00	7/22/2020	3,394.29	12/23/2020	\$ 3,394.29	-
Paul Toellner	112 S. Spring St.	New windows/doors/roof	20,000.00	9/24/2019	20,000.00	7/7/2020	\$ 20,000.00	-
Paul Janzak	138 Front St.	façade/tuckpoint front	10,000.00	9/4/2019	9,082.00	7/24/2020	\$ 9,082.00	-
Main Stage Hair Salon	407 S. Spring St.	New or expanding business grant - interior reno	1,979.31	7/22/2020	1,979.31	8/11/2020	\$ 1,979.31	-
Ben Martinez	207 S. Center St.	Façade - Integrated Auto Solutions	17,500.00	4/15/2020	17,500.00	9/8/2020	\$ 17,500.00	-
Stooges Bar	112 N. Spring St.	Façade - exterior	18,426.00	7/22/2020	18,426.00	9/28/2020	\$ 18,426.00	-
Kerry Zajicek	116 Front St.	New Business Grant - Mill House Quilts	5,000.00	1/7/2020	5,000.00	12/9/2020	\$ 5,000.00	-
			-		-		-	
		2020 Activity	126,422.31		125,504.05		125,504.05	-
Signs by Bob - Robert Orth	219 Front St.	New business grant	5,000.00	12/18/2020	5,000.00	12/31/2020	\$ 5,000.00	-
BD Community Theatre	117 W. Maple Ave.	Façade Improvement	14,001.00	12/18/2020	11,042.07	6/27/2023	\$ 11,042.07	-
Paul Toellner	106 Front St.	Façade Improvement	17,884.00	12/18/2020	17,884.00	9/8/2021	\$ 17,884.00	-
Paul Toellner	108 Front St.	Façade Improvement	20,000.00	12/18/2020	20,000.00	11/10/2021	\$ 20,000.00	-
GNP Massage	221 Front St.	New or Expanding Business Grant	5,000.00	1/27/2021	5,000.00	3/2/2021	\$ 5,000.00	-
Tom Salamaki	233 Front St.	Façade-Park Plaza Pizza	11,314.00	1/28/2020	11,313.88	3/2/2021	\$ 11,313.88	-
BK Henry Properties, LLC	109 & 109 1/2 Front St.	Façade Improvement	13,329.17	3/24/2021	13,268.18	6/3/2021	\$ 13,268.18	-
Michael Firchow	213 Front St.	Façade Improvement	358.65	8/4/2021	358.65	8/9/2021	\$ 358.65	-
Loyal Exteriors, LLC	300 N. Center St.	Façade Improvement	20,000.00	8/4/2021	20,000.00	10/5/2021	\$ 20,000.00	-
J.A.G. Holdings, Inc.	210 S. Spring St.	Façade Improvement	20,000.00	8/4/2021	20,000.00	12/21/2022	\$ 20,000.00	-
Bonds Collectors	228 S. Spring St.	Façade Improvement	3,250.00	9/1/2021	3,250.00	1/21/2022	\$ 3,250.00	-
Rich Zieman	120 Front St.	Façade Improvement	20,000.00	9/1/2021	20,000.00	11/5/2021	\$ 20,000.00	-
Rich Zieman	120 Front St.	New or Expanding Business Grant	5,000.00	9/1/2021	5,000.00	10/5/2021	\$ 5,000.00	-
McKinstry's Home Furnishings	129/131 Front St.	Façade Improvement	790.00	9/1/2021	790.00	11/8/2021	\$ 790.00	-

