



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

205 S. Lincoln Ave; Council Chambers
Wednesday, May 6, 2026 at 9:00 AM

AGENDA

- 1) Call to Order – Roll Call
 - a) Approval of the April 1, 2026, Meeting Minutes
 - b) Update on Downtown Grant Commitments
- 2) Discussion & Possible Action
 - a) Review and recommend approval of application for Certificate of Appropriateness for a new sign located at 219 Front St (GNP Massage)
 - b) Review and recommend approval of application for Certificate of Appropriateness for new window signs located at 101 Haskell St (Peter Kaczmariski)
 - c) Review and recommend Approval of Application for Residential Exterior Improvement fund for front yard landscaping located at 710 Madison St for \$2,235.00
- 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: 5/1/26 by Tracey Ferron, City Clerk at 8:00 a.m.

A quorum of the Common Council may attend this meeting.



City of Beaver Dam, Wisconsin
Downtown Redevelopment Committee
Meeting Minutes
205 S. Lincoln Ave; Council Chambers
Wednesday, April 1, 2026
9:00 AM

1) Call to Order – Roll Call

The meeting of the Downtown Redevelopment Committee was called to order at 9:00 a.m. by Mark Murphy. Present: Ric Fiegel, Jennifer Hiley, Glen Link, Mark Murphy, Mike Wissell, Erv Munro, Jack Yuds, 7. Absent: Jon Larson, Warmbold, Jen, 2.

a) Approval of the 3/4/2026 Meeting Minutes

Motion by Ric Fiegel, second by Mike Wissell, to approve. Motion carried by acclamation.

b) Update on Downtown Grant Commitments

Downtown Grant Commitments were discussed, no comments were made.

2) Discussion & Possible Action

a) Review and recommend approval of application for Certificate of Appropriateness for a new sign located at 419 S Center St (Kraft/Heinz)

Motion by Glen Link, second by Jennifer Hiley, to approve. The preceding motion passed by the following vote: Ayes: Ric Fiegel, Jennifer Hiley, Glen Link, Mark Murphy, Mike Wissell, Erv Munro, 6. Noes: None. Abstain: Yuds, Jack, 1.

b) Review and recommend approval of application for Certificate of Appropriateness for a new sign located at 201 N Main St (Inspire Real Estate)

Wissell noted that the address is 201 N. Spring Street, not 201 N. Main Street. Motion by Jennifer Hiley, second by Glen Link, to approve. The preceding motion passed by the following vote: Ayes: Ric Fiegel, Jennifer Hiley, Glen Link, Mark Murphy, Erv Munro, Jack Yuds, 6. Noes: None. Abstain: Wissell, Mike, 1.

c) Review and recommend approval of application for Certificate of Appropriateness for a new sign located at 221 Front St. (Preferred Realty Group)

Motion by Jennifer Hiley, second by Erv Munro, to approve. The preceding motion passed by the following vote: Ayes: Ric Fiegel, Jennifer Hiley, Glen Link, Mark Murphy, Mike Wissell, Erv Munro, Jack Yuds, 7. Noes: None.

3) Adjourn

Motion by Jennifer Hiley, second by Mike Wissell, to adjourn. Motion carried by acclamation. Chair Murphy adjourned the meeting at 9:14 am.

