



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

205 S. Lincoln Ave; Council Chambers
Wednesday, July 8, 2026 at 9:00 AM

AGENDA

- 1) Call to Order – Roll Call
 - a) Approval of the June 3, 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 storefront remodel, painting, lighting, etc. located at 213 Front St.
 - b) Review and recommend approval of application for Downtown Exterior Building Improvement funds for exterior store front remodel, painting, lighting, etc. located at 213 Front St for the amount of \$8,222.00.
 - c) Review and recommend approval of application for Residential Exterior Building Improvements funds for exterior Windows, door, and landscaping located at 702 Madison St. for the amount of \$8,246.57.
 - d) Review and recommend approval of application for Certificate of Appropriateness for a replacement sign located at 103 Front St.
 - e) Review and recommend approval of application for Residential Exterior Building Improvements funds for exterior Windows, porch remodel with decorative concrete, located at 822 S Spring St. for the amount of \$10,536.00.
- 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: 7/2/26 by Tracey Ferron, City Clerk at 8:30 a.m.

A quorum of the Common Council may attend this meeting.



1) Call to Order – Roll Call

The meeting of the Downtown Redevelopment Committee was called to order at 9:02 a.m. by Mark Murphy. Present: Jennifer Hiley, Jon Larsen, Mark Murphy, Erv Munro, Jen Warmbold, Mike Wissell, Jack Yuds, 7. Absent: Ric Fiegel, Glen Link, 2.

a) Approval of the May 6, 2026, Meeting Minutes

Motion by Jennifer Hiley, second by Mike Wissell, to approve. Motion carried by acclamation.

b) Update on Downtown Grant Commitments

There were no updates on the Downtown Grant Commitments.

2) Discussion & Possible Action

a)

Review and recommend approval of application for Certificate of Appropriateness for storefront remodel, painting, lighting, etc. located at 213 Front St.

Motion by Jon Larsen, second by Erv Munro, to approve. The preceding motion passed by the following vote: Ayes: Jennifer Hiley, Jon Larsen, Mark Murphy, Erv Munro, Jen Warmbold, Mike Wissell, Jack Yuds, 7. Noes: 0.

b)

Review and recommend approval of application for Downtown Exterior Building Improvement funds for exterior storefront remodel, painting, lighting, etc. located at 213 Front St for the amount of \$5,626.00.

Motion by Jon Larsen, second by Jen Warmbold, to approve. The preceding motion passed by the following vote: Ayes: Jennifer Hiley, Jon Larsen, Mark Murphy, Erv Munro, Jen Warmbold, Mike Wissell, Jack Yuds, 7. Noes: 0.

3) Adjourn

Motion by Jon Larsen, second by Mike Wissell, to adjourn. Motion carried by acclamation. The meeting adjourned at 9:20 a.m.

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

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a)

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 - Orig 350,000, Reduced when closing ARPA grant			\$ 306,044.24					
Additional Funds now in F40			\$ 43,955.76					
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	<u>93,847.00</u>		<u>93,846.98</u>		<u>93,846.98</u>	
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	<u>126,422.31</u>		<u>125,504.05</u>		<u>125,504.05</u>	
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	-

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
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	-
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	-
Rompres'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	-	N/A	\$ -	-
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	<u>295,704.32</u>		<u>292,351.28</u>		<u>292,351.28</u>	<u>-</u>
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	9,468.00	7/31/2024	\$ 9,468.00	-
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 LL	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	3/18/2025	\$ 9,007.22	-
			-		-		\$ -	-

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			<u>174,382.34</u>		<u>173,495.37</u>		<u>173,495.37</u>	<u>-</u>
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			<u>151,055.57</u>		<u>143,119.05</u>		<u>150,613.12</u>	<u>7,494.07</u>
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			<u>63,245.93</u>		<u>62,601.82</u>		<u>62,601.82</u>	<u>-</u>
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			<u>35,000.00</u>		<u>15,000.00</u>		<u>35,000.00</u>	<u>20,000.00</u>
							\$ -	-

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			<u>\$ 939,657.47</u>		<u>\$ 905,918.55</u>		<u>\$ 933,412.62</u>	<u>\$ 27,494.07</u>
Uncommitted and Unspent Funds					<u>\$ 64,081.45</u>		<u>\$ 36,587.38</u>	
					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			\$ 123,848.55					
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			\$ 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	-
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	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	<u>99,106.95</u>		<u>98,156.33</u>		<u>98,947.58</u>	<u>791.25</u>
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 & Luran 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			\$ 2,737.50	2,737.50
Joseph & Victoria Bruns	918 S Spring St	Residential Exterior	6,659.25	7/9/2025	6,659.25	10/6/2025	\$ 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	<u>57,462.22</u>		<u>51,349.66</u>		<u>56,262.16</u>	<u>4,912.50</u>

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			<u>\$ 156,569.17</u>		<u>\$ 149,505.99</u>		<u>\$ 155,209.74</u>	<u>\$ 5,703.75</u>
Uncommitted and Unspent Funds			<u>\$ 23,430.83</u>		<u>\$ 30,494.01</u>		<u>\$ 24,790.26</u>	
					Amount Unspent		Amount Remaining to Commit	



Approved

2 (a)

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

213 Front Street
Street Address of Property

5/22/26
Date

APPLICANT INFORMATION

Applicant Name: Michelle Rake

Applicant's Address: W10291 Hawk Rd BD

Daytime Phone: (414) 528-8662 Email: michelle.rake4@gmail.com

Relationship to Property Owner: self/owner

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

BUILDING OWNER INFORMATION (if different than applicant)

Property Owner's Name: Michelle Rake

Property Owner's Address: W10291 Hawk Rd BD

Daytime Phone: (414) 528-8662 Email: michelleRake@gmail.com

PROPERTY INFORMATION

Year Built: unsure Current Business: Wise Owl Wellness + Psychotherapy

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

Original/Prior Use(s): unsure

TYPE OF WORK Check all that apply.

- Storefront Remodel, Porch/Railings, Fence/Gate, Artistic Feature, Windows, Doors, Awning, Gutters, Other: paint Building, Siding, Painting, Masonry, Roof, Stairs, Signage

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.

All attached

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 *Michelle Rabe* Date *5/28/26*

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 _____	

Exterior Building Improvement Funds — Description of Work

The proposed improvements to 213 Front Street represent a comprehensive exterior refresh designed to revitalize the building's appearance, support two established healthcare businesses, and contribute positively to the downtown streetscape.

Painting \$10,950.- Flynn Painting, LLC

All exterior stucco and brick surfaces (front and rear) will be painted black using Sherwin-Williams Emerald Rain Refresh flat sheen — a premium, weather-resistant exterior product appropriate for masonry and stucco. Trim will be finished in light grey. A complementary accent color will be applied to the entry door. These improvements will dramatically update the building's curb appeal and create a clean, professional appearance consistent with the character of a modern downtown business district. In addition, we have added the lower brick, back deck, and back brick wall also enhancing the view from the riverside.

Signage \$3500. -Westphal Signs

The building's existing vertical projecting metal sign structure — a longtime visual landmark on this block — will be preserved and repurposed. A new sign face overlay (composite or acrylic panel, pending vendor confirmation) will be applied to the existing framework, displaying the name and logo of Wise Owl Wellness & Psychiatry. This approach avoids demolition of a recognized building feature while bringing the signage current with the new business identity. Sign dimensions are approximately 25 feet long by 2 feet wide.

Lighting \$1900. McCallum Electric, Inc.

McFour existing sign-directed exterior fixtures will be replaced with updated black-finish fixtures in the same locations and mounting configuration. Two new gooseneck fixtures will be added to the right building facade. All fixtures are appropriately shielded for downward/directional illumination.

Total Improvement Cost: \$ 16,440. Grant Amount Requested: \$ 8220. (50% match)

Painting: \$10,950. Lighting: \$1,990.00 Signage: approx. 3500.00 Total Improvement Cost: \$ 16,440. Grant Amount Requested: \$ 8220. (50%)



STUCCO & BRICK
SW 6258
TRICORN BLACK

TRIM & WINDOW
SW 7067
CITYSCAPE

DOOR
SW 3521
CINNAMON MAPLE

SIGN CENTER
SW 7074
SOFTWARE

SIGN CENTER TRIM
SW 7074
SOFTWARE

Suggested Door: SW 3521 CINNAMON MAPLE

Elegant, warm, and creates a sophisticated contrast with the black and gray tones.



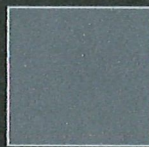
APPLIED COLORS

STUCCO



SW 6258
Tricorn Black

TRIM / POSTS / RAILING



SW 7067
Cityscape

DECK COLOR RECOMMENDATION

SW 7076

Web Gray



Web Gray is a medium gray that complements the overall color scheme very well. It provides a modern and elegant appearance while helping conceal dirt and wear more effectively.