City of Beaver Dam
Downtown Grant Commitments
As of June 11, 2024

Applicant Name	Applicant Address	Project	Approved Commitment	Date Committed	Amount Spent	Date Spent	Adjusted Commitment	Committed not Spent
Dodge County Center for the Arts	130 W. Maple Ave.	Façade Improvement	3,362.50	9/1/2021	3,362.50	9/12/2022	\$ 3,362.50	-
Active Outfitters	226 S. Spring St.	Façade Improvement	14,130.00	9/1/2021	14,130.00	12/8/2021	\$ 14,130.00	-
Damsel's	302 S. Spring St.	Façade Improvement	20,000.00	9/1/2021	20,000.00	1/17/2022	\$ 20,000.00	-
Damsel's	302 S. Spring St.	New or Expanding Business Grant	5,000.00	9/1/2021	5,000.00	1/17/2022	\$ 5,000.00	-
Stooge's Sports Bar	112 N. Spring St.	Façade Improvement	1,574.00	9/1/2021	1,574.00	5/13/2022	\$ 1,574.00	-
Didi's Keto Grab & Go	103 E. Maple Ave.	New or Expanding Business Grant	5,000.00	9/1/2021	5,000.00	4/12/2022	\$ 5,000.00	-
Didi's Keto Grab & Go	103 E. Maple Ave.	Façade Improvement	1,564.50	9/1/2021	1,564.50	11/10/2021	\$ 1,564.50	-
Active Outfitters	224 S. Spring St.	Façade Improvement	16,953.50	9/1/2021	16,620.50	4/10/2023	\$ 16,620.50	-
Johnnie's 66	301 N. Center St.	Façade Improvement	20,000.00	10/13/2021	20,000.00	1/17/2022	\$ 20,000.00	-
Mark Diederich	228 S. Spring St.	Façade Improvement	500.00	10/13/2021	500.00	1/21/2022	\$ 500.00	-
Lindsay Storm	208 Front St.	Façade Improvement	17,447.50	10/13/2021	17,447.50	9/2/2022	\$ 17,447.50	-
Romppe's Karpet Korner	216 S. Spring St.	Façade Improvement	6,790.00	10/13/2021	6,790.00	2/14/2022	\$ 6,790.00	-
James Metz	232/234 S. Spring St.	Façade Improvement	20,000.00	10/13/2021	20,000.00	1/22/2024	\$ 20,000.00	-
Dodge County Center for the Arts	130 W. Maple Ave.	Façade Improvement	4,903.00	10/13/2021	4,903.00	9/12/2022	\$ 4,903.00	-
James Metz	134 Front St.	Façade Improvement	-	11/3/2021	-	-	\$ -	-
Lindsay Storm	208 Front St.	Exterior Building Improvement	2,552.50	12/1/2021	2,552.50	9/2/2022	\$ 2,552.50	-
			-		-		-	-
		YTD 2021 Activity	295,704.32		292,351.28		292,351.28	-
Wiscor Properties	118 Front St	Exterior Building Improvement	20,000.00	1/5/2022	20,000.00	5/25/2022	\$ 20,000.00	-
Handyman Home Improvements	131 E Maple Ave	New Business Recruitment	5,000.00	1/5/2022	5,000.00	9/14/2022	\$ 5,000.00	-
Dodge County Historical Society	105 Park Ave	Exterior Building Improvement	14,737.50	1/5/2022	14,737.50	10/17/2022	\$ 14,737.50	-
Handyman Home (HH) Improvements	131 E Maple Ave	Exterior Building Improvement	20,000.00	2/2/2022	20,000.00	12/15/2023	\$ 20,000.00	-
Beaver Dam Chamber of Commerce	127 S Spring St	Exterior Building Improvement	7,725.00	4/6/2022	7,725.00	12/14/2022	\$ 7,725.00	-
A1 Tri County Vacuum	312 S Spring St	Exterior Building Improvement	4,771.50	5/4/2022	4,771.50	5/18/2022	\$ 4,771.50	-
Bestway Driving School	221 Madison St	Exterior Building Improvement	6,470.00	5/4/2022	6,470.00	7/27/2022	\$ 6,470.00	-
Michael Firchow	221 Front St	Exterior Building Improvement	10,354.97	6/1/2022	-	-	\$ 10,354.97	10,354.97
James Metz	134 Front St.	Exterior Building Improvement	20,000.00	9/7/2022	20,000.00	1/22/2024	\$ 20,000.00	-
Gerald Wissell - Property Providers LLC	129 Park Ave.	Exterior Building Improvement	20,000.00	9/7/2022	20,000.00	11/18/2022	\$ 20,000.00	-
Dr. Alex Schwaab	140 Front St	Exterior Building Improvement	20,000.00	10/5/2022	20,000.00	1/27/2023	\$ 20,000.00	-
James Ko	133 Front St	Exterior Building Improvement	8,965.00	11/2/2022	8,965.00	8/7/2023	\$ 8,965.00	-
Robert Orth	219 Front St	Exterior Building Improvement	7,351.15	11/2/2022	7,351.15	11/16/2022	\$ 7,351.15	-
More Salon & Spa - Iryan Ruder	200 N Spring St	Exterior Building Improvement	9,007.22	12/7/2022	-	-	\$ 9,007.22	9,007.22
			-		-		-	-
		YTD 2022 Activity	174,382.34		155,020.15		174,382.34	19,362.19

City of Beaver Dam
Downtown Grant Commitments
As of June 11, 2024

Applicant Name	Applicant Address	Project	Approved Commitment	Date Committed	Amount Spent	Date Spent	Adjusted Commitment	Committed not Spent
Dodge County Historical Society	105 Park Ave	Exterior Building Improvement	2,643.50	1/4/2023	2,643.50	1/8/2023	\$ 2,643.50	-
Eric & Kris Schumacher-Rasmussen	127 Front St	Exterior Building Improvement	20,000.00	4/5/2023	20,000.00	8/18/2023	\$ 20,000.00	-
Magnastar	124 N Spring St	RES 29-2023	25,000.00	4/18/2023	25,000.00	4/19/2023	\$ 25,000.00	-
All Seasons Archery Place	218 S Spring St	Exterior Building Improvement	7,955.00	6/7/2023	7,955.00	12/7/2023	\$ 7,955.00	-
Mark McCallum	101-103 Front St	Exterior Building Improvement	20,000.00	6/7/2023	20,000.00	10/20/2023	\$ 20,000.00	-
Rosalee Book Boutique	234 S Spring St	New or Expanding Business Grant	5,000.00	7/12/2023	5,000.00	8/18/2023	\$ 5,000.00	-
Jeff Behnke (Design Plus)	139 Front St	Exterior Building Improvement	7,945.00	7/12/2023	7,945.00	12/15/2023	\$ 7,945.00	-
Bill Gergen	105-107 Front St	Exterior Building Improvement	20,000.00	7/12/2023			\$ 20,000.00	20,000.00
Derr & Villareal Attorneys & Mediator	203 N Spring St	Exterior Building Improvement	15,018.00	8/2/2023	14,575.55	1/22/2024	\$ 14,575.55	-
James Ko	133 Front St	Exterior Building Improvement	11,035.00	8/2/2023			\$ 11,035.00	11,035.00
Besta Way Driving Academy	221 Madison St	Exterior Building Improvement	7,494.07	11/1/2023			\$ 7,494.07	7,494.07
Magnastar	306 S Center St	Exterior Building Improvement	20,000.00	11/1/2023			\$ 20,000.00	20,000.00
			-		-		\$ -	-
		YTD 2023 Activity	<u>162,090.57</u>		<u>103,119.05</u>		<u>161,648.12</u>	<u>58,529.07</u>
Altered by Amanda	130/132 Front St	Exterior Building Improvement	20,000.00	2/7/2024			\$ 20,000.00	20,000.00
900 LLC	126 Front St.	Exterior Building Improvement	20,000.00	5/1/2024			\$ 20,000.00	20,000.00
							\$ -	-
							\$ -	-
							\$ -	-
							\$ -	-
		YTD 2024 Activity	<u>40,000.00</u>		<u>-</u>		<u>40,000.00</u>	<u>40,000.00</u>
Grand Total of Committed and Spent Funds - as of June 11, 2024			<u>\$ 892,446.54</u>		<u>\$ 769,841.51</u>		<u>\$ 887,732.77</u>	<u>\$ 117,891.26</u>
Uncommitted and Unspent Funds - as of June 11, 2024					<u>\$ 200,158.49</u>		<u>\$ 82,267.23</u>	
					Amount Unspent		Amount Remaining to Commit	

