



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

205 S. Lincoln Ave; Council Chambers
Wednesday, August 5, 2026 at 9:00 AM

AGENDA

- 1) Call to Order – Roll Call
 - a) Approval of the July 8, 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 Signage located at 131 Front St.
- 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: 7.30.26 by Tracey Ferron, City Clerk at 8:55 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

AMENDED AGENDA:
Amended to add in 2F agenda item.
Wednesday, July 8, 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: Jon Larsen, Glen Link, Mark Murphy, Erv Munro, Jen Warmbold, Mike Wissell, 6. Absent: Jennifer Hiley, Ric Fiegel, Jack Yuds, 3.

a) Approval of the June 3, 2026, Meeting Minutes

Motion by Mike Wissell, second by Jon Larsen, to approve. Motion carried by acclamation.

b) Update on Downtown Grant Commitments

John Moosreiner updated the committee that the date would be updated on the report for the next meeting. Discussion was held on how to replenish funds.

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 Glen Link, second by Jon Larsen, to discuss. John Moosreiner updated the committee that this application is an updated application from the last meeting along with item 2B. Motion by Glen Link, second by Jen Warmbold, to approve as amended. The preceding amended motion passed by the following vote: Ayes: Jon Larsen, Glen Link, Mark Murphy, Erv Munro, Jen Warmbold, Mike Wissell, 6. Noes: 0.

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.

Motion by Glen Link, second by Mike Wissell, to approve. The preceding motion passed by the following vote: Ayes: Jon Larsen, Glen Link, Mark Murphy, Erv Munro, Jen Warmbold, Mike Wissell, 6. Noes: 0.

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.

Motion by Jon Larsen, second by Erv Munro, to approve. The preceding motion passed by the following vote: Ayes: Jon Larsen, Glen Link, Mark Murphy, Erv Munro, Jen Warmbold, 5.

Noes: 0. Abstain: Mike Wissell, 1.

- d) Review and recommend approval of application for Certificate of Appropriateness for a replacement sign located at 103 Front St.

Motion by Jon Larsen, second by Glen Link, to approve. The preceding motion passed by the following vote: Ayes: Jon Larsen, Glen Link, Mark Murphy, Erv Munro, Jen Warmbolc, Mike Wissell, 6. Noes: 0.

- 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.

Link updated the committee that the amount should be \$10,000.00 on the agenda. Motion by Jon Larsen, second by Glen Link, to approve as amended with the correct amount of \$10,000.00. The preceding amended motion passed by the following vote: Ayes: Jon Larsen, Glen Link, Mark Murphy, Erv Munro, Jen Warmbold, Mike Wissell, 6. Noes: 0.

- f) Review and recommend approval of application for Certificate of Appropriateness for new/replacement signs located at 115 Front St.

Motion by Jen Warmbold, second by Mike Wissell, to approve. The preceding motion passed by the following vote: Ayes: Jon Larsen, Glen Link, Mark Murphy, Erv Munro, Jen Warmbold, Mike Wissell, 6. Noes: 0.

3) Adjourn

Motion by Erv Munro, second by Jon Larsen, to adjourn. Motion carried by acclamation. The meeting adjourned at 9:28 a.m.

1) a

City of Beaver Dam
Downtown Grant Commitments
As of July 15, 2026

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	-
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	-