OPTION 1
STUCCO BLACK
BRICK NATURAL

BODY
(STUCCO & BRICK)

SW 6258
TRICORN BLACK



OPTION 2
STUCCO BLACK
BRICK BLACK

**TRIM, SOFFIT
& FASCIA**

SW 7067
CITYSCAPE



Current photos:



Current



~~Proposed photos:~~

8

Proposed Lighting / Current

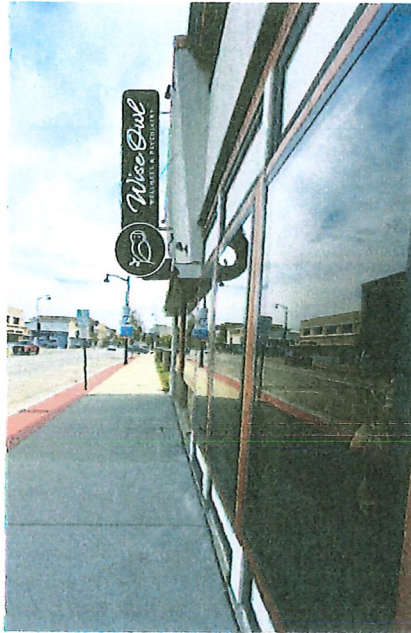
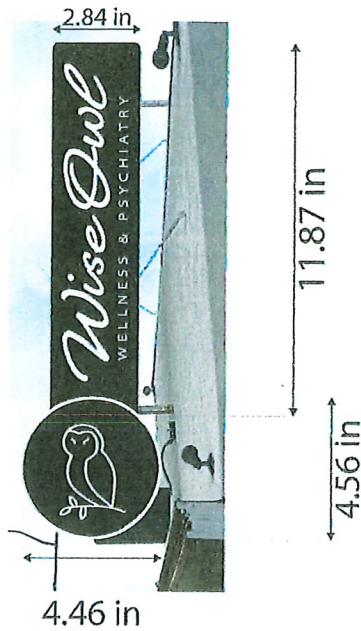


9

Proposed Signage

aproximate size
will need a bucket truck to do a full survey
10th scale

6 mil polymetal for the sign material
\$ 3500.00 installed (this is aprox price)



PROJECT	LOCATION	ADDRESS	DATE	DRAWING #	DESIGNER
		213 FRONT ST.	5/18/26	1	EWB

W Design Proof

CLIENT
Wise Owl
WELLNESS

MICHELLE WOLFF
michellewolff5@me.com

SPECIFICATIONS / NOTES

COLOR SPECIFICATIONS

Disclaimer: The ink colors shown in this rendering may not match the actual print. Final print or vinyl colors may vary.

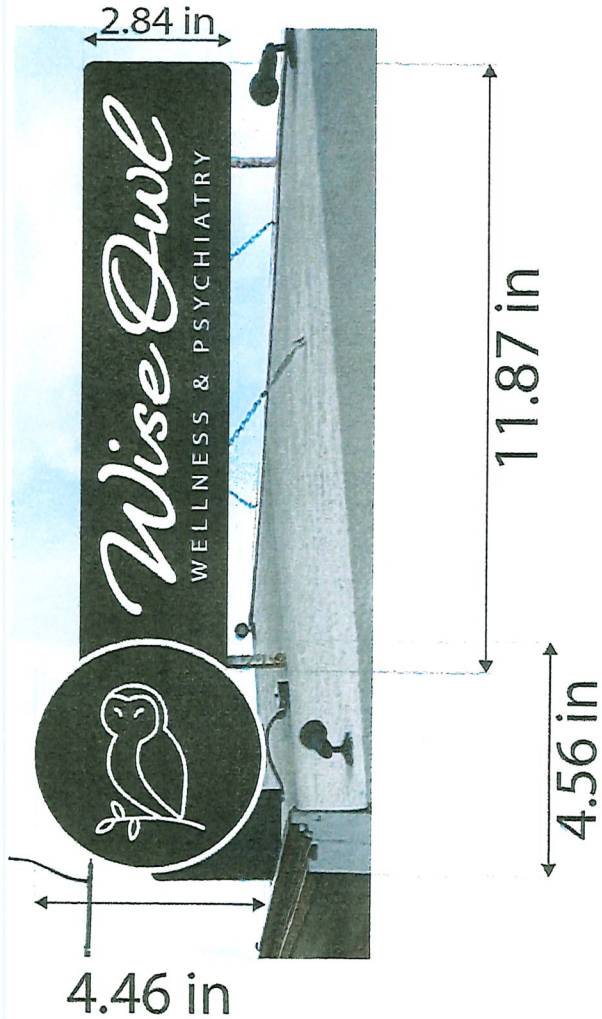
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921 Kings Drive, Brownsville, WI 53006

10



aproximate size
will need a bucket truck to do a full survey
10th scale

6 mil polymetal for the sign material
\$ 3500.00 installed (this is aprox price)



W Design Proof

CLIENT
Wise Owl
WELLNESS

MICHELLE WOLFF
michellewolff5@me.com

SPECIFICATIONS / NOTES

COLOR SPECIFICATIONS

Disclaimer: The ink colors shown in this rendering may not match the actual paint, final print or vinyl colors that will be used.

westphal

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www.WeAreWestphal.com • 920.583.4452
921 Kings Drive, Brownsville, WI 53006

PROJECT	LOCATION	ADDRESS	DATE	DRAWING #	DESIGNER
		213 FRONT ST.	5/18/26	1	NB



2 (b)

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

Address of property 213 Front St. Date 5/22/26

APPLICANT INFORMATION

Applicant's Name: Michelle Rake
Applicant's Address: W10291 Hawk Rd Beaver Dam WI 53916
Daytime Telephone Number: (847) 528-8662 Email address: michelleRake4@gmail.com
Relationship to Property Owner self
(i.e. owner, lessee, architect, contractor, attorney)

BUILDING OWNER INFORMATION (if different than applicant)

Property Owner's Name: Michelle Rake
Property Owner's Address:
Daytime Telephone Number: () Email Address:

PROPERTY INFORMATION

Year Built: Commercial/Residential/Municipal/Industrial (circle one)
Original Name of Structure (if known):
Original Use of Structure (if known):
Common Name of Current Business: Wise Owl Wellness + Psychiatry
Current Use(s): office / clinic

APPLYING FOR EXTERIOR BUILDING IMPROVEMENT FUNDS

IMPROVEMENT TOTAL \$ 16,440 (min \$ 1,000)
GRANT AMOUNT APPLYING FOR \$ 8,222.00 (50% MATCH UP TO \$ 20,000)
Includes handwritten notes: June 11, 252.00 - Canceled, June 11, 226.00 Canceled

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 Paint

***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 \$ 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 Michelle Rake **Date** 5/20/26

*****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 _____



Exterior Building Improvement Funds — Description of Work

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Painting: \$10,950. Lighting: \$1,990.00 Signage: approx. 3500.00 Total Improvement Cost: \$ 16,440. Grant Amount Requested: \$ 8220. (50%)



EXTERIOR PROPOSAL

FLYN LLC Painting Services
1705 Robin Ct, Waukesha WI 53186
Email: info@flynllc.com
Salesperson: Leybant Pulido
Cell phone: (262)408-1947

Full Workers Compensation. Full Coverage \$1,000,000 General Liability Insurance

Proposal # : 6-26-0002669 Updated
6/24 Date : 6/17/2026
Client : Michelle Rake
Address: 213 Front St, Beaver Dam, WI
53916. Phone: (847)5288662
Email: michellerake4@gmail.com

Overview:
The price is estimated according to the conversation with the customer.

If there is any major carpentry, that would be a separate estimate because it depends on time and materials.

FLYN will provide the paint and material

GENERAL DESCRIPTION: Exterior Paint Option (1)

Note:

To maximize adhesion, durability, and long-term performance of the coating system, FLYN Group LLC recommends applying a full coat of primer to all exterior metal surfaces and the brick surfaces on the front façade prior to painting. Priming these surfaces helps create a stronger bond between the substrate and the finish coats, promotes uniform coverage, and enhances the overall longevity of the paint system.



Carpentry Repair:



PRIMING Surface Type/Area Primer Purpose

FINISH COATS

SURFACE AREA	COATS	PAINT BRAND	COLOR	FINISH	RESIN
Metal soffit, fascia, trim and brick surfaces located on the front façade	1	SHERWIN WILLIAMS	TBD	FLAT	PRIMER
Stucco	2	SHERWIN WILLIAMS	TBD	FLAT	LAITTED
Metal Soffit, fascia, trim	2	SHERWIN WILLIAMS	TBD	SATIN	DURATION

Clean Up:

TOP QUALITY PAINTS: We have very strong relationships with both Sherwin Williams and Hallman Lindsay. Most of our contracts quote out using equivalent products from both stores. This allows freedom for the painters to choose what is best for your home based on location of stores, hours of operation, and their own personal preference. While most of our customers don't have a personal preference, if you do please share. **PRODUCTS FROM OTHER MANUFACTURERS MAY HAVE ADDITIONAL COSTS.**

NO TRACE PAINTING POLICY. Clean up is daily and in full upon completion of the job. All ladders will be taken down and stacked. Tools and equipment will be stored properly each evening in an acceptable and agreed upon location. The procedures performed while painting your home may create thousands of paint chips that are impossible to fully clean up. We will make sure your property is presentable upon completion, including sweeping of paint chips.

Notes/Misc

COLORS: Pricing is based on the current color scheme. Changing the colors or location of colors may change the price. Color changes typically require additional coats.

LANDSCAPING: We exercise caution around plants and shrubs to avoid trampling and excessive drips; however, we cannot be responsible for incidental damage to landscaping that occurs in the normal course of performing our work.