City of Beaver Dam
Downtown Grant Commitments
As of February 24, 2026

Applicant Name	Applicant Address	Project	Approved Commitment	Date Committed	Amount Spent	Date Spent	Adjusted Commitment	Committed not Spent
		YTD 2022 Activity	174,382.34		173,495.37		173,495.37	-
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	11/4/2024	\$ 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	-	8/2/2023	-	N/A	\$ -	-
Best 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	3/18/2025	\$ 20,000.00	-
		YTD 2023 Activity	151,055.57		143,119.05		150,613.12	7,494.07
Altered by Amanda/Metz	130/132 Front St	Exterior Building Improvement	20,000.00	2/7/2024	20,000.00	1/24/2025	\$ 20,000.00	-
900 LLC	126 Front St	Exterior Building Improvement	20,000.00	5/1/2024	20,000.00	11/5/2025	\$ 20,000.00	-
Colleen Prostek	110 Ryan Cantafio's Way	Exterior Building Improvement	19,087.50	7/10/2024	19,087.50	9/27/2024	\$ 19,087.50	-
Blue Boy LLC	301 N Spring St	Exterior Building Improvement	4,158.43	8/7/2024	3,514.32	10/21/2024	\$ 3,514.32	-
		YTD 2024 Activity	63,245.93		62,601.82		62,601.82	-
SCM Rentals	225 Front St	Residential Exterior	20,000.00	1/8/2025	-	-	\$ 20,000.00	20,000.00
Beth & Daisy LLC	126 Front St	New Business Recruitment	5,000.00	8/6/2025	5,000.00	10/20/2025	\$ 5,000.00	-
Copper Squared	108 Front St	New Business Recruitment	5,000.00	9/10/2025	5,000.00	9/29/2025	\$ 5,000.00	-
Altered by Amanda	130 Front St	New Business Recruitment	5,000.00	9/10/2025	5,000.00	9/29/2025	\$ 5,000.00	-
Mode Haus	316 S Spring St, Unit A	New Business Recruitment	-	10/1/2025	-	-	\$ -	-
		YTD 2025 Activity	35,000.00		15,000.00		35,000.00	20,000.00
							\$ -	-

City of Beaver Dam
Downtown Grant Commitments
As of February 24, 2026

Applicant Name	Applicant Address	Project	Approved Commitment	Date Committed	Amount Spent	Date Spent	Adjusted Commitment	Committed not Spent
		YTD 2026 Activity	-		-		\$ -	-
			-		-		-	-
Grand Total of Committed and Spent Funds			\$ 939,657.47		\$ 905,918.55		\$ 933,412.62	\$ 27,494.07
Uncommitted and Unspent Funds					\$ 64,081.45		\$ 36,587.38	
					Amount Unspent		Amount Remaining to Commit	