City of Beaver Dam
Grant Commitments
As of June 11, 2024

Applicant Name	Applicant Address	Project	Amount Committed	Date Committed	Amount Spent	Date Spent	Adjusted Commitment	Committed not Spent
Beginning Balance - RES 85-2023 10/2/2023			\$ 40,000.00		\$ -			
Thirsty Beaver	500 Madison St	Exterior Building Improvement	20,000.00	11/1/2023			\$ 20,000.00	20,000.00
		YTD 2023 Activity	<u>20,000.00</u>		<u>-</u>		<u>20,000.00</u>	<u>20,000.00</u>
							\$ -	-
							\$ -	-
							\$ -	-
		YTD 2024 Activity	<u>-</u>		<u>-</u>		<u>-</u>	<u>-</u>
Grand Total of Committed and Spent Funds - as of June 11, 2024			<u>\$ 20,000.00</u>		<u>\$ -</u>		<u>\$ 20,000.00</u>	<u>\$ 20,000.00</u>
Uncommitted and Unspent Funds - as of June 11, 2024					<u>\$ 40,000.00</u>		<u>\$ 20,000.00</u>	
					Amount Unspent		Amount Remaining to Commit	

City of Beaver Dam
Grant Commitments - Housing
As of June 11, 2024

Applicant Name	Applicant Address	Project	Amount Committed	Date Committed	Amount Spent	Date Spent	Adjusted Commitment
Beginning Balance - RES 86-2023 10/2/2023			\$ 180,000.00		\$ -		
Scherer, Sara & Daniel	813 Madison St	Residential Exterior	10,000.00	5/1/2024			\$ 10,000.00
Straseskie, Brie & Christopher	913 Madison St	Residential Exterior	7,500.00	5/1/2024	7,500.00	5/29/2024	\$ 7,500.00
Hartzheim, Paul	600 Madison St	Residential Exterior	1,005.00	5/1/2024			\$ 1,005.00
Leland, Rhonda & Roger	406 Madison St	Residential Exterior	2,700.00	5/1/2024			\$ 2,700.00
Garczynski, Douglas	710 Madison St	Residential Exterior	7,719.75	6/5/2024			\$ 7,719.75
Trevino, Barbara	714 Madison St	Residential Exterior	6,317.10	6/5/2024			\$ 6,317.10
Magnuson, Erkentraud & James	608 Madison St	Residential Exterior	10,000.00	6/5/2024			\$ 10,000.00
Dietenberger, Jeff	1013/1015 Madison St	Residential Exterior	10,000.00	6/5/2024			\$ 10,000.00
Beaver Dam Homes LLC	303 Madison St	Residential Exterior	10,000.00	6/5/2024			\$ 10,000.00
Leland, Rhonda & Roger	406 Madison St	Residential Exterior	4,500.00	6/5/2024			\$ 4,500.00
Drake, Karen & Scott	1019 Madison St	Residential Exterior	5,011.54	6/5/2024			\$ 5,011.54
			-		-		\$ -
		YTD 2023 Activity	<u>74,753.39</u>		<u>7,500.00</u>		<u>74,753.39</u>
Grand Total of Committed and Spent Funds - as of June 11, 2024			<u>\$ 74,753.39</u>		<u>\$ 7,500.00</u>		<u>\$ 74,753.39</u>
Uncommitted and Unspent Funds - as of June 11, 2024			<u>\$ 105,246.61</u>		<u>\$ 172,500.00</u>		<u>\$ 105,246.61</u>



b)

**City of Beaver Dam
Downtown Redevelopment Committee
Application for Certificate of Appropriateness**

405 S Spring St
Street Address of Property

5-30-24
Date

APPLICANT INFORMATION

Applicant Name: OMAR ZALDANA

Applicant's Address: 706 S Spring St

Daytime Phone: (888) 781-7946 Email: moralesshaveice@gmail.com

Relationship to Property Owner: Tenant

(ie: owner, tenant, architect, contractor, attorney)

BUILDING OWNER INFORMATION (If different than applicant)

Property Owner's Name: Cool Venture Properties LLC Brenda + Chris Kuhl

Property Owner's Address: N8181 S. McKinley Beach Rd

Daytime Phone: 920-382-4979 Email: friend4life1960@gmail.com

PROPERTY INFORMATION

Year Built: 2009 Current Business: Blue Hawaii

Use(s): Service | Offices | Commercial | Non-profit | Mixed-Use | Manufacturing (circle)

Original/Prior Use(s): Hair Salon - organic food Center

TYPE OF WORK Check all that apply.