TIME & MATERIALS PROJECTS: There are some services that we offer where we are not able to give an exact price up front. Most common would be additional caulking, potential sanding, vine removal, and carpentry work. These are mainly because we don't know how the last person did the work, or because we don't know the severity of the damage until the work is started. The painters will provide you with a T&M form to help understand and track hours as the work is being done. See preparation section above, or additional notes in the OPTION section. Discounts are not available on T&M work. Explained? Y / N _____

PAYMENT OPTIONS: The prices quoted below are based on paying by cash or check and already include a 3% discount (round to whole dollar). While we prefer payments by cash or check we also accept VISA, MASTERCARD and DISCOVER, but be aware that the 3%

Customer Initials:

5

ALL LABOR, MATERIAL, PAINT: (2 COATS)			
Included			
YES	<p><u>Scope of Work Revised Investment</u> FLYN Group LLC will provide labor, materials, equipment, and supervision necessary to complete the exterior painting of the building. Included:</p> <ul style="list-style-type: none"> • Surface preparation, including pressure washing, scraping of loose and peeling paint, sanding, and caulking as needed. • Full priming of all exterior metal trim and metal surfaces using Sherwin-Williams Pro-Cryl Universal Acrylic Primer. • Full priming of all brick surfaces located on the front façade of the building. • Painting of all exterior stucco surfaces. • Painting of all window trim. • Painting of all door trim. • Painting of the exterior side of the main entrance door. • Painting of all soffits. • Painting of all fascia boards. • Painting of all brick surfaces on the front façade of the building. <p>Application of two finish coats of premium exterior paint to all included surfaces. • Protection of adjacent surfaces during the painting process. • Cleanup of work areas upon completion.</p> <ul style="list-style-type: none"> • Deck Painting (Decking, Railings, and Posts) <p><u>"Side Brick Wall Painting Included – \$980 Value"</u></p>		\$9,310.00
YES	<p><u>Optional Carpentry Repair</u> • Replacement of deteriorated fascia located at the rear of the building and reinstallation of the aluminum wrap to provide a proper substrate for painting and long-term durability.</p> <p>Optional: back wall painting</p>		\$380.00
			1260.00
		TOTAL:	\$10,950.
		DEPOSIT:	
		BALANCE:	

(I/WE) HAVE READ THE TERMS STATED HEREIN, THEY HAVE EXPLAINED TO (ME/US) AND (I/WE) FIND THEM TO BE SATISFACTORY, AND HEREBY ACCEPT THEM.	(I/WE) HAVE EXAMINED THE JOB STATED HEREIN, THEY HAVE SHOWN TO (ME/US) AND (I/WE) FIND THE JOB TO BE SATISFACTORY, AND HEREBY ACCEPT THE JOB AS COMPLETE.
---	---

SIGNATURE _____ Date _____
 -----NOTES-----

DEPOSIT / LATE FEE: A 35% deposit is required on residential jobs and a 45% deposit on commercial jobs, unless other agreements have been made in writing. Unless in writing prior to the start of the project, balance is due in full upon completion. Customer is expected to make themselves available for the "Pride Walk" at the completion of the jobs. Painters and/or office will do their best to inform customer of a rough time frame when the job will be complete. A 25% late fee per month will be assessed on amounts due over thirty (30) days. Those with specific payment terms in writing the thirty (30) day will start based on those terms. WISCONSIN: "Right to Cure Law" Wisconsin law contains important requirements you must follow before you may file a lawsuit for defective construction against the contractor who constructed your dwelling or completed your remodeling project. Section 895.07 (2)





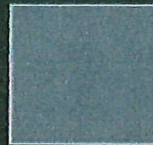
APPLIED COLORS

STUCCO



SW 6258
Tricorn Black

TRIM / POSTS / RAILING



SW 7067
Cityscape

DECK COLOR RECOMMENDATION

SW 7076
Web Gray



Web Gray is a medium gray that complements the overall color scheme very well. It provides a modern and elegant appearance while helping conceal dirt and wear more effectively.





STUCCO & BRICK
 SW 6258
 TRICORN BLACK

TRIM & WINDOW
 SW 7067
 CITYSCAPE

DOOR
 SW 3521
 CINNAMON MAPLE

SIGN CENTER
 SW 7074
 SOFTWARE

SIGN CENTER TRIM
 SW 7074
 SOFTWARE

Suggested Door: SW 3521 CINNAMON MAPLE

Elegant, warm, and creates a sophisticated contrast with the black and gray tones.





OPTION 1
STUCCO BLACK
BRICK NATURAL



OPTION 2
STUCCO BLACK
BRICK BLACK

BODY
(STUCCO & BRICK)

SW 6258
TRICORN BLACK

**TRIM, SOFFIT
& FASCIA**

SW 7067
CITYSCAPE

9

Current photos:



Current



~~Proposed photos~~

Proposed Lighting / Current



Proposed Signage

aproximate size
will need a bucket truck to do a full survey
10th scale

6 mil polymetal for the sign material
\$ 3500.00 installed (this is aprox price)



W Design Proof

CLIENT

Wise Owl
WELLNESS

MICHELLE WOLFF
michellewolff5@me.com

SPECIFICATIONS / NOTES

COLOR SPECIFICATIONS

Disclaimer: The ink colors shown in this rendering may not match the actual paint, final print or vinyl colors that will be used.

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www.WeAreWestphal.com • 920.583.4452
921 Kings Drive, Brownsville, WI 53006

PROJECT	LOCATION	ADDRESS	DATE	DRAWING #	DESIGNER
		213 FRONT ST.	5/18/26	1	NB

14

aproximate size
will need a bucket truck to do a full survey
10th scale

6 mil polymetal for the sign material
\$ 3500.00 installed (this is aprox price)



W Design Proof

CLIENT
Wise Owl
WELLNESS

MICHELLE WOLFF
michellewolff5@me.com

SPECIFICATIONS / NOTES

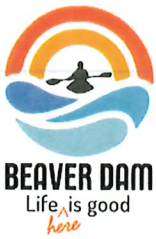
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921 Kings Drive, Brownsville, WI 53006

PROJECT	LOCATION	ADDRESS	DATE	DRAWING #	DESIGNER
		213 FRONT ST.	5/18/26	1	NB



2 c)

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

Address of property 702 Madison St. Date 6/24/26

APPLICANT INFORMATION

Applicant's Name: Michael + Rebecca Wissell

Applicant's Address: 210 E. Maple Ave. Beaver Dam, WI 53916

Daytime Telephone Number: () 920-319-0114 Email address: mike.wissell@gmail.com

PROPERTY INFORMATION

Year Built: 1880 Purchase Year of Home 2016

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

Contractor Name: Hometown Glass, Morry DeVries Roofing, All Seasons Landscaping

Contractor Address: _____

Contractor Phone: _____

Contractor Email: _____

APPLYING FOR EXTERIOR BUILDING IMPROVEMENT FUNDS

IMPROVEMENT TOTAL \$ 16,492.14 (min \$1,000)

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

LANDLORD/RENTAL GRANT AMOUNT APPLYING FOR \$ 8,246.57 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

Roof replacement/repair and tuck-pointing project costs are not eligible for grant re-imburement; 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.

All Seasons Landscaping - re-grading of yard + install flower bed + timbers \$2,850.00

Hometown Glass - replace 3 front windows + front entry door \$5,255.00

Morry De Vries Roofing - tear off 4 layers + re-roof 11,220.00

Becky Wissell - misc scrubs + mulch, tuck point + coat foundation 141.57

ALL APPLICATIONS MUST INCLUDE:

19,466.57

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).

5,255
2,850
141.57
\$8,246.00

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

Applicant Signature Michael Wissell Date 6/24/2026

***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.

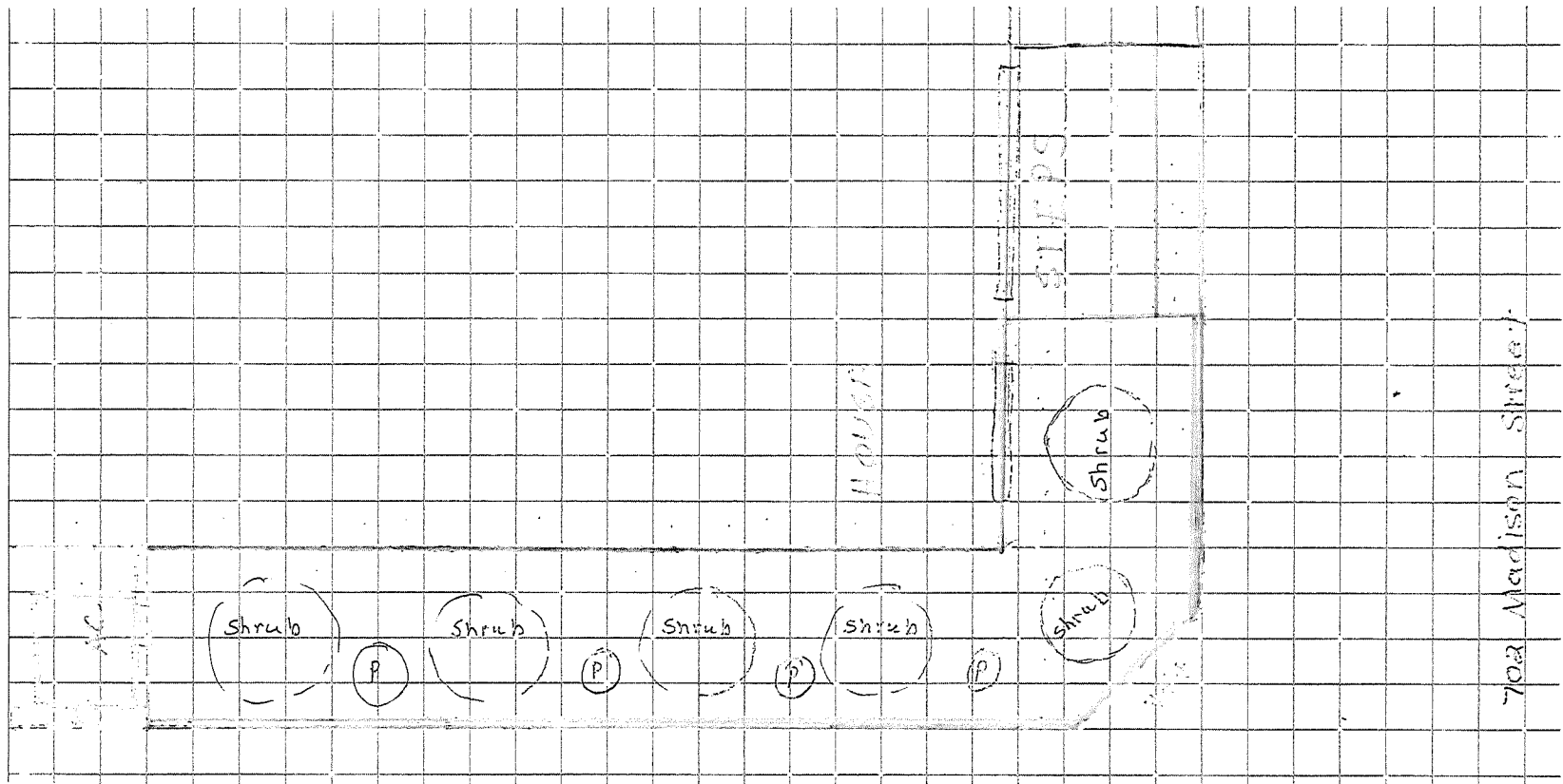
The Downtown Redevelopment Committee reserves the right to reject any application and to determine the appropriate next steps for resubmission of the application or complete denial. Applicant acknowledges that the proposed project must comply with the City of Beaver Dam City Codes, including, but not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