City of Beaver Dam
Downtown Grant Commitments
As of July 15, 2026

Applicant Name	Applicant Address	Project	Approved Commitment	Date Committed	Amount Spent	Date Spent	Adjusted Commitment	Committed not Spent
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	4/10/2022	\$ 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	295,704.32		292,351.28		292,351.28	-
Wiscor Properties	118 Front St	Exterior Building Improvement	20,000.00	1/5/2022	20,000.00	5/25/2022	\$ 20,000.00	-
Handyman Home Improvements	131 E Maple Ave	New Business Recruitment	5,000.00	1/5/2022	5,000.00	9/14/2022	\$ 5,000.00	-
Dodge County Historical Society	105 Park Ave	Exterior Building Improvement	14,737.50	1/5/2022	14,737.50	10/17/2022	\$ 14,737.50	-
Handyman Home (HH) Improvements	131 E Maple Ave	Exterior Building Improvement	20,000.00	2/2/2022	20,000.00	12/15/2023	\$ 20,000.00	-
Beaver Dam Chamber of Commerce	127 S Spring St	Exterior Building Improvement	7,725.00	4/6/2022	7,725.00	12/14/2022	\$ 7,725.00	-
A1 Tri County Vacuum	312 S Spring St	Exterior Building Improvement	4,771.50	5/4/2022	4,771.50	5/18/2022	\$ 4,771.50	-
Bestway Driving School	221 Madison St	Exterior Building Improvement	6,470.00	5/4/2022	6,470.00	7/27/2022	\$ 6,470.00	-
Michael Firchow	221 Front St	Exterior Building Improvement	10,354.97	6/1/2022	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 LLC	129 Park Ave.	Exterior Building Improvement	20,000.00	9/7/2022	20,000.00	11/18/2022	\$ 20,000.00	-
Dr. Alex Schwaab	140 Front St	Exterior Building Improvement	20,000.00	10/5/2022	20,000.00	1/27/2023	\$ 20,000.00	-
James Ko	133 Front St	Exterior Building Improvement	8,965.00	11/2/2022	8,965.00	8/7/2023	\$ 8,965.00	-
Robert Orth	219 Front St	Exterior Building Improvement	7,351.15	11/2/2022	7,351.15	11/16/2022	\$ 7,351.15	-
More Salon & Spa - Iryan Ruder	200 N Spring St	Exterior Building Improvement	9,007.22	12/7/2022	9,007.22	3/18/2025	\$ 9,007.22	-
			-		-		-	-
		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	-

City of Beaver Dam
Downtown Grant Commitments
As of July 15, 2026

Applicant Name	Applicant Address	Project	Approved Commitment	Date Committed	Amount Spent	Date Spent	Adjusted Commitment	Committed not Spent
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 & Mediators	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>
Michelle Wolff	213 Front St	Exterior Building Improvement	8,222.00	7/8/2026			\$ -	-
			-		-		\$ -	-
		YTD 2026 Activity	<u>8,222.00</u>		<u>-</u>		<u>-</u>	<u>-</u>
Grand Total of Committed and Spent Funds			<u>\$ 947,879.47</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 July 15, 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	-
Hartzeim, 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 & 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	3/4/2026	\$ 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	57,462.22		54,087.16		56,262.16	2,175.00
Mike & Rebecca Wissell	702 Madison St	Residential Exterior	8,246.57	7/8/2026			\$ 8,246.57	8,246.57
Katherine Droes	822 S Spring St	Residential Exterior	10,000.00	7/8/2026			\$ 10,000.00	10,000.00
			-		-		\$ -	-

City of Beaver Dam
 Grant Commitments - Housing
 As of July 15, 2026

Applicant Name	Applicant Address	Project	Amount Committed	Date Committed	Amount Spent	Date Spent	Adjusted Commitment	Committed not Spent
		YTD 2026 Activity	<u>18,246.57</u>		<u>-</u>		<u>18,246.57</u>	<u>18,246.57</u>
Grand Total of Committed and Spent Funds			<u>\$ 174,815.74</u>		<u>\$ 152,243.49</u>		<u>\$ 173,456.31</u>	<u>\$ 21,212.82</u>
Uncommitted and Unspent Funds			<u>\$ 5,184.26</u>		<u>\$ 27,756.51</u>		<u>\$ 6,543.69</u>	
					Amount Unspent		Amount Remaining to Commit	



2a

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

131 Front St
Street Address of Property

7-15-26
Date

APPLICANT INFORMATION

Applicant Name: Ganz Home + Sleep

Applicant's Address: 131 Front St

Daytime Phone: (920) 219 - 4118 Email: ~~ganz~~ Verhages furniture repair@gmail.com

Relationship to Property Owner: Owner

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

BUILDING OWNER INFORMATION (If different than applicant)

Property Owner's Name: _____

Property Owner's Address: _____

Daytime Phone: () _____ - _____ Email: _____

PROPERTY INFORMATION

Year Built: 1858 Current Business: Ganz Home + Sleep

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

Original/Prior Use(s): Retail Service

TYPE OF WORK Check all that apply.

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

NEW CONSTRUCTION/DEMOLITION/RELOCATION

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

SCOPE OF WORK

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

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  Date 7-15-26

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 _____

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