

# CITY OF WISCONSIN DELLS MEETING AGENDA

Meeting Description DESIGN REVIEW COMMITTEE

Date: WEDNESDAY, MAY 2, 2018 Time: 10:00AM Location: MUNICIPAL BUILDING -300 LA CROSSE STREET, WISCONSIN DELLS, WI

COMMITTEE MEMBERS	
ALDER DEFOSSÉ	BEN BORCHER
DAN GAVINSKI	MARIA ROSHOLT
JACQUELINE MORSE	
<b>AGENDA</b>	
1	Call to order and attendance
2	Discussion / Decision of the Meeting Minutes (a) April 18, 2018
3	Discussion / Decision on Proposed sign application(s) submitted for review, if any (a) River Mural – Council approved location agreement (b) Riverdawn – A-frame sign
4	Discussion / Decision on Outdoor seating/dining application(s) submitted for review, if any (a) Helland Riverfront (b) 742 Eddy – Outdoor seating i. Tables and Chairs ii. Fence
5	Discussion / Decision on Building/site plan application(s) submitted for review, if any (a) 724 Eddy – Service window (b) 716 Oak – Building painting (c)
6	Discussion / Decision on Proposed Façade Improvement Grant projects, if any (a) 24 – 38 Broadway
7	Discussion / Decision on Proposed changes to the Design Standards (a) Outdoor Food Service – Vending Unit (Lake Delton) (b)
8	Items for referral to future meeting
9	Set date and time of future meeting (May 16)
	<p>Open Meetings Notice: If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.</p>
	CHAIRPERSON – TBD
	DISTRIBUTED APRIL 27, 2018

**CITY OF WISCONSIN DELLS  
DESIGN REVIEW COMMITTEE MEETING MINUTES  
APRIL 18, 2018**

Acting Chairperson Dan Gavinski called the meeting to order at 10:00AM. Notice of the meeting was provided to the *Dells Events*, WNNO Radio, and posted in accordance with State Statutes.

1. Present: Dan Gavinski, Ben Borchert, Ald. Jesse DeFosse, Jacqueline Morse and Maria Rosholt.  
  
Others: City Planner/Zoning Administrator Chris Tollaksen, City Clerk/Coordinator Nancy Holzem, Eric Helland, Tom Turbett, Keith Koehler, Terry and Naomi Cook.
2. Motion by Rosholt seconded by Borchert to approve the March 21, 2018 and April 4, 2018 meeting minutes. Motion carried unanimously.
3. Ald. Jesse DeFosse was appointed to the committee replacing former Ald. Dar Mor. Gavinski stated that Stephanie Gunderson has volunteered to take Juli Mor's place in doing the meeting minutes starting with the next meeting.
4. Sign Applications.
  - a. GSR for 409 Broadway: Motion by Rosholt seconded by Borchert to approve the proposed signage contingent upon the colors around the door area (purple and orange) being changed to colors that match the other colors (blue and red) in the signage. Motion carried unanimously.
  - b. My Car Wash/Church Street Laundry: Motion by Borchert seconded by Morse to approve as presented. Motion carried unanimously.
  - c. River Arts District Committee's Mosaic/Glass Project in front of Showboat: Motion by Borchert seconded by DeFosse to approve as presented. Motion carried unanimously. DeFosse asked that the stairs be looked at for painting.
  - d. River Arts District Committee's River Mural: Motion by Borchert seconded by Morse to approve as presented. Motion carried unanimously. A new location for the mural has yet to be determined. The city is currently looking at the side of Wally Nemyha's building at 301 Broadway. Morse questioned the appearance of the mural against the large stark white building. Committee members will look downtown to see if they can find a better location for the mural.
5. Outdoor Seating/Dining Applications.
  - a. Helland Riverfront: No action.
  - b. The Keg 732 Oak Street: Motion by Borchert seconded by Morse to approve the proposal submitted for a skating rink, new fencing and fire pits contingent upon the fencing color matching the color in the existing Keg sign. Motion carried unanimously.
6. Building/Site Plan Applications. None
7. Facade Improvement Grant Projects. None