5





②



Fleet Farm

Fleet Farm
1815 North Spring Street
Beaver Dam, WI 53916
(920) 885-9787

6/16/26 3:11 PM
Trans.: 9466 Store: 01000
Reg.: 791 Cashier #: 145835

SALE



01000791946620260616

Perennial Qt 726404925007 x 2 Today's Price 5.24 each Reg. Price 6.99 each	10.48 T 10.48
Spirea Shrub 726535214162 x 1 Reg. Price 34.99 each	24.49 T 24.49
Spirea Shrub 726535055512 x 1 Reg. Price 34.99 each	24.49 T 24.49
Potentilla Shrub 726535086325 x 1 Reg. Price 34.99 each	24.49 T 24.49
Weigelia Shrub 726535603942 x 1 Reg. Price 34.99 each	26.24 T 26.24
Subtotal	110.19
Total Sales Tax	6.06
Total	116.25
Debit	
Card: Debit	
Account: 4084	
Auth: 495277 (A)	
Application ID: A0000000980840	
Application Name: US DEBIT	
Pin Verified	
Change Due	0.00

~~YOU SAVED \$43.75~~

When returning an item that was purchased using a Reward, the value of the Reward will be returned back to the members account in the form of points. Both Rewards and points hold no cash value.

YOUR FEEDBACK MATTERS!

Scan the QR code to tell us how we did.



Give us feedback @ survey.walmart.com
Thank you! ID #: 7WS7W1BYSW5

Walmart

WM Supercenter
920-887-8900 Mgr: MEGAN
120 FRANCES LN
BEAVER DAM WI 53916

ST# 01012 OP# 007359 TR# 73 TR# 03055
ITEMS SOLD 12
TCA 9813 1972 0381 7103 3092



HYP BRN MLCH 003224706595	2.00 X
HYP BRN MLCH 003224706595	2.00 X
11 AT 1 FOR	2.00
	22.00 X
	SUBTOTAL 24.00
TAX 1 5.500 %	1.32
	TOTAL 25.32
	DEBIT TEND 25.32
	CHANGE DUE 0.00
EFT DEBIT * PAY FROM PRIMARY	
25.32 TOTAL PURCHASE	
US DEBIT **** * 4084 I 0	
REF # 616775653105	
NETWORK ID. 0076 APPR CODE 720098	
US DEBIT	
AID: A0000000980840	
AAC E631A6D6793170F5	
*NO SIGNATURE REQUIRED	
TERMINAL # 55507127	
06/16/26 15:24:01	



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low Prices You Can Trust. Every Day.
06/16/26 15:24:05

116.25

25.32

141.57

8

mike.wissell@gmail.com

From: Mike Wissell <mike.wissell@gmail.com>
Sent: Tuesday, May 26, 2026 6:17 PM
To: Jeremy Graff; Mike Wissell
Subject: Re: Landscaping

Found this one in my spam folder

Thanks,
Mike Wissell

On Tue, May 26, 2026 at 6:15 PM Jeremy Graff <allseasonslandscaping.jeremy@hotmail.com> wrote:

Sent from my iPhone

All Seasons Landscaping

Deliver and grade 2 loads of topsoil. Seed fertilize and straw mat topsoil areas. Deliver and install green treated timbers on the west side of the house. \$2850.00 if any extra topsoil is needed it will be an additional \$350.00 a load ! Work to be done at 702 Madison street!!

3905

Track Your Expenses...

<input type="checkbox"/> Auto/Travel	<input type="checkbox"/> Education	<input type="checkbox"/> Medical/Dental
<input type="checkbox"/> Business	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Savings
<input type="checkbox"/> Charities	<input type="checkbox"/> Food	<input type="checkbox"/> Taxes
<input type="checkbox"/> Clothing	<input type="checkbox"/> Home	<input type="checkbox"/> Utilities
<input type="checkbox"/> Dependent Care	<input type="checkbox"/> Insurance	<input type="checkbox"/> Other

all Seasons Landscaping

two thousand eight hundred fifty and no/100

Duplicate is produced using soy-based materials.
Images may appear light.

TAX DEDUCTIBLE ITEM

Memo *702 Madison St, BD*

BAL. FOR'D	
ITEM AMOUNT	<i>2850.00</i>
BALANCE	
DEPOSIT	
FOR'D	

NOT NEGOTIABLE



N7171 Raceway Road Phone: (920)887-3757
 Beaver Dam, WI 53916 Fax: (920)887-3338

Like us on facebook!
 facebook.com/hometownglass
 hometownglass.com

Office Copy

Federal Tax ID: 39-1612115

P/O#:	Cust State Tax ID:	Quote: Q007796
Taken By: Jeff	Cust Fed Tax ID:	
Installer:	Ship Via:	
SalesRep: Jeff	Adv. Code:PC	Date: 5/2/2026

Bill To: MIKWIS

Sold To: MIKWIS

MIKE WISELL
 201 N. SPRING ST.
 BEAVER DAM, WI 53916

HOME
 702 MADISON ST.
 BEAVER DAM, WI 53916

(920) 319-0114

Qty	Part Number	Description	List	Sell	Total
1	MISC	Furnish & install a Waudena smooth fiberglass entry door on the front of the house. See attached for details.	\$2,570.00	\$2,570.00	\$2,570.00
1	MISC	Furnish & install 3 Lindsay Crownview double hung replacement windows on the front of the house.	\$2,685.00	\$2,685.00	\$2,685.00

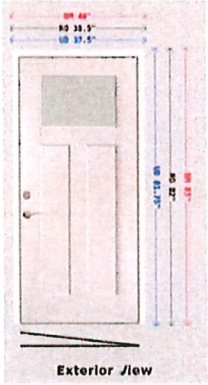
Each window will be white in color with Low-E2 insulating glass, foam filled frames and full screens. Installation includes removal/disposal of the existing windows, spray foam insulation around each new window and wrapping of the exterior trim.

Sub Total: \$5,255.00

Total: \$5,255.00

LINE DETAILS

Line Number	Label	Product	Quantity	UOM
1		Entry Doors	1	EA
		Description Exterior Doors		



Summary

Door Configuration	Single Entry
Unit Type	Assembled Unit
Hinging	Right Hand Inswing (Hinge Left)
Overall Width	3'-0"
Height	6'-8"
Bore and Backset	2-3/4" Backset - 2-1/8" Deadbolt Bore
Hinge Type and Finish	Ball Bearing Satin Nickel (US15)
Active Door Width	3'-0"
Door Glass Series	Rain (Privacy Level 9)
Active Door Texture	Westguard (Smooth Steel, 20 Gauge)
Active Glass Type	Privacy Collection
Active Door Style	866F-LERN
Door Slab Finish Color Exterior	120 Classic White
Door Slab Finish Color Interior	120 Classic White
Jamb Type	Aluminum Clad Dura Frame
Jamb Depth	Jamb Depth: 6-9/16"
Jamb Prefinish	Paint Interior Surface On Jamb
Jamb Prefinish Interior	120 Classic White
Clad Type	Brickmold Nosing
Clad Color	120 Classic White
Nail Fin	Vinyl Nailing Fin
Sill Type	Articulating Mill Finish
Weatherstrip and Sweep Color	Beige Q-Lon W/S and Sweep
Touch Up Color for Exterior	120 Classic White
Lockset & Deadbolt	
Lockset Style	Lockset: Accent Passage Lever, Satin Nickel
Deadbolt Style	Deadbolt: Single Cylinder Deadbolt, Satin Nickel
Frame Size/Unit Dimension	37 1/2" x 81 3/4"
RO Size	38 1/2" x 82"
Brickmold/Clad Dimension	40" x 83"

Morry DeVries Roofing & Siding LLC

N7831 Louise Lane
 Randolph, WI 53956

Business Phooone: (920) 326-5664
 E-mail Address: philip046@centurytel.net

Invoice

Date	Invoice #
6/3/2026	320

Bill To
Mike Wissell Real Estate LLC 201 N Spring St Beaver Dam, WI 53916

Terms	Project

Item	Description	Est Amt	Amount
Tear off	Tear off three layers of existing roof	3,780.00	3,780.00
Tear off	Tear off fourth layer of existing roof	1,260.00	1,260.00
25 Cleanup	Disposal fee	925.00	925.00
09 Roof Flashing	Install CertainTeed Landmark Pro shingles over synthetic felt. Installing ice and water on all eaves, valleys, and penetrations. Install drip edge, gutter apron, and venting as needed.	4,125.00	4,125.00
08 Roof Frame	Install 7/16" OSB on complete home.	1,890.00	1,890.00
Tear off	Credit for plant and siding clean up	-760.00	-760.00

	Total	\$11,220.00
	Payments/Credits	\$0.00
	Balance Due	\$11,220.00

Notes: All accounts past due will be assessed a 1.5% service charge, not to exceed 18% annually, and shall accrue from date of billing until paid together with attorney's fees and all cost of collection. As required by the Wisconsin Construction Lien Law, we hereby notify you that when we furnish labor and material, we have lien rights on owner's land and buildings and we will serve "Notice of Lien" on account not paid.