☐ Storefront Remodel	☐ Windows	☐ Doors	☐ Siding	☐ Roof
☐ Porch/Railings	☐ Awning	☐ Lighting	☐ Painting	☐ Stairs
☐ Fence/Gate	☐ Gutters	☐ Landscape	☐ Masonry	☒ Signage
☐ Artistic Feature	Other ☐			

NEW CONSTRUCTION/DEMOLITION/RELOCATION

☐ Demolition ☒ New Structure ☐ Addition to Existing Structure ☐ Relocation

SCOPE OF WORK

Describe in detail the work to be done. The description should include information about the current state of the property, historic features, materials, methods, design, measurement, project phasing, reason for work and expected completion date. Demolition requests must include the proposed reuse of the site. Relocation requests must include information about the new site. Additional pages may be attached.

installing a 4'x4' sign made of 6mm Acrylic with 2 12' wooden posts.
(Blue)

APPLICATIONS MUST INCLUDE:

- ☒ Tenants must provide written landlord approval with application.
- ☒ Photographs of the existing structure and site.

For projects which include any new construction or reconstruction, also include:

- ☒ Sketches/designer/architectural plans and elevation drawings.
- ☒ Proposed materials and colors. Blue sign
- ☒ Manufacturer's photographs, illustrations and/or specifications & warranty info if applicable

Signage projects must:

- ☒ Reflect the sign details and graphics in color with all necessary dimensions.
- ☒ Show where the signage will be located on the building.
- ☒ Provide construction and material details.

If a relocation project, also include:

- ☐ Photographs and description of new site.
- ☐ Site plan of new location.

NOTE: The more detail provided, the easier it'll be for the DRC to approve your project.

Applicant Signature [Signature]

Date 5-30-24

I certify that all statements made in this application are true and complete and understand that any misrepresentations or omissions made by me as part of my application will be sufficient for rejection should one be discovered after approval. Applicant acknowledges that the proposed project must comply with Beaver Dam City Codes, including the Design Review Guidelines. Applicant also acknowledges that if granted, the Certificate of Appropriateness is only for the project and materials as approved, and that applicant will contact the Building Inspections Department prior to making changes that deviate in any way from the approved Certificate of Appropriateness.

SUBMIT APPLICATION TO:

City of Beaver Dam, Inspections Services, 205 S Lincoln Ave, Room 57—Lower Level, Beaver Dam WI 53916

*****Application must be submitted in full at least 10 days prior to the next scheduled Downtown Redevelopment Committee.**

Internal Use:

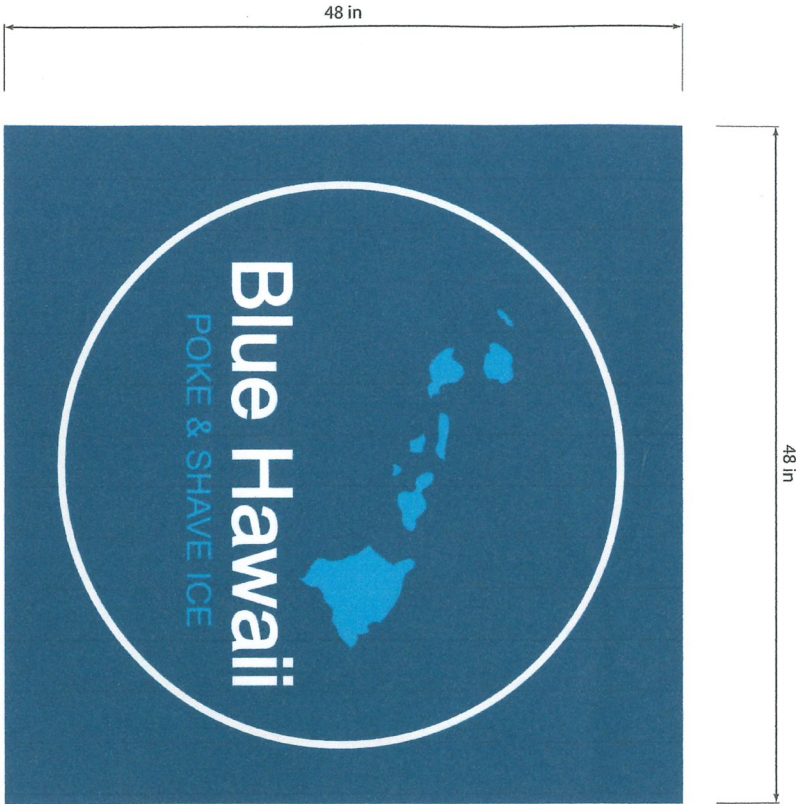
DOWNTOWN REDEVELOPMENT COMMITTEE APPROVAL

Signature _____

Date _____

Print Name _____

Printed Substrates
Logo ACM Panel Sign



Signarama Appleton - Fond du Lac Fond du Lac, WI 53404 920-921-7181 920-739-7446	
Client:	Blue Hawaii
Address:	
City:	
Date:	3/19/2024
Sales Rep:	Andy W.
Designer:	Michelle H.
File Name:	48457 48in Panel Sign
Version:	3
General Sign Specifications	
Vinyl:	Direct Print
Lamination:	3M 8520 Matte
Substrate:	3mm Aluminum Composite
Sides:	Single Sided
Quantity:	1
Sq Ft:	
Color Specifications	
	4 Color Process
Additional Information	
	Vector Artwork Needed From Client
	Installation Included
Sign Information	
☐ Shipping	☐ Delivery
☒ Customer Pickup	☐ Stud Mount
☐ Adhesive Mount	☐ Standoffs
☐ Grommets	☐ Mounting Pattern
Additional Sign Specifications	