City of Beaver Dam
Grant Commitments - Housing
As of February 24, 2026

Applicant Name	Applicant Address	Project	Amount Committed	Date Committed	Amount Spent	Date Spent	Adjusted Commitment	Committed not Spent
Beginning Balance - RES 86-2023 10/2/2023 180,000 - Reduced with Closure of ARPA								
RES 100-2024 40,000 Committed - Will revisit availability once current funds are depleted.								
Removed the additional amount with the closure of ARPA funds								
Additional Funds now in F40								
			\$ 123,848.55					
			\$ 56,151.45					
Scherer, Sara & Daniel	813 Madison St	Residential Exterior	10,000.00	5/1/2024	10,000.00	11/13/2024	\$ 10,000.00	-
Strasesskie, 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	845.63	10/28/2024	\$ 845.63	-
Leland, Rhonda & Roger	406 Madison St	Residential Exterior	2,700.00	5/1/2024	2,700.00	9/13/2024	\$ 2,700.00	-
Garczynski, Douglas	710 Madison St	Residential Exterior	7,719.75	6/5/2024	7,719.75	11/13/2024	\$ 7,719.75	-
Trevino, Barbara	714 Madison St	Residential Exterior	6,317.10	6/5/2024	6,317.10	11/4/2024	\$ 6,317.10	-
Magnuson, Erkentraud & James	608 Madison St	Residential Exterior	10,000.00	6/5/2024	10,000.00	6/30/2025	\$ 10,000.00	-
Dietenberger, Jeff	1013/1015 Madison St	Residential Exterior (Abandoned Project)	-	6/5/2024	-		\$ -	-
Beaver Dam Homes LLC	303 Madison St	Residential Exterior	10,000.00	6/5/2024	10,000.00	12/30/2025	\$ 10,000.00	-
Leland, Rhonda & Roger	406 Madison St	Residential Exterior	4,500.00	6/5/2024	4,500.00	9/13/2024	\$ 4,500.00	-
Drake, Karen & Scott	1019 Madison St	Residential Exterior	5,011.54	6/5/2024	5,011.54	8/7/2024	\$ 5,011.54	-
Dream Flips Real Estate Co. LLC	610 Madison St	Residential Exterior	10,000.00	8/7/2024	10,000.00	8/7/2024	\$ 10,000.00	-
Scott Allain	815 Madison St	Residential Exterior	10,000.00	10/2/2024	10,000.00	7/30/2025	\$ 10,000.00	-
William Voigt	844 Madison St	Residential Exterior	7,029.81	10/2/2024	7,029.81	1/15/2025	\$ 7,029.81	-
Mark Greinert	804 Madison St	Residential Exterior	6,532.50	11/6/2024	6,532.50	12/11/2024	\$ 6,532.50	-
Mark Greinert (Split for landscaping)	804 Madison St	Residential Exterior	791.25	11/6/2024	-		\$ 791.25	791.25
YTD 2024 Activity			99,106.95		98,156.33		98,947.58	791.25
William Voigt	844 Madison St	Residential Exterior	1,184.42	1/8/2025	1,034.36	1/15/2025	\$ 1,034.36	-
Barbara Trevino	714 Madison St	Residential Exterior	2,175.00	1/8/2025	-		\$ 2,175.00	2,175.00
David & Barbara Roberts Trust	615 Madison St	Residential Exterior	9,523.61	2/5/2025	9,373.61	6/25/2025	\$ 9,373.61	-
Erik & Lauran Arnold	600 S Spring St	Residential Exterior	9,525.00	5/7/2025	8,625.00	9/10/2025	\$ 8,625.00	-
Chubby & Maria Hibalo	609 S Spring St	Residential Exterior	2,737.50	5/7/2025	6,659.25	10/6/2025	\$ 2,737.50	2,737.50
Joseph & Victoria Bruns	918 S Spring St	Residential Exterior	6,659.25	7/9/2025	-		\$ 6,659.25	-
Heath & Jessica Spence	830 S Spring St	Residential Exterior	10,000.00	9/10/2025	10,000.00	11/5/2025	\$ 10,000.00	-
Peter & Laura Ostrander	925 S Spring St	Residential Exterior	10,000.00	9/10/2025	10,000.00	11/25/2025	\$ 10,000.00	-
Dorothy Kumba (Mike Wissell)	706 Madison St	Residential Exterior	5,657.44	12/3/2025	5,657.44	12/30/2025	\$ 5,657.44	-
YTD 2025 Activity			57,462.22		51,349.66		56,262.16	4,912.50

City of Beaver Dam
Grant Commitments - Housing
As of February 24, 2026

Applicant Name	Applicant Address	Project	Amount Committed	Date Committed	Amount Spent	Date Spent	Adjusted Commitment	Committed not Spent
		YTD 2026 Activity	-		-		\$ -	-
			-		-		\$ -	-
Grand Total of Committed and Spent Funds			\$ 156,569.17		\$ 149,505.99		\$ 155,209.74	\$ 5,703.75
Uncommitted and Unspent Funds			\$ 23,430.83		\$ 30,494.01		\$ 24,790.26	
					Amount Unspent		Amount Remaining to Commit	

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)

keeping the top gray and also in the back of building/the trim around the windows will keep white. The bottom current white will go to Urbane Bronze (see attached) and the doors will be black (see attached); awning will be removed.

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: See attached - the white piece of wood painted Urbane Bronze; then will have GNP Massage and Day Spa in vinyl - (previous owner had white signage here)

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

Date

2/17/21

I certify that all statements made in this application are true and complete and understand that any false or misleading information will be sufficient for rejection should one be discovered after approval. Applicant also acknowledges that they have read and understand the City Codes, including the Design Review Guidelines. Applicant also acknowledges that they have read and understand the materials as approved, and that applicant will contact the Building Inspections Department for a Certificate of Appropriateness.