2
d)

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

103 front st
Street Address of Property

6-1-26
Date

APPLICANT INFORMATION

Applicant Name: Jose Ramos Gomez

Applicant's Address: 932 Newton Ave Waupun WI 53983

Daytime Phone: (920) 583-1675 Email: ramosextreme09@

Relationship to Property Owner: lease Ramos extreme09@gmail.com
(ie: owner, tenant, architect, contractor, attorney)

BUILDING OWNER INFORMATION (If different than applicant)

Property Owner's Name: Mart McCallum

Property Owner's Address: 17078 S Crystal Lake rd

Daytime Phone: (920) 26-0426 Email: _____

PROPERTY INFORMATION

Year Built: 1900- Current Business: Drafthouse Pizza

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

Original/Prior Use(s): Restaurant

TYPE OF WORK Check all that apply.

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

NEW CONSTRUCTION/DEMOLITION/RELOCATION

Demolition New Structure Addition to Existing Structure Relocation

1

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.

putting up a new sign ^{40"} Diameter
replacing the aluminum LEC Circular sign
that is there

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 [Signature] Date 6-1-20

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:

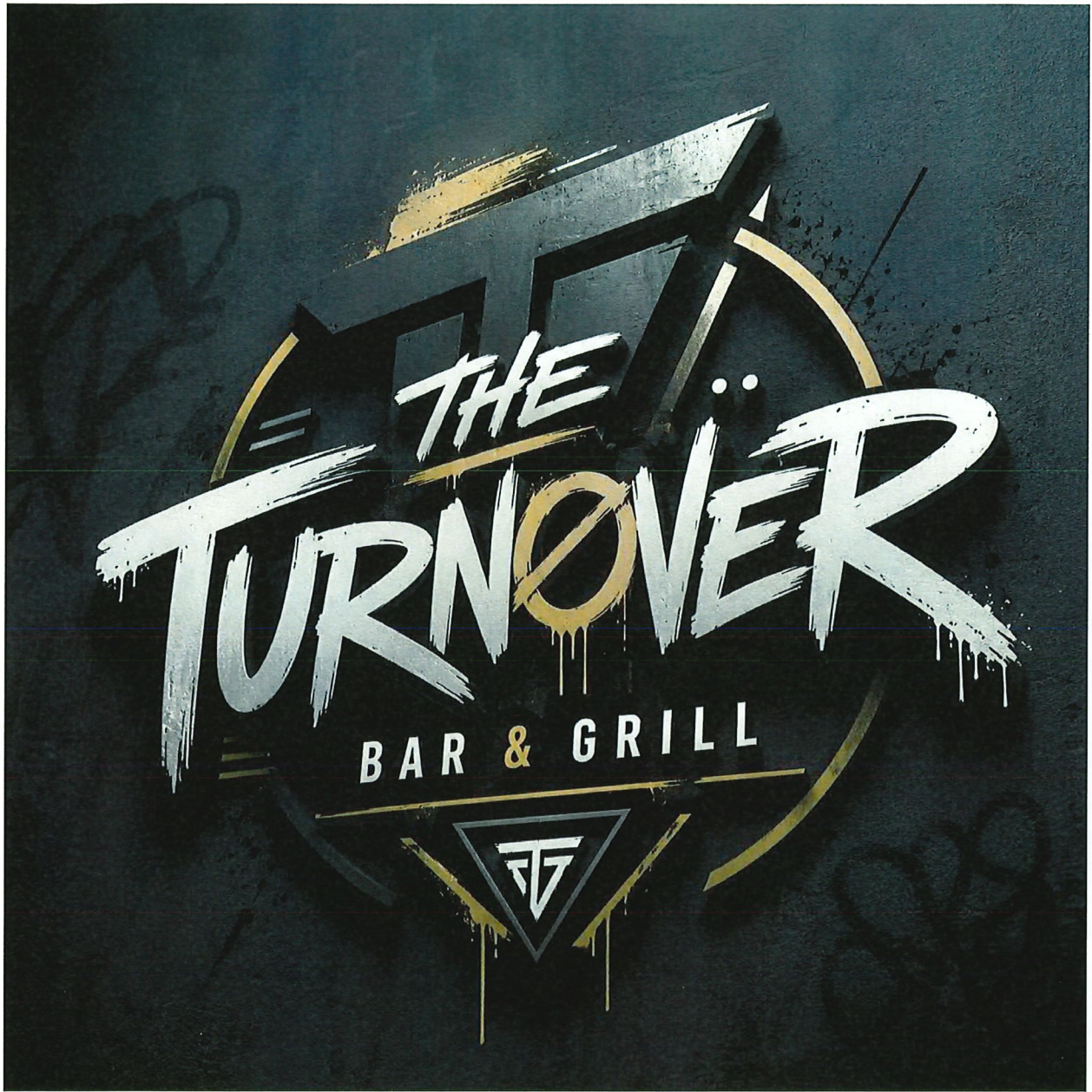
City of Beaver Dam, Inspections Services, 205 S Lincoln Ave, Room 57-Lower Level, Beaver Dam WI 53916

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

Internal Use:
DOWNTOWN REDEVELOPMENT COMMITTEE APPROVAL

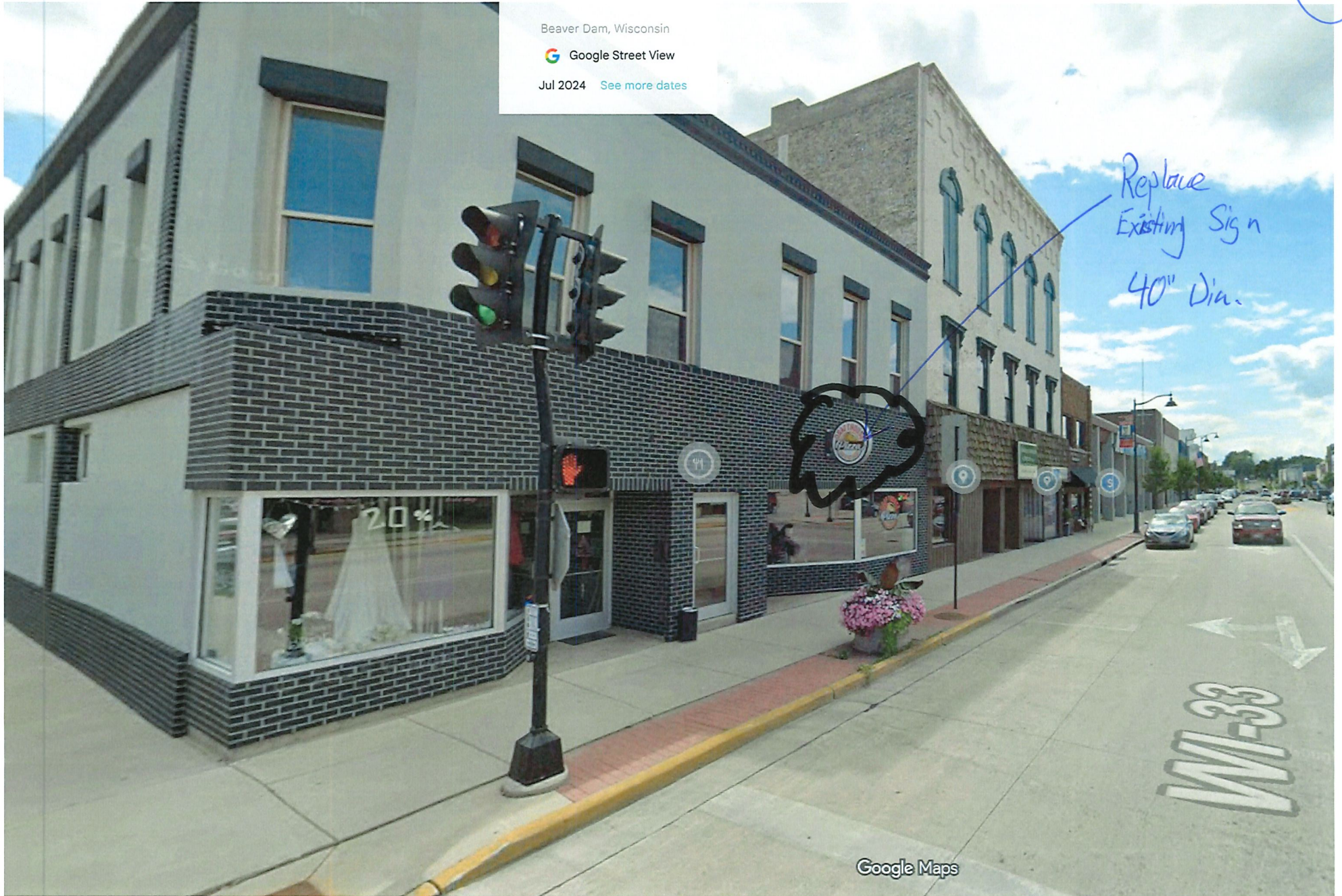
Signature _____ Date _____

Print Name _____



3

Beaver Dam, Wisconsin
Google Street View
Jul 2024 [See more dates](#)



Google Maps



2)
e)

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

Address of property 8225 Spring St Date _____

APPLICANT INFORMATION

Applicant's Name: Kathy Drees

Applicant's Address: 8225 Spring St Beaver Dam 53916

Daytime Telephone Number: () 712-0786 Email address: Kathyd5692@hotmail.com
608

PROPERTY INFORMATION

Year Built: 1995 Purchase Year of Home 2001

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

Contractor Name: #1 Masonry by Gruss, Inc #2 Schuttz Construction
Scott and Don Pamela Gruss

Contractor Address: #1 18804 Cty Rd C, Randolph 53956 #2 504 S. Spring St Beaver Dam 53916

Contractor Phone: #1 920-326-5514 #2 920-306-3985

Contractor Email: #1 SPGruss@hotmail.com #2 N/A

#3 Home Sealed Ext.
2718 S. 1163rd
New Berlin 53151
262-784-4460
Service@homesealed.com

APPLYING FOR EXTERIOR BUILDING IMPROVEMENT FUNDS

IMPROVEMENT TOTAL \$ 14,048.00 (min \$1,000)

OWNER OCCUPIED GRANT AMOUNT APPLYING FOR \$ 10,536.00 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.