Google Maps 401 S Spring St

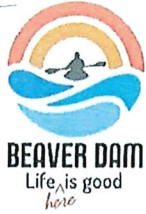
Beaver Dam, Wisconsin

Google Street View

Aug 2019 [See more dates](#)

Image capture: Aug 2019 © 2024 Google

*Sign Location*



C)

**City of Beaver Dam
Downtown Redevelopment Committee
Application for Certificate of Appropriateness**

110 Ryan Cantafio's Way
Street Address of Property

4/24/24
Date

APPLICANT INFORMATION

Applicant Name: Colleen Prostek / C. Pro. Realty LLC

Applicant's Address: 1250 Kerechun Rd. Hubertus, WI 53033

Daytime Phone: (414) 881-2340 Email: CproRealty@outlook.com

Relationship to Property Owner: Owner

(ie: owner, tenant, architect, contractor, attorney)

BUILDING OWNER INFORMATION (If different than applicant) - Same

Property Owner's Name: _____

Property Owner's Address: _____

Daytime Phone: () _____ - _____ Email: _____

PROPERTY INFORMATION

Year Built: 1929 + Addition Current Business: Residential - Mixed Use

Use(s): Service | Offices | Commercial | Non-profit | Mixed-Use | Manufacturing (circle)

Original/Prior Use(s): _____

TYPE OF WORK Check all that apply.

☐ Storefront Remodel	☒ Windows	☐ Doors	☐ Siding	☐ Roof
☐ Porch/Railings	☐ Awning	☐ Lighting	☐ Painting	☐ Stairs
☐ Fence/Gate	☐ Gutters	☐ Landscape	☐ Masonry	☐ Signage
☐ Artistic Feature	Other <u>Aluminum trim repair, repair back roof steps/awning, roof repairs, replace windows.</u>			

NEW CONSTRUCTION/DEMOLITION/RELOCATION

☐ Demolition ☐ New Structure ☐ Addition to Existing Structure ☐ Relocation

Rev 7/2/21



SCOPE OF WORK

Describe in detail the work to be done. The description should include information about the current state of the property, historic features, materials, methods, design, measurement, project phasing, reason for work and expected completion date. Demolition requests must include the proposed reuse of the site. Relocation requests must include information about the new site. Additional pages may be attached.

See Attached Subject A

APPLICATIONS MUST INCLUDE:

- ☒ Tenants must provide written landlord approval with application.
- ☒ Photographs of the existing structure and site.

For projects which include any new construction or reconstruction, also include:

- ☒ Sketches/designer/architectural plans and elevation drawings.
- ☒ Proposed materials and colors.
- ☒ Manufacturer's photographs, illustrations and/or specifications & warranty info if applicable

Signage projects must:

- ☒ Reflect the sign details and graphics in color with all necessary dimensions.
- ☒ Show where the signage will be located on the building.
- ☒ Provide construction and material details.

If a relocation project, also include:

- ☒ Photographs and description of new site.
- ☒ Site plan of new location.

NOTE: The more detail provided, the easier it'll be for the DRC to approve your project.

Applicant Signature

Colleen Prostok *Sole Member*

Date 6-21-24

I certify that all statements made in this application are true and complete and understand that any misrepresentations or omissions made by me as part of my application will be sufficient for rejection should one be discovered after approval. Applicant acknowledges that the proposed project must comply with Beaver Dam City Codes, including the Design Review Guidelines. Applicant also acknowledges that if granted, the Certificate of Appropriateness is only for the project and materials as approved, and that applicant will contact the Building Inspections Department prior to making changes that deviate in any way from the approved Certificate of Appropriateness.

SUBMIT APPLICATION TO:

City of Beaver Dam, Inspections Services, 205 S Lincoln Ave, Room 57-Lower Level, Beaver Dam WI 53916

*****Application must be submitted in full at least 10 days prior to the next scheduled Downtown Redevelopment Committee.**

Internal Use:

DOWNTOWN REDEVELOPMENT COMMITTEE APPROVAL

Signature _____ Date _____

Print Name _____

"Current Front View"



"Current West View"



"Current East View"



"Current Rear of Building"



Google Maps 207 Co Rd G

Rear of Building

Beaver Dam, Wisconsin

Google Street View

Aug 2019

[See more dates](#)