SUBMIT APPLICATION TO:

City of Beaver Dam, Inspections Services, 205 S Lincoln Ave, Room 57

*****Application must be submitted in full at least 10 days prior to the DRC Committee.**

Internal Use:

DOWNTOWN REDEVELOPMENT COMMITTEE APPROVAL

Signature _____

Print Name _____

SW 6258
Tricorn Black

SW 7048
Urbane Bronze

245-C7

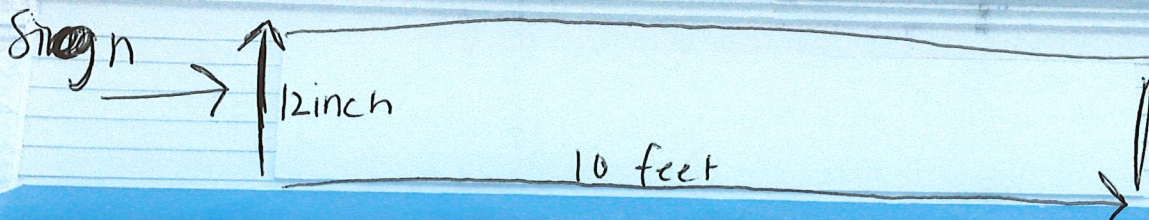
251-C

4-10-24

GNP Massage : Day Spa Signage

- Sign will be red oak and then engraved with GNP Massage : Day Spa. Will then be painted black and then will have a Sealer on it. See the small sample.

- the white board will be painted same color as building then wooden sign on it.



3

Contact info: Gariann Davi 980-970-6916; gnpdmassage@gmail.com Page 9 of 20



Google Maps

Image capture: Nov 2024 © 2026 Google





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.

Each of three windows facing Madison St, will have 1950's script, Chrysler Plymouth & Dodge. Each of three windows facing Haskell St, will have Imperial (1950's script) on top 12" of center window and on each side the Imperial Eagle. All done by "Signs by Rob and more!"

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

Peter L. Kasper

Date

4-13-26

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 _____



3

"NE"



"NE"

Chrysler

"N.E."





Google Maps





2 c)

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

Address of property 710 MADISON ST Date 4/22/26

APPLICANT INFORMATION

Applicant's Name: DOUG GARCZYNSKI

Applicant's Address: 710 MADISON ST

Daytime Telephone Number: 920 210 5229 Email address: DGARCZYNSKI

PROPERTY INFORMATION

Year Built: 1935 Purchase Year of Home 1989

☒ Single Family ☐ Duplex ☐ Three-Unit ☐ Four-Unit-Multi-Family

Contractor Name: K&B

Contractor Address: 101 BELTUNE DR, BEAVER DAM

Contractor Phone: 920 885 6982

Contractor Email: _____

APPLYING FOR EXTERIOR BUILDING IMPROVEMENT
FUNDS

Used - 7,719.15 (2024)

IMPROVEMENT TOTAL \$ 2980.38
2,825.00 (min \$1,000)

OWNER OCCUPIED GRANT AMOUNT APPLYING FOR \$ 2,235 75% MATCH UP TO (\$10,000)

LANDLORD/RENTAL GRANT AMOUNT APPLYING FOR \$ _____ 50% MATCH UP TO (\$10,000)

TYPE OF WORK Check all that apply.

☐ Remodel ☐ Windows ☐ Doors ☐ Siding ☐ Painting
☐ Porch/Railings ☐ Awning ☐ Fence/Gate ☐ Lighting
☐ Stairs ☐ Additions ☒ Landscape ☐ Masonry
☐ Other _____

**Roof replacement/repair and tuck-pointing project costs are not eligible for grant re-imbursement;
however, these costs are allowed to be used for matching purposes up to \$10,000.**

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. Additional pages may be attached.