Concrete replacement of front entry sidewalks and front stoop and having
that entire area stamped & colored to enhance the attractiveness of the street facing
exterior facade. Also replacing entry over structure support pillars and
barrier permanent gates. This will involve 2 contractors
Railing

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 Katherine Ann Orzes Date 6-18-26

***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 _____

Contractor 1

Proposal

Attn:

Proposal submitted to: Kathy Drees
Address: 822 S. Spring St. Beaver Dam, WI 53916
Phone: (608)710-0786
Job Location: Beaver Dam, WI 53916

Date: 06-20-2026

We hereby propose to furnish materials and labor necessary for the completion of

Stamped and colored concrete

#5 Front stoop - 56sqft. x 4" thick.

\$2220.00

Gravel -

\$ 100.00

- * All concrete to be a six-bag mix with rebar 2' on center.
- * Control joints to be put where needed.
- * All concrete to be sealed with concrete sealer.
- * All concrete to have a 4" gravel base. If additional gravel needed with be an extra charge.
- * Removal of spoils included.
- * Permits and locates done by others.

WE PROPOSE herby to furnish materials and labor - complete in accordance with specifications of the sum of \$2320.00

PAYMENT TO BE MADE AS FOLLOWS HALF ON START AND HALF ON COMPLETION

All material is guaranteed to be as specified all work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders. And there will be an extra charge over and above the estimated all agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

AUTHORIZED SIGNATURE



NOTE: This proposal may be withdrawn by us
If not accepted within 30 days

Scott E. Gruss, Owner

Acceptance of Proposal This above prices, Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: 6-19-26 Signature: Katherine Ann Drees

Signature: _____

504 S. Spring St.
Schultz Construction

Contractor
2

Aaron Schultz

Cell: (920) ~~344-8628~~
(920) 306-3985

5 year workmanship warranty on all work.

Proposal submitted to:

Work to be performed at:

Name: Kathy Drees
Address: 827 S. Spring St.
Phone #: 108-712-0786

Address: 827 S. Spring St.
Date: June 19th 2026

We hereby propose to furnish all the materials & perform all the labor necessary for the completion of:

- install posts & skrees & remove all existings
 - install railings (PVC) on front of porch
- labor = \$1800.00
 cost of materials = pvc railing \$130.00 / post
\$1970.00
- 15' cost \$1500.00
 - (4) 6 ft. railings pvc \$260.00
 - lumber & miscellaneous hardware \$210.00
- \$1970.00
- materials & labor = \$2,770.00
- clean up of premises

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and work and completed in a substantial workmanlike manner for the sum of \$2,770.00, with payments to be made as follows: 60% down & remaining due when complete. Any alteration or deviations from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work.
Respectfully submitted, _____

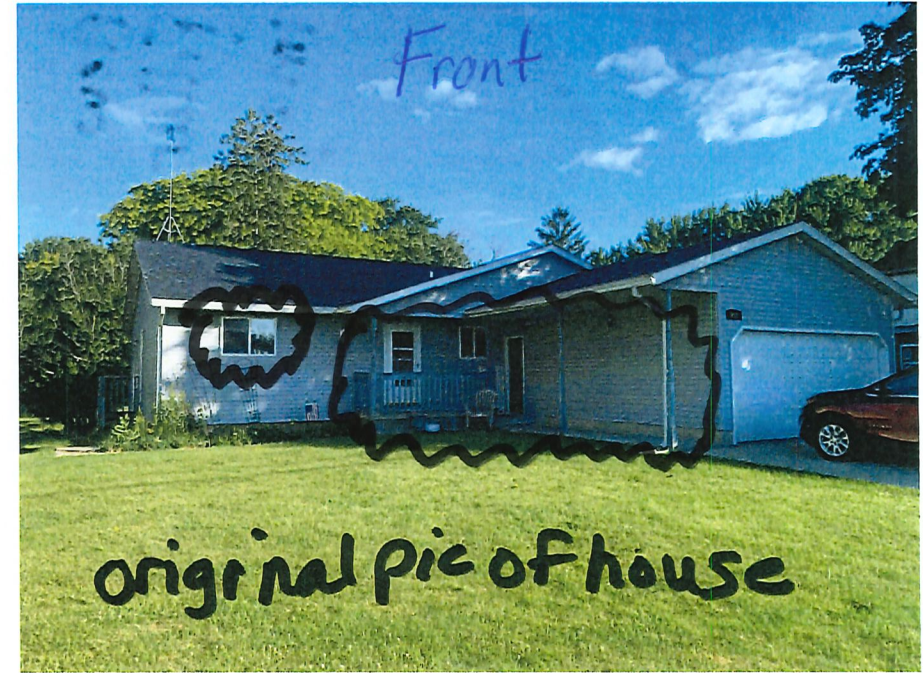
Note: This proposal may be withdrawn if not accepted within 14 days.

Acceptance of Proposal

The above terms are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature(s): Katherine Ann Drees
Schultz Construction
Aaron Schultz

Date: 6-19-2026
6-19-2026





Garden Window

Fully welded, rigid PVC vinyl frame for greater strength and stability.

Aluminum and steel reinforcements in the front mullion.

- The multi-point locking system provides a tighter seal and added security.
- Twin sealing, fully screened, operating casements with external glazing for improved weather protection.
- Glass shelf with steel support system is available for units over 42 inches.
- A two-part structural silicone is used to glaze the top slope and vertical dead-lite portions of the unit.

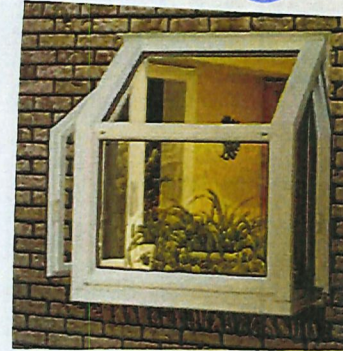
- The window is shipped completely assembled for easy installation.

- Vinyl frame will not chip, rot, or peel and will never need to be painted.

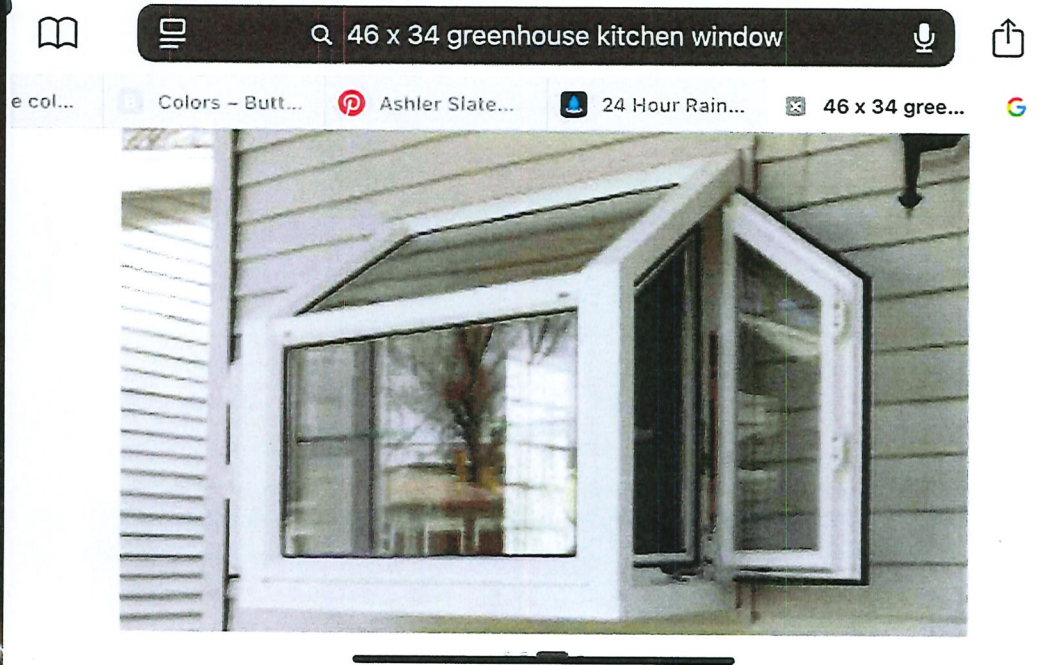
- Snap-in sill cover for seat board provides aesthetic appeal and weather resistance.