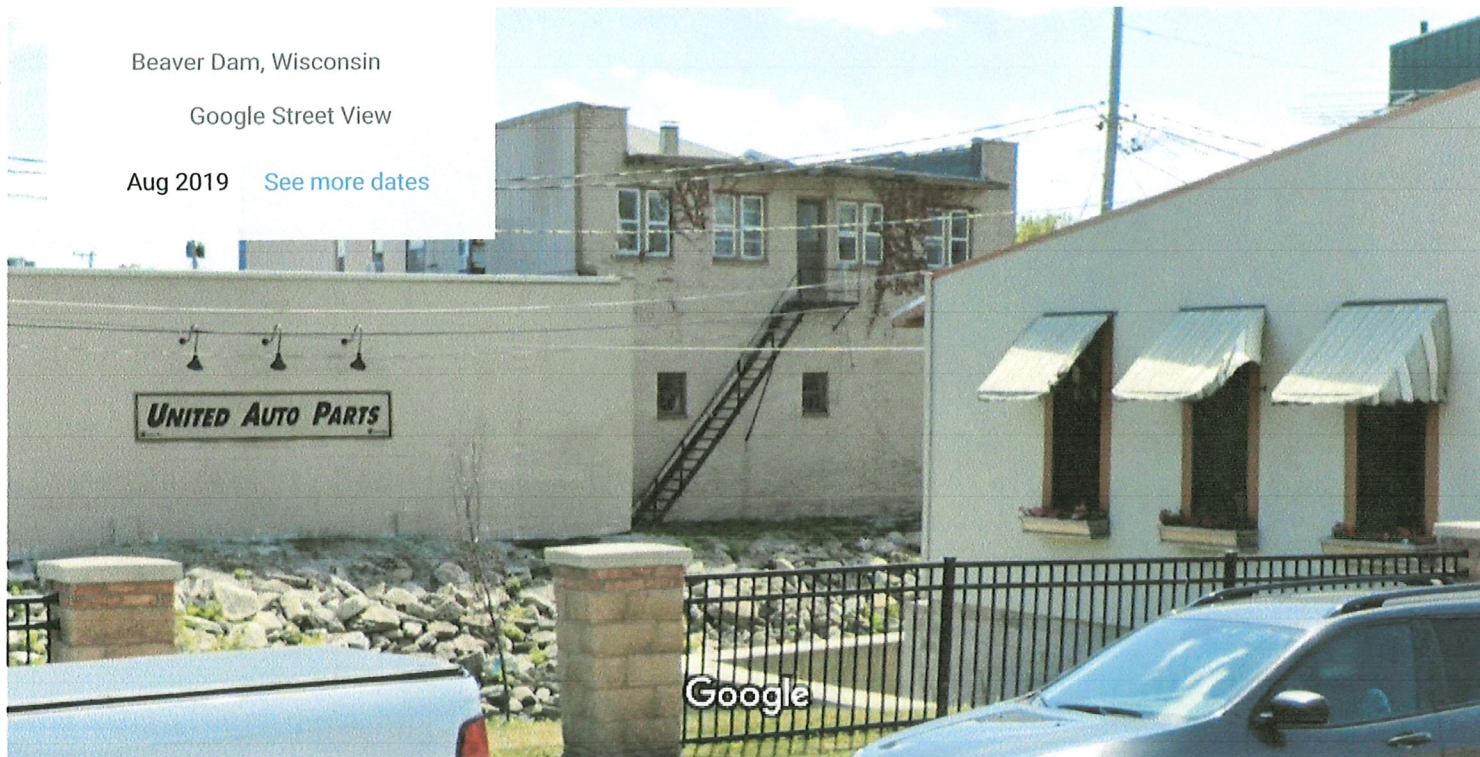


Image capture: Aug 2019 © 2024 Google





THE MIDWAY DIFFERENCE ▾ WINDOWS & PATIO DOORS ▾ KNOWLEDGE CENTER ▾ BROCHURES ▾ GALLERY



NEW CONSTRUCTION ▾

REPLACEMENT WINDOWS ▾

PATIO DOORS ▾

▸ STYLES

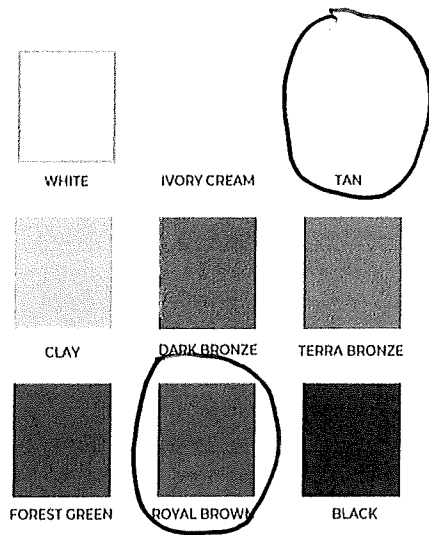
▸ OPTIONAL FEATURES

▸ ENERGY EFFICIENCY

▸ SPACER PERFORMANCE

▸ WARRANTIES

EXTERIOR COLORS



Choose from 9 popular exterior colors. Custom colors are available – We'll match any color.

NOTE: colors on screen may differ slightly from actual colors.





Assurance Plus® *Lifetime Warranty*



More Than A Window.™

Guaranteed for Life –

- Vinyl Extrusion
- Hardware
- Balances
- Insulated Glass Seal

**Plus: Labor for 5 years if repairs
are ever needed**



Lifetime Warranty ...

It seems that every window company offers one, but read the fine print. What is really covered? For how long? And, who does the work?

The proud members of the American Window Alliance are so certain of the quality designed and built into our windows that we fully warrant our entire line of windows. Many companies will guarantee the vinyl extrusion, but not all the moving parts or the insulated glass. Assurance Plus® covers it all – for life! And most extraordinary, if something needs to be fixed within the first five years, we also pay the labor to fix it.

Many windows leave you wide open to unpleasant surprises. Select a window from Alliance Window Systems and you'll know it's backed by a warranty second to none.

The Alliance Assurance Plus® Warranty

Lifetime Limited Warranty	The Assurance Plus® Protection	Warranty Transfer
Lifetime coverage for as long as you own your home.	Five years of labor coverage	Original owner can transfer warranty to new owner for coverage of 20 years from the date of window installation.
Covers 100% of all materials of the repair or replacement of a defective window.	Covers 100% of all material and labor costs within the first five years of purchase.	Covers 100% of cost of materials for repair or replacement of a defective window.