8. Proposed Changes to Design Standards.
  - a. Chris presented a proposed change to “Outdoor Food Service – Vending Units” which would allow vending units from other Wisconsin Dells or Lake Delton businesses as long as they are selling similar products that normally are available at their brick and mortar location. Morse stated that she was not in favor of the change or food trucks in general. Borchert stated that he was not opposed to them if they looked good and are providing customers with what they want. Motion by Borchert seconded by Rosholt to approve the change. Motion carried 3-1 with Morse voting no. (DeFosse left the meeting prior to the vote.)
  - b. Chris presented administrative changes to “Certificate of Appropriateness Process” which would grant DRC approval authority on items covered in the Design Standards; and give Chris and Dave Leifer the authority to approve certain minor projects. Motion by Morse seconded by Rosholt to approve the change. Motion carried unanimously.
9. Items for future meeting: Borchert questioned the status of 209 Broadway. Chris stated that he would follow-up with Mr. Steinweg.
10. Next meeting was set for Wednesday, May 2, 2018 at 10:00am.
11. Motion by Borchert seconded by Rosholt to adjourn. Motion carried unanimously and the meeting adjourned at 11:00am.

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Nancy R. Holzem  
City Clerk/Coordinator

River Mural  
301 Broadway  
DRC 040218

The City Council has approved an agreement to locate the River mural at 301 Broadway until December 31, 2019. It was clarified at Council that the mural will be mounted on an independent frame so it can be moved to another location in the future if needed.

Chris Tollaksen  
City of Wisconsin Dells





River Dawg  
808 River Rd  
Portable sign  
DRC 040218

PORTABLE SIGN

The DRC approved the placement of a portable sign for the River Dawg, and the use of a temporary plastic sign.

The applicant has constructed a wood sign for Consideration by the DRC.

Chris Tollaksen  
City of Wisconsin Dells

**Dawg**

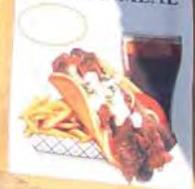
Hot Dogs - Italian Beef - Gyros

OPEN

Top Hat Motel

P  
PARKING  
→

GYROS  
COMBO MEAL



HAIRCUT



Riverfront  
DRC 040218

The City has received a Conditional Use Permit application from Riverview Boat line for the Riverfront Outdoor Food/Beverage service and entertainment area. A schematic of the proposed layout has been included.

There will be a Public Hearing in front of the Plan Commission on May to consider this request.

At this time this office has not received detailed information on the proposed furnishings for this area.

A formal recommendation from the Design Review Committee should be made to the Plan Commission.

Chris Tollaksen  
City of Wisconsin Dells

# CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

**General Instructions.** Complete this application as it applies to your project and submit one copy to the zoning administrator along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the zoning administrator who will ensure it is complete. If you have any questions, don't hesitate to contact the zoning administrator at 608-253-2542. You may obtain a digital copy of this file from the zoning administrator.

**- Office Use Only -**

Initial application fee	\$525.00
Receipt number	63985
Application number	

**1. Applicant information**

Applicant name RiverView Boat Line  
 Street address 31 Broadway  
 City Wis. Dells  
 State and zip code WI 53965  
 Daytime telephone number 608 254 8336  
 Fax number, if any 608 254 8399  
 E-mail, if any eholland2011@gmail.com

**2. Subject property information**

Street address	<u>15-29 Broadway</u>	
Parcel number	<u>600</u>	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	<u>C-2 commercial downtown</u>	
Describe the current use	<u>empty</u>	

**3. Proposed use. Describe the proposed use.**

Lower Plaza: entertainment area including beer & wine sales, food carts, seating and stage area (all out-door)  
Programming for both upper & lower plazas may include storytime, fitness programming, movie nights  
Upper Plaza and 27-29 Broadway: seating indoor & outdoor  
Food & Beverage set to serve upper & lower plazas. Entertainment, ice cream tastings, possible art classes, retail, window service (29 B-way)

**4. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)**

Open early with coffee service and late w/ ~~live music~~ live music, beer (& wine) and food. After hours food service.  
Location is center of commercial area, away from residential as well as motels. Live music programming will abide by city regulations. New stop light at Eddy St. will increase cross walk traffic

# CONDITIONAL USE APPLICATION

## Wisconsin Dells, Wisconsin

Version: May 21, 2007



5. **Off-site effects.** Describe any potential nuisances and mitigating circumstances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

large gutted area off street allows loading/unloading. Deliveries will use bus stop before buses start operation. Good visibility. Greater pedestrian crossing of Broadway will be eased by Eddy St. light. Ghost boat backup will flow onto plaza, rather than crowding sidewalk.