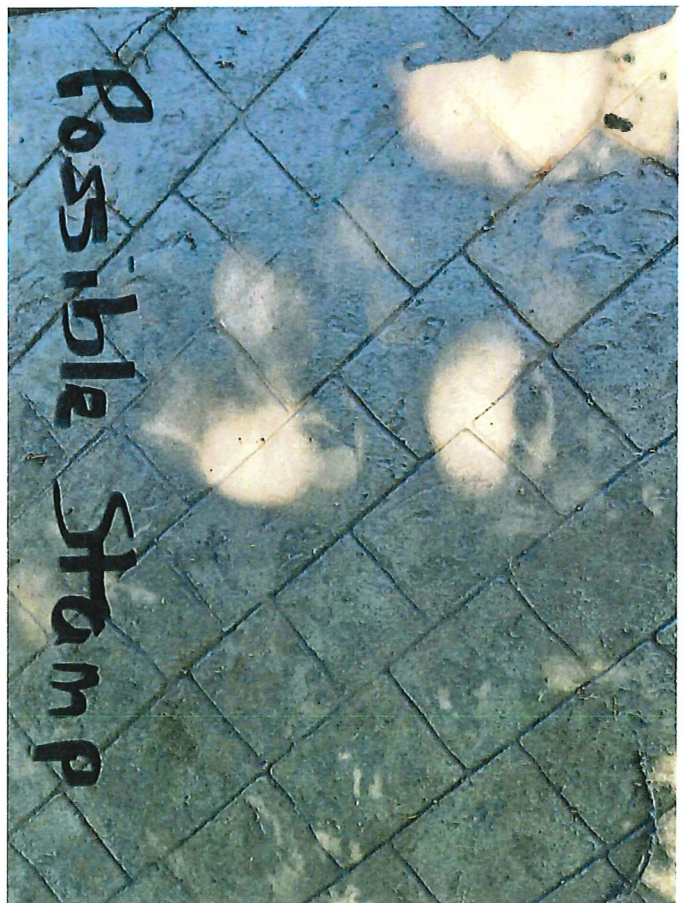
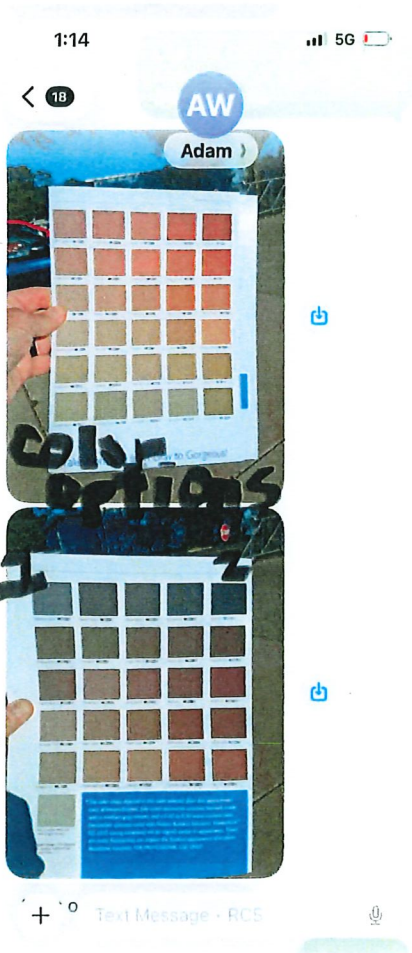
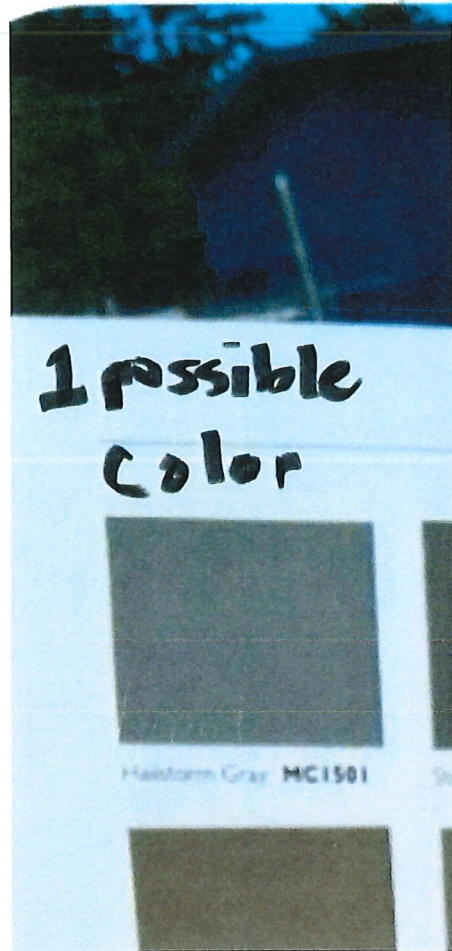
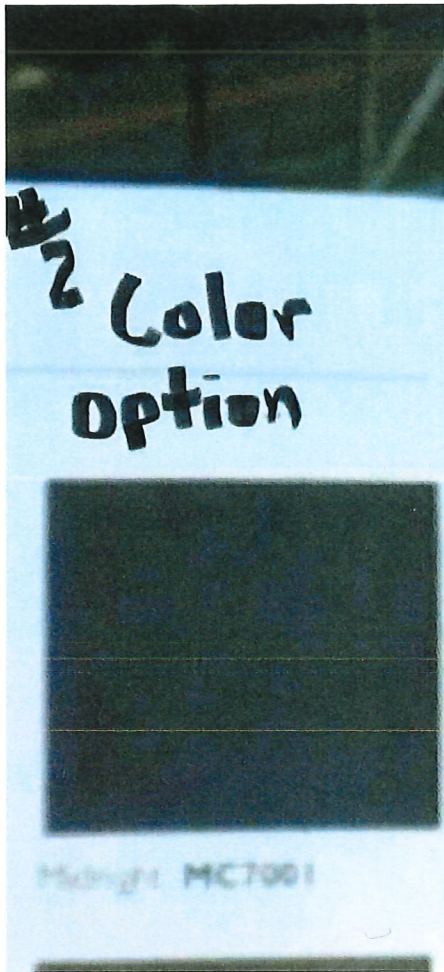
- Exterior grade plywood head board, seat board and jamb are 1-1/4-inch for improved structural and thermal performance; support brackets are not needed.

- Locks and operators are mounted to the inside front area for easy access. Operators are sealed to prevent air and water infiltration.



Head and Seat Board / Jamb Options







8:02 2:03

BUILDING SUPPLY

Decorative Concrete Stamps

Don't forget to ask us about our full line of tools and accessories we have available to complete your color concrete project.

- * Tampers
- * Chisels
- * 3/16" Touch Up Rollers
- * 1/2" Touch Up Rollers
- * 4" x 12" Roller Frames
- * 8" x 16" Roller Covers
- * Chisel Sprayer

We have many of these tools available for rent.

BUTTERFIELD COLOR
A Division of HATCH

HATCH
BUILDING SUPPLY
WE'VE GOT IT!

MADISON - 608-222-0011
LA CROSSE - 608-782-3011
SOUTH WAYNE - 608-439-1111

CHECK OUT OUR WEBSITE FOR OUR FULL LINE OF CONCRETE PRODUCTS
WWW.HATCHBUILDINGSUPPLY.COM

Old Chicago Washing Stone	New Brick Herringbone	Alpin's Falls Bridge Plank	12" Wood Plank	New Brick Basketweave	Old Chicago 5/8" Course Brick
Fieldstone	Heavy Stone	Oak and Stone	Colorado Flintstone	Ultra Stone	Large Stone
Cobblestone	Vermont Cobblestone	Majestic Ashlar	Ashlar Stone	Italian Stone	Chisled Stone

POSSIBLE STAMP

For the full line of stamps, Butterfield, please visit WWW.BUTTERFIELDCOLOR.COM or contact us with any questions you may have.



2718 S 163rd
New Berlin, WI 53151
262-784-4460
www.HomeSealed.com
service@homesealed.com



Customer Information

Kathy Drees
822 S Spring St
Beaver Dam WI 53916

Cell Phone: 608-712-0786
kathyd5691@hotmail.com

Date: 06/25/2026
Rep: Brett Sadler

The following windows will be installed by Home Sealed Exteriors

Total number of windows being installed

1

Project Notes

Dear Kathy,

Thank you for choosing HomeSealed Exteriors LLC for your project. We would be honored to earn your business and I can assure you that you will be very happy That you choose HomeSealed Exteriors LLC to do your garden window project.

The contract reflects the following;

-Furnish and install 1 new garden window from Okna. The new window is have white exterior, white interior, white laminate insulated seat, white hardware, one glass shelf, and double pane glass package with argon gas and low e.

***According to Okna, the garden window is not tested and therefore, it will not be Energy Star Rated.

***Please refer to specific product sections for additional details.

We require 50% down at contract signing and the remaining 50% at time of completion. We are running approximately 9 to 16 weeks for a lead time for your project.

As for the discount, I was able to provide you a 30% discount for your project, which is a 5% greater discount than our current June Promotion, being Free Installation(which is a 25% discount). As for prices, unfortunately I do not see a slow down in the upward trend of prices. This is your best opportunity to take advantage of the 30% discount, lock in current pricing, and save on your project.

Thank you and we look forward to working with you!

Regards,

Brett

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a

Acknowledgements & Notifications.