Look for the ENERGY STAR label on qualified products.



www.midwaywindows.com



One ABC Parkway
Suite #616
Beloit, WI 53511-4466
PH: 414-471-8600
FX: 414-471-8617

ORDER: 605753
ORDER DATE: 6/26/2024
ORDER CONTACT:

QUOTE

INVOICE INFORMATION

SHIPPING INFORMATION

list price

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
605753	6/26/2024		<i>Neodyne Bronze</i>	

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	Hawthorne Double Hung Interior Color{White} Exterior Color{Terra Bronze} Glazing{Dual Glaze - Double Strength} Glass IG{Loe270/Clear IG} Full Screen Clear-Vue	28	TTT: 25 3/4 W x 53 3/4 H	\$600.00 \$0.00 \$228.00 \$0.00 \$0.00 \$0.00	\$16,800.00 \$0.00 \$6,384.00 \$0.00 \$0.00 \$0.00
				ITEM SUBTOTAL:	\$828.00 \$23,184.00

U-Value	Solar Heat Gain	Visible Light
0.27	0.29	0.55
Energy Star Zones N/A		

2	Hawthorne Double Hung Interior Color{White} Exterior Color{Terra Bronze} Glazing{Dual Glaze - Double Strength} Glass IG{Loe270/Clear IG} Full Screen Clear-Vue Double Locks	1	TTT: 43 3/4 W x 53 3/4 H	\$710.00 \$0.00 \$228.00 \$0.00 \$0.00 \$0.00 \$0.00	\$710.00 \$0.00 \$228.00 \$0.00 \$0.00 \$0.00 \$0.00
				ITEM SUBTOTAL:	\$938.00 \$938.00

U-Value	Solar Heat Gain	Visible Light
0.27	0.29	0.55
Energy Star Zones N/A		

TOTALS: 29		SUBTOTAL:	\$24,122.00
		TOTAL:	\$24,122.00 <i>Bronze</i>

COMMENT:

Option "1"



One ABC Parkway
Suite #616
Beloit, WI 53511-4466
PH: 414-471-8600
FX: 414-471-8617

ORDER: 588857
ORDER DATE: 5/10/2024
ORDER CONTACT:

QUOTE

INVOICE INFORMATION

SHIPPING INFORMATION

list price

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS
588857	5/10/2024		Neodyne Tan		
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	ABC Belmont Lite Double Hung	28	TTT: 25 3/4 W x 53 3/4 H	\$545.42	\$15,271.76
	Interior Color{Tan}			\$0.00	\$0.00
	Exterior Color{Tan}			\$0.00	\$0.00
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00
	Glass IG{Loe270/Clear IG}			\$0.00	\$0.00
	Half Screen			\$0.00	\$0.00
	Fiberglass			\$0.00	\$0.00
	Foam In Frame			\$0.00	\$0.00
ITEM SUBTOTAL:				\$545.42	\$15,271.76
U-Value		Solar Heat Gain		Visible Light	
0.26		0.29		0.55	
Energy Star Zones		N/A			
2	ABC Belmont Lite Double Hung	1	TTT: 43 3/4 W x 53 3/4 H	\$545.42	\$545.42
	Interior Color{Tan}			\$0.00	\$0.00
	Exterior Color{Tan}			\$0.00	\$0.00
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00
	Glass IG{Loe270/Clear IG}			\$0.00	\$0.00
	Half Screen			\$0.00	\$0.00
	Fiberglass			\$0.00	\$0.00
	Double Locks			\$0.00	\$0.00
	Foam In Frame			\$0.00	\$0.00
ITEM SUBTOTAL:				\$545.42	\$545.42
U-Value		Solar Heat Gain		Visible Light	
0.26		0.29		0.55	
Energy Star Zones		N/A			
TOTALS:		29	SUBTOTAL:		\$15,817.18
			TOTAL:		\$15,817.18
COMMENT:					

COMMENT:

Option "2"

d)



City of Beaver Dam Downtown Redevelopment Committee Application for Downtown Exterior Building Improvement Funds

Address of property 110 Ryan Carlatos Date 6/6/24
WAX

APPLICANT INFORMATION

Applicant's Name: Colleen Prostek / CPRO REALTY LLC

Applicant's Address: 1250 KERECHUN Rd.

Daytime Telephone Number: (414) 881-2340 Email address: CPRO REALTY@outlook.com

Relationship to Property Owner OWNER

(i.e. owner, lessee, architect, contractor, attorney)

BUILDING OWNER INFORMATION (if different than applicant)

Property Owner's Name: Colleen Prostek

Property Owner's Address: 1250 KERECHUN Rd.

Daytime Telephone Number: (414) 881-2340 Email Address: CPRO REALTY@outlook.com

PROPERTY INFORMATION

Year Built: 1929 + Addition in 1972
Commercial Residential Municipal Industrial (circle one)

Original Name of Structure (if known): _____

Original Use of Structure (if known): Residential + Auto Parts Store ^{with storage} ^{store -} currently vacant

Common Name of Current Business: N/A

Current Use(s): Residential / Commercial

APPLYING FOR EXTERIOR BUILDING IMPROVEMENT FUNDS

IMPROVEMENT TOTAL \$ 35,175.⁰⁰ (min \$1,000)

GRANT AMOUNT APPLYING FOR \$ 17,587.50 (50% MATCH UP TO \$20,000)

TYPE OF WORK Check all that apply.

Funds shall be specific for building improvements.

EXTERIOR ALTERATIONS

☐ Storefront Remodel	☒ Windows	☐ Doors	☐ Siding	☒ Roof/Tuck Pointing
☐ Porch/Railings	☒ Awning	☐ Fence/Gate	☐ Lighting	
☐ Stairs	☐ Gutters	☐ Landscape	☐ Masonry	☐ Signage
☐ Other _____				

***Roof replacement/repair and tuck-pointing project costs are not eligible for grant re-imbusement; however, these costs are allowed to be used for matching purposes up to \$20,000.