6. **Review criteria.** The plan commission in making its recommendation and the common council in making its decision must consider the factors listed below. Provide a response to each. (See Section 19.373 of the Municipal Code.)

a. Consistency of the proposed use with the city's comprehensive plan and neighborhood plan or other subarea plan, if any  
Creates natural extension of River walk. Is itself a premier access point to see river. Adds to city activities day time and night time

b. Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site  
Helps alleviate crowding around OBC building by giving over flow option. ~~Allows~~ Potential partnership with WAVECB gives opportunity for entertainment plaza off of city street. Brings more foot traffic to O Block aiding downtown signs of downtown activity.

c. The suitability of the subject property for the proposed use  
Perfect. Creates greater focus on the river. Property will improve first impressions for visitors crossing bridge

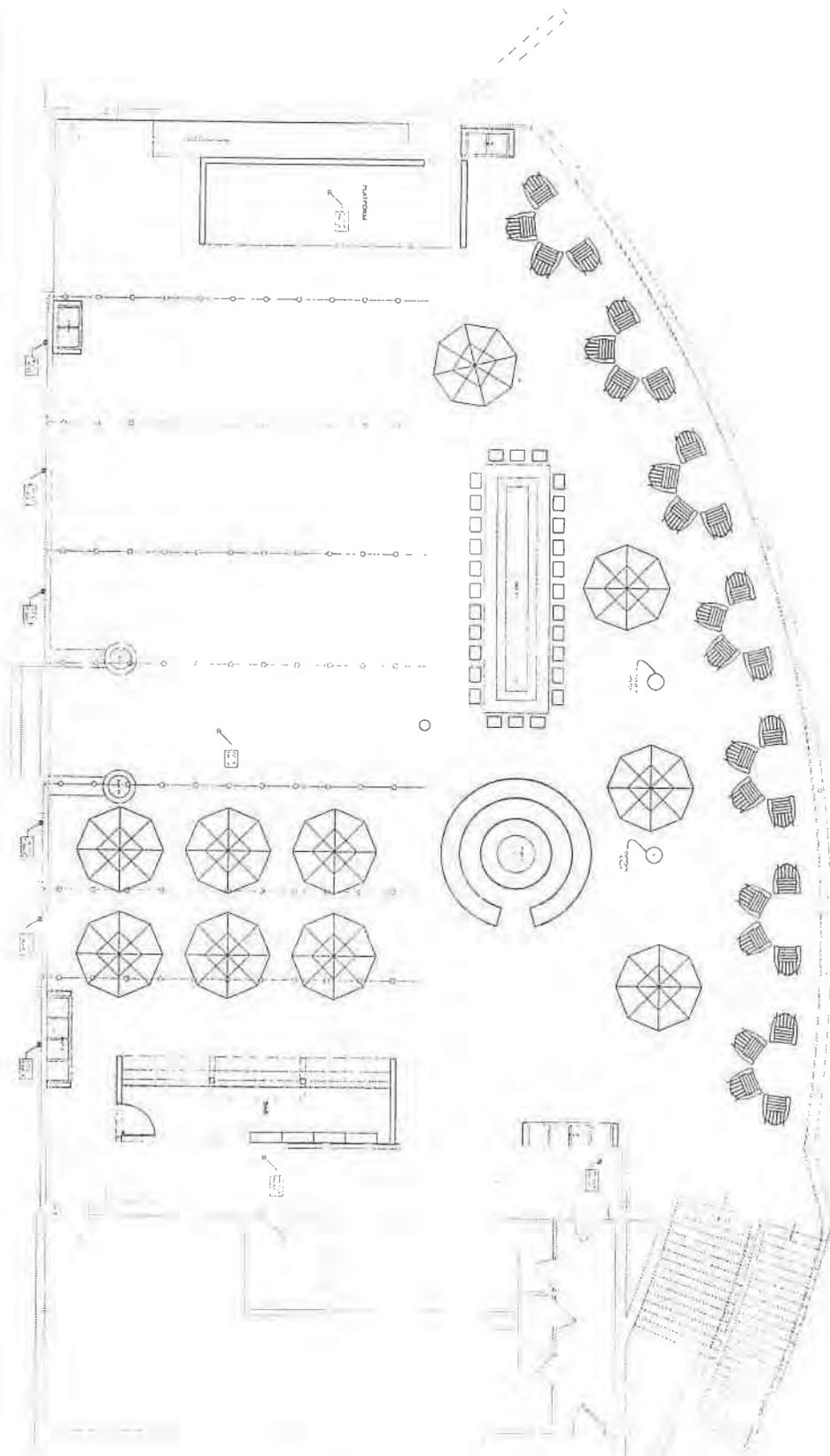
d. Effects of the proposed use on the natural environment  
Removing Building allowed better drainage than when building was in place. Creates riverside plaza that will encourage appreciation of what downtown is, positioning itself to reflect natural beauty.

e. Effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances  
We anticipate greater use of parking in and around LaCrosse St. Greater cross-walk activity, especially Eddy St. There will be more pedestrian traffic as people walk past Wrend Quest

f. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district  
~~Because there will be more~~ Increased foot traffic to west end of downtown. Visibility will give improved 1st impression as visitors cross the bridge enhancing the reason to stay visit and stay downtown. Should help sell downtown

g. Effects of the proposed use on the city's financial ability to provide public services  
requires little in public services. Will add to city revenues

EXPANDED FIRST FLOOR PLAN



PRELIMINARY PLANS NOT FOR CONSTRUCTION

<b>A1.1</b>	<b>RIVERVIEW BOAT LINE</b> <b>RIVERFRONT PLAZA</b>	<b>ADCI</b> Architectural Design Consultants, Inc. 30 Wisconsin Dells Parkway • P.O. Box 560 Lake Okauchie, WI 53940 Phone: (608) 254-6181 Fax: (608) 254-2139
	EXPANDED FIRST FLOOR PLAN	













Staff Comment  
San Antonio  
Service Window / Outdoor food service  
DRC 04/02/18

Item 4(b)&5(a) - 742 Eddy.

The City has received an application from Luis Martinez install a Walk-up service window in an existing window at the San Antonio restaurant at 742 Eddy St. The applicant intends to sell food and beverages such as Mexican snacks, Mexican Ice Cream, corn on the cob, and Mexican waters from the building to people standing on the sidewalk. This request is part of a larger re-model of the restaurant and rebuilding of the street and sidewalk which will also make room for a sidewalk café dining area.

The walk-up service window requires a Conditional Use Permit to be granted by the City Council, following a Public Hearing at the Plan Commission. The Sidewalk Café does not require Council approval, and only requires approval from the Design Review Committee.

The walk-up service window will involve replacing an existing window with an operable window. This will allow the applicant to serve customers standing outside on the public sidewalk. Due to the expanded sidewalk in this area, created by removing parking stalls as part of the street reconstruction, there should be at least 6 ft of sidewalk space behind a person being served at the window.