*** To meet the most recent product specific Energy Star requirements and be eligible for potential tax credits, a U factor of .20 (Energy Star Most Efficient) or lower has been required in your windows/patio doors, and triple pane glass must be selected. Customer's glass selection is specified in line detail within this contract. HomeSealed does not offer tax or legal advice and makes no guarantee about eligibility. Customer should contact a tax professional for further detail regarding availability and eligibility of tax credits. ***

- Any furniture must be moved at least 5 feet away from windows and/or doors to be replaced.
- All pets shall remain secured in safe location inside of the home away from windows and/or doors to be replaced.
- All driveways shall remain clear during date of installation.
- Any Historical, Homeowner's association, Condo board approval, or any other approval that may apply to project above and beyond a basic building permit is the responsibility of the homeowner. Any fees, fines, additional work, or any other expense needed due to failure of homeowner to obtain said approval is the responsibility of the homeowner.
- Window and door grids/grilles/muntins are specified on contract by the number of lites (squares) horizontally (H) and vertically (V) on a per sash/panel basis. EXAMPLE: 3H, 2V consists of 3 "squares" across, and 2 high, for 6 total lites/squares.
- Weight pockets(when specified) to be insulated using fiberglass fill and insulating foam seal via jamb access points. Complete fill of cavity is attempted, however not guaranteed based on accessibility through jambs.
- All windows and sliding patio doors (hinge side, operator side, etc) are specified as being viewed "From inside the home, looking out".
- Exterior flashing(when replaced) and caulking will match new exterior trim (or window at trim to window interface), not siding unless specified. On unfinished exterior boards that are replaced, paintable white caulk and flashing to be used. Unfinished boards will be substituted for primed based on availability.
- Any "unfinished" wood products furnished by HomeSealed must be stained/sealed or painted by customer within the time period specified by the product manufacturer to maintain manufacturer's warranty.
- HomeSealed does not fill nail holes on interior trim. Opening and surrounding area may require finishing or touch-ups of paint or stain to interior trim and surrounding areas. Windows with mull posts removed may result in an exposed seam or unstained/unpainted area after installation.
- Bay and Bow windows with pre-finish (paint or stain) on seat and head board may be finished prior to install or after installation at the discretion of HomeSealed.
- New windows may sit at a different depth than previous based on product design and installation needs. HomeSealed does not warrant that window treatments or brackets will be able to be installed in same location or at all after window installation.
- Areas of work including and including paths to and from such as grass, may exhibit wear from traffic. Reasonable effort will be taken to prevent any damage to plants and shrubs, however this can occur during the course of work and HomeSealed is not responsible.
- HomeSealed is not responsible for any damage due to dumpster placement when needed (hard surface or lawn)
- Fixed picture windows will match the exterior frame profile of the nearest operable windows. 800(double hung, slider) and 700(casement and awning) series vinyl picture windows are equal in price and performance, and may be substituted for each other for aesthetic purposes.

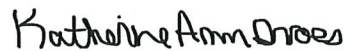
(Customer Initials) KAD



Brett Sadler

06/25/2026

Date



Kathy Drees

06/25/2026

Date

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Customer Information

Kathy Droes
822 S Spring St
Beaver Dam WI 53916

Cell Phone: 608-712-0786
kathyd5691@hotmail.com

Date: 06/25/2026
Rep: Brett Sadler

You Saved	\$3,839.00
TOTAL CONTRACT AMOUNT	\$8,958
Deposit	\$4,479.00
Deposit Form of Payment	Check
Check #	6717
Check Date	06/25/2026
Balance Due	\$4,479.00
Balance Form of Payment	Cash

Financing Details**Amount Financed****Estimated Monthly Payment**

HomeSealed, LLC is neither a broker nor a lender. Financing is provided by third party lenders unaffiliated with HomeSealed, LLC, under terms and conditions arranged directly between the client and such lender, all subject to credit requirements and satisfactory completion of finance documents. Any finance terms and/or plans advertised are estimates only and may be subject to other conditions. Contact lender for plan and payment details.

Additional Details

None.

Homeowner agrees to make payment in full upon substantial completion of each phase of project, for that portion of project as specified below.

This contract includes separate final payments for:

All terms and conditions of contract shall apply to completion of these phases described above.

Work Schedule: Commencement of work will start around the date(s) specified below as long as all materials are chosen, complete, signed contract and down-payment is received by HomeSealed, LLC within 3 days of date on contract. Delay in returning contract, payment(s), weather, manufacturing, change orders and scheduling delays may affect start date of project. Lead times/Start Date are only estimates due to pandemic and subsequent supply chain delays.

Approximate Start Date

10-16 Weeks

Installation Scheduling Notes

ASAP

Client Initials KAD

*Your project will be scheduled for installation promptly upon arrival of your special order items (when applicable). If a later date is desired for any reason (beyond 30 calendar days) it must be noted above at time of contract, or storage and carrying fees of 10% of balance per calendar month (prorated daily) will be assessed by HomeSealed (from earliest proposed installation dated).

This space intentionally left blank

Garden Window



Opening Number	GW-1	Quantity	1
Location	Kitchen	Window Series	GW2050
Sales Measure	47 x 35	Interior Color	White
Hinge Side	NA	Exterior Trim	Aluminum Clad
Exterior Color	White	Hardware Color	White
Exterior Trim Color	QE White 280	Obscured Glass	Not Included
Glass Type	Double Pane	Grids	None
Tempered Glass	N/A	Lead Safe	No
Install Type	Pocket Replacement	Int Stop	As needed, color to match window
		Trim Kit	N/A
Siding cut back (for new trim)		Existing Type	Vinyl New Construction
Repair Wood Rot Qty	0	Sash Ratio	Equal
Other Woodwork	N/A	Casing Color	Dark Oak
Casing Style	Ranch	Casing Size	3+/-
Casing Species	Oak	Insulate Weight Pockets	No/NA
		Glass Shelf	Yes
Standard Shutters - Quantity	0	Standard Hardware	White
Laminate Seat	White laminate		
Standard Hardware	White		

Product Notes

The existing slider window is to be changed to a garden window. Interior casing is to be ranch oak casing that is to be pre-stained dark oak stain color.

Install Notes

Warranty:

OKNA Lifetime Limited product warranty, transferable, non-prorated. See manufacturer warranty document for details.

HOMESEALED Lifetime Limited warranty on workmanship (windows and doors) and glass breakage (windows).

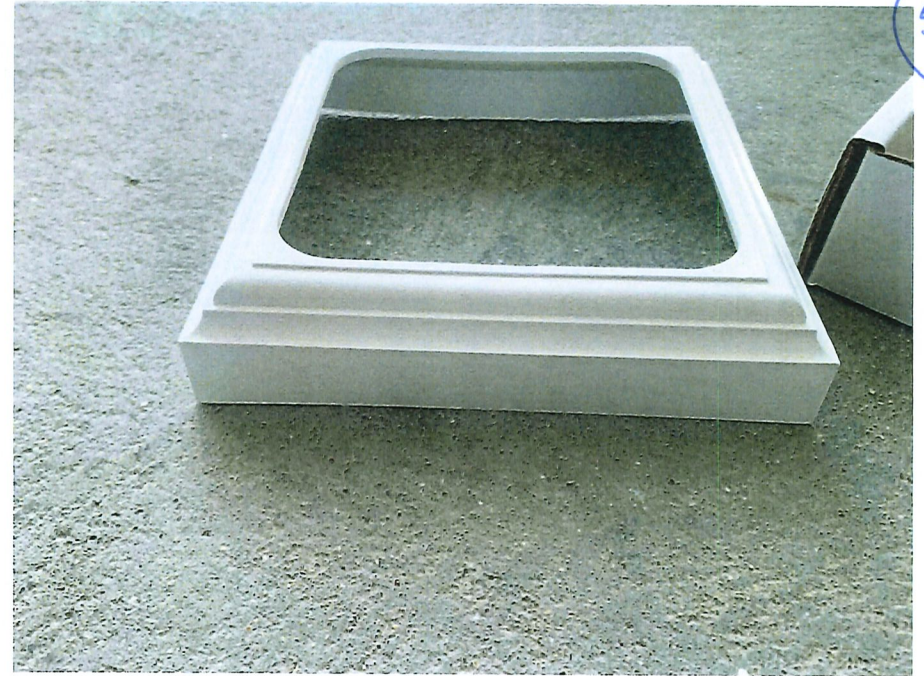
*Some exclusions apply, see warranty documents for details.

Unforeseen costs that could occur.

- Rotted exterior wood discovered during installation will be replaced upon homeowners approval for an additional cost of \$13 per ln ft. Rotted or damaged wall framing will be assessed and quoted per job.
- Homeowner is responsible for removing and replacing any window treatments or air conditioning units in or around any windows to be replaced. HomeSealed is not responsible for damage to window treatments or air conditioning units for any reason.
- Homeowner is responsible for removal and reinstallation of alarm components on any windows and/or doors to be replaced. Contractor will NOT replace or reinstall alarm components.

(Customer Initials) KRO

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Completion: Substantial Completion means the work will be ready for use for the purpose for which it was intended and/or the occupancy permit or other government approval, if required, is issued, whichever occurs first. Substantial completion does not refer to "punch list", and/or service issues, including manufacturing defects, and/or mis-orders provided that they do not affect the use of the product and installation to the purpose for which it was intended. Substantial completion will occur on or before the business days specified below after commencement, subject to extension as provided in this contract.

Substantial Completion will occur on or before the following days:

1

AS REQUIRED BY WISCONSIN CONSTRUCTION LIEN LAW, REMODELER HEREBY NOTIFIES OWNER THAT THOSE FURNISHING CONSTRUCTION LABOR AND/OR MATERIALS MAY HAVE LIEN RIGHTS ON OWNERS LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO REMODELER, ARE THOSE WHO CONTRACT DIRECTLY WITH OWNER AND SUBCONTRACTORS WHO GIVE THE OWNER NOTICE WITHIN SIXTY DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE WORK. ACCORDINGLY, OWNER WILL PROBABLY RECEIVE IDENTIFICATION NOTICES AND SHOULD GIVE A COPY OF EACH TO OWNERS MORTGAGE LENDER, IF ANY, REMODELER AGREES TO COOPERATE WITH OWNER AND ANY SUCH LENDER TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE PAID AMOUNTS DUE.

CUSTOMER'S RIGHT TO CANCEL

You may cancel this agreement by mailing a written notice to (HomeSealed, LLC at 2718 S 163rd st, New Berlin WI, 53151) before midnight of the third business day after you signed this agreement. If you wish, you may use this page as that notice by writing "I hereby cancel" and adding your name and address.

Kathy Anne Droes

Brett Sadler

Kathy Droes

Brett Sadler

06/25/2026

06/25/2026

Date

Date

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