LANDSCAPING FRONT OF HOUSE

ALL APPLICATIONS MUST INCLUDE:

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

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

Applicant Signature [Signature] Date 4/22/20

***The DRC Committee meets the first Wednesday of every month at 9:00 a.m. in the City Council Chambers. Application must be submitted in full at least 10 days prior to the next scheduled Downtown Redevelopment Committee.

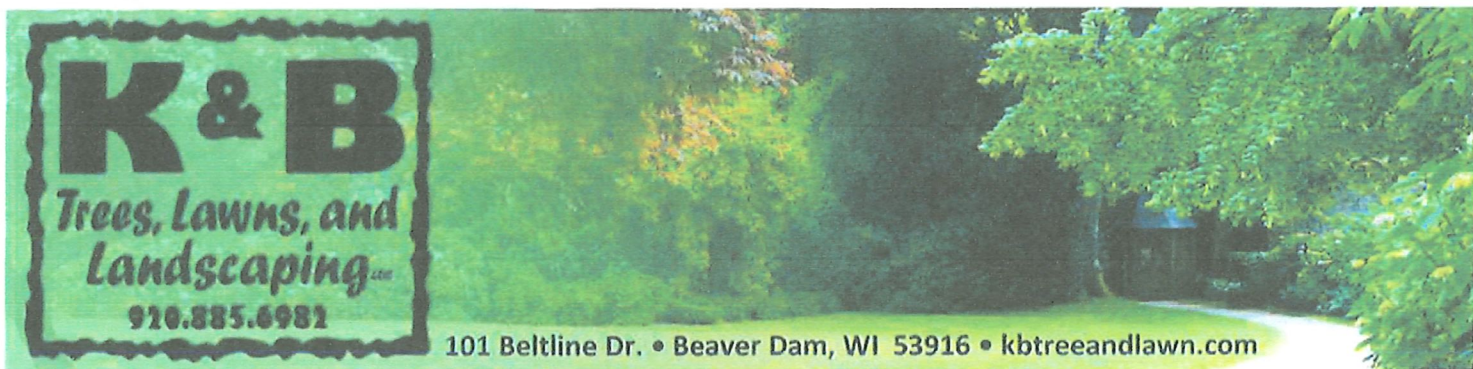
The Downtown Redevelopment Committee reserves the right to reject any application and to determine the appropriate next steps for resubmission of the application or complete denial. Applicant acknowledges that the proposed project must comply with the City of Beaver Dam City Codes, including, but not 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 _____



Doug Garczynski
710 Madison Street
Beaver Dam, WI 53916

11/18/2025

2026 Landscape Proposal

On the front and the right side of the house up to the AC unit, remove about 5 feet of sod away from the foundation and haul away. Dig a trench about 2-3 inches deep and install cobblestone bed edging. Lay in weed barrier fabric and install 2-3 inches of 'Indian Sunset' stone. Deliver, install and water in the following nursery materials:

4 lily 'Pardon' Me #1 pot	3 Hosta 'Halcyon' or similar cultivar
1 Minuet Weigela 15-18" potted	2 Spirea 'Little Princess' 15 -18" potted
1 'Strawberry Sundae' Hydrangea 18-24" potted	

Remove the existing flagpole and haul away. Replace with: " 18ft US Made Steel Outdoor Flagpole by Valley Forge". Pole will be anchored with concrete/gravel. Solar light and flag from owner will be re used.

Cost: \$ 2825 + tax = 2980.38
155.38

Indian sunset
stone and
flagpole



Please call or email to move forward. Any changes to the bid will result in a change in price.
Thank you for your consideration!

Tim Eilbes, K & B Trees, Lawns and Landscaping



1 Minuet Weigela

4 Pardon me lily

1 Strawberry Sundae
Hydrangea

2 Little princess spirea