DESCRIPTION OF WORK: Please describe in detail the work to be done. The description should include information about the current state of the property, materials, methods, design, measurement, project phasing, reason for work and expected completion date. Demolition requests must include the proposed reuse of the site. Relocation requests must include information about the new site. Additional pages may be attached.

ALL APPLICATIONS MUST INCLUDE:

____ Tenants must provide written landlord approval with applications

☒ Itemization of all estimates showing the project total costs

☒ Color or digital photographs of the existing structure and site

If the project includes any new construction or reconstruction, also include:

☒ Sketches and/or architectural/designer plans and elevation drawings

☒ Proposed materials and colors

☒ Manufacturer's photographs, illustrations, cut sheets and/or specifications (including warranty information, if applicable.)

____ Site plan, with dimensions, if applicable

If material changes are proposed, also include:

____ Sketches and/or architectural/designer plans and elevation drawings indicating location of changes

____ Samples of new materials (i.e. Awning fabric, sign material, stone façade etc.)

☒ Proposed colors

☒ Manufacturer's photographs, illustrations and/or specifications (including warranty information, if applicable).

If a relocation project, also include:

☒ Photographs and description of new site

____ Site plan of new location

ALL WORK MUST BE COMPLETED AND INSPECTED BEFORE GRANT MONEY IS DISPERSED

Applicant Signature Colleen Foster **Date** 6-11-24

***** Application must be submitted in full at least 10 days prior to the next scheduled Downtown Redevelopment Committee.**

The Downtown Redevelopment Committee reserves the right to reject any application and to determine the appropriate next steps for resubmission of the application or complete denial. Applicant acknowledges that the proposed project must comply with the Beaver Dam City Codes, including, but not limited to the Design Review Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

FOR INTERNAL USE

Application Received: Date: _____ By _____

DRC APPROVAL

Signature _____ Date _____

APPLICATION SENT TO CITY ASSESSOR

Signature _____ Date _____

Revised 8/3/2022

Subject property is 110 ½ Ryan Cantifio's Way & 110 Ryan Cantifio's Way attached with shared wall. 110 ½ was built in 1929 and 110 was built in 1972 per accurate appraisal (documents included). This is a mixed-use building with 5 small residential rental units above the store front and a large commercial concrete block warehouse. Three sides of the old structure are brick and east side of building is vertical steel siding in mostly good condition. Intended repairs will include 29 windows Replaced in either bronze or tan color, roof repairs and rotten fascia repairs, Trim all windows with Brown or tan aluminum trim.

Cost of Window replacement	25,375. ⁰⁰
Cost of trim / gutter flashing Etc.	9,800. ⁰⁰
	35,175. ⁰⁰

MTD Home Improvement
1016S 121 Street
West Allis, WI
847-293-7975

To: C.PRO.REALTY, LLC

INVOICE

Job Address:

110 Ryan Cantafio's Way Beaver Dam, WI 53916

Scope of work:

Eliminate overhung and install new gutter, install coupling flashing

1) Eliminate overhung

- Cut off existing overhung
- Install new fascia board
- Install new aluminium fascia wrap
- Extend and repair rubber where new gutter flashing meet the roof
- Install new gutter 6" and oversize downspouts
- Clean all derbis related to the job

2) Couping installation (south side wall)

- Clean the top area of firewall from derbis
- Install new coupling over firewall
- Apply metal strips over couple joints for proper installation
- Clean all derbis related to the job

The price included labor, materials, dumpster

Total balance: \$9800

4

1250 Kerechun Rd. Hubertus WI. 53033

Ship To
110 Ryan Cantafio's Way
Beaver Dam WI. 53916

Thank you for your business!

Page 31 of 33



One ABC Parkway
Suite #616
Beloit, WI 53511-4466
PH: 414-471-8600
FX: 414-471-8617

ORDER: 605753
ORDER DATE: 6/26/2024
ORDER CONTACT:

QUOTE

INVOICE INFORMATION

SHIPPING INFORMATION

list price

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
605753	6/26/2024		<i>Neodyne Bronze</i>	

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
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ITEM SUBTOTAL:				\$828.00	\$23,184.00

U-Value	Solar Heat Gain	Visible Light
0.27	0.29	0.55
Energy Star Zones N/A		

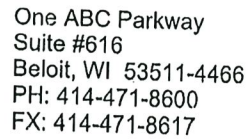
2	Hawthorne Double Hung Interior Color{White} Exterior Color{Terra Bronze} Glazing{Dual Glaze - Double Strength} Glass IG{Loe270/Clear IG} Full Screen Clear-Vue Double Locks	1	TTT: 43 3/4 W x 53 3/4 H	\$710.00 \$0.00 \$228.00 \$0.00 \$0.00 \$0.00 \$0.00	\$710.00 \$0.00 \$228.00 \$0.00 \$0.00 \$0.00 \$0.00
ITEM SUBTOTAL:				\$938.00	\$938.00

U-Value	Solar Heat Gain	Visible Light
0.27	0.29	0.55
Energy Star Zones N/A		

TOTALS: 29				SUBTOTAL:	\$24,122.00
				TOTAL:	\$24,122.00 <i>Bronze</i>

COMMENT:

Option "1"



ORDER CONTACT:

INVOICE INFORMATION

list price

SHIP VIA:

COMMENT:

Option "2"