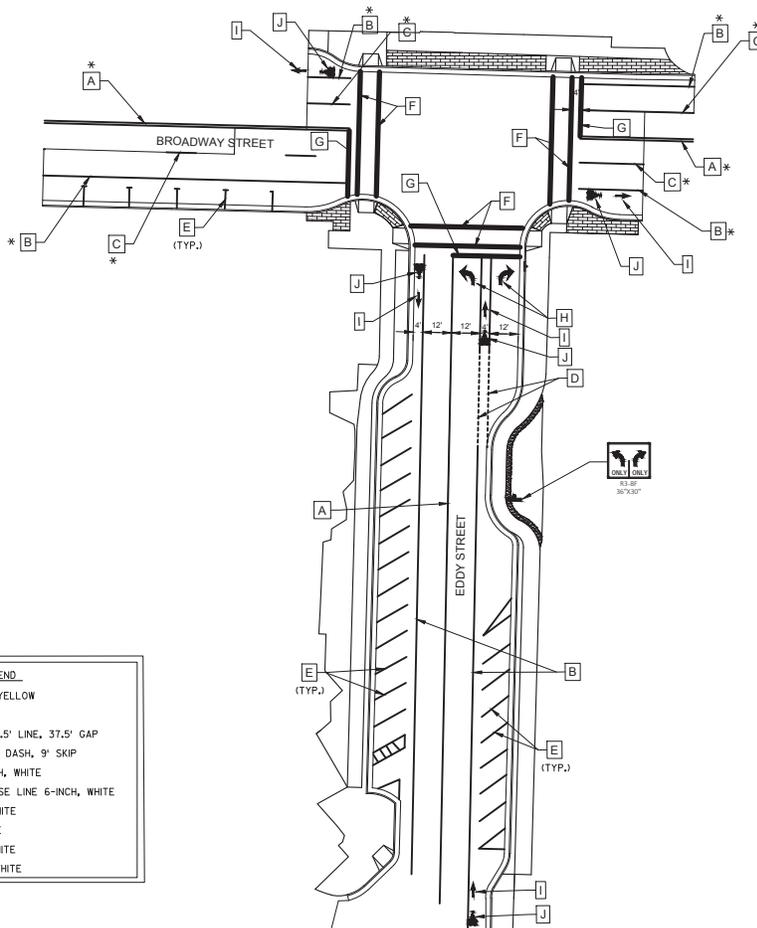
The café zone will have a fence surrounding the entire area. The applicant would like the final fence design to include the ability to create a sun-screen and will come back with a final design request. It seems reasonable to expect the design to be very similar to the fencing installed around the Riverfront, with the taller posts used to support a outdoor blind rather than string lighting. The applicant has included photos on the furnishings they intend to use for the outdoor seating. The chairs were selected to try and match the composite slates used on the Broadway benches.

Prepared by: Chris Tollaksen









\*=MATCH INTO EXISTING PAVEMENT MARKINGS

**PAVEMENT MARKING LEGEND**

A	MARKING LINE EPOXY 4-INCH, DOUBLE YELLOW
B	MARKING LINE EPOXY 4-INCH, WHITE
C	MARKING LINE EPOXY 4-INCH, WHITE, 12.5' LINE, 37.5' GAP
D	MARKING LINE EPOXY 4-INCH, WHITE, 3' DASH, 9' SKIP
E	MARKING PARKING STALL EPOXY, 4-INCH, WHITE
F	MARKING CROSSWALK EPOXY TRANSVERSE LINE 6-INCH, WHITE
G	MARKING STOP LINE EPOXY 12-INCH, WHITE
H	MARKING ARROW EPOXY, TYPE 2, WHITE
I	MARKING ARROW EPOXY, BIKE LANE, WHITE
J	MARKING SYMBOL EPOXY, BIKE LANE, WHITE



PROJECT NO.	SCALE	AS SHOWN	NO.	DATE	REVISION	BY
00085080						
PROJECT DATE						
DRAWN BY						
CHECKED BY						

**MSA** *Marking & Signaling Associates, Inc.*  
 14320 Valley Boulevard, Suite 200, Waukesha, WI 53153  
 800-966-2771 / 400-262-0033 Fax: 800-966-2770  
 9500 Wisconsin Avenue, Suite 1000, Columbia, MD 21046

2018 EDDY STREET RECONSTRUCTION  
 CITY OF WISCONSIN DELLS  
 COLUMBIA COUNTY, WISCONSIN

PERMANENT SIGNING AND PAVEMENT MARKINGS

Proj. No.  
00085080  
Sheet  
G12

CONDITIONAL USE APPLICATION

Wisconsin Dells, Wisconsin

Version: May 21, 2007

**General instructions.** Complete this application as it applies to your project and submit one copy to the zoning administrator along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the zoning administrator who will ensure it is complete. If you have any questions, don't hesitate to contact the zoning administrator at 608-253-2542. You may obtain a digital copy of this file from the zoning administrator.

- Office Use Only -

Initial application fee	\$525.00
Receipt number	_____
Application number	_____

1. Applicant information

Applicant name Luis A Martinez  
 Street address 742 Eddy St  
 City Wisconsin Dells  
 State and zip code WI 53965  
 Daytime telephone number 608 448-8165 cell.  
 Fax number, if any 608 254-5798  
 E-mail, if any Verossy-Olivares@hotmail.com

2. Subject property information

Street address	<u>742 Eddy St Wisconsin Dells WI 53965</u>
Parcel number	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	
Describe the current use	<u>Dining Restaurant</u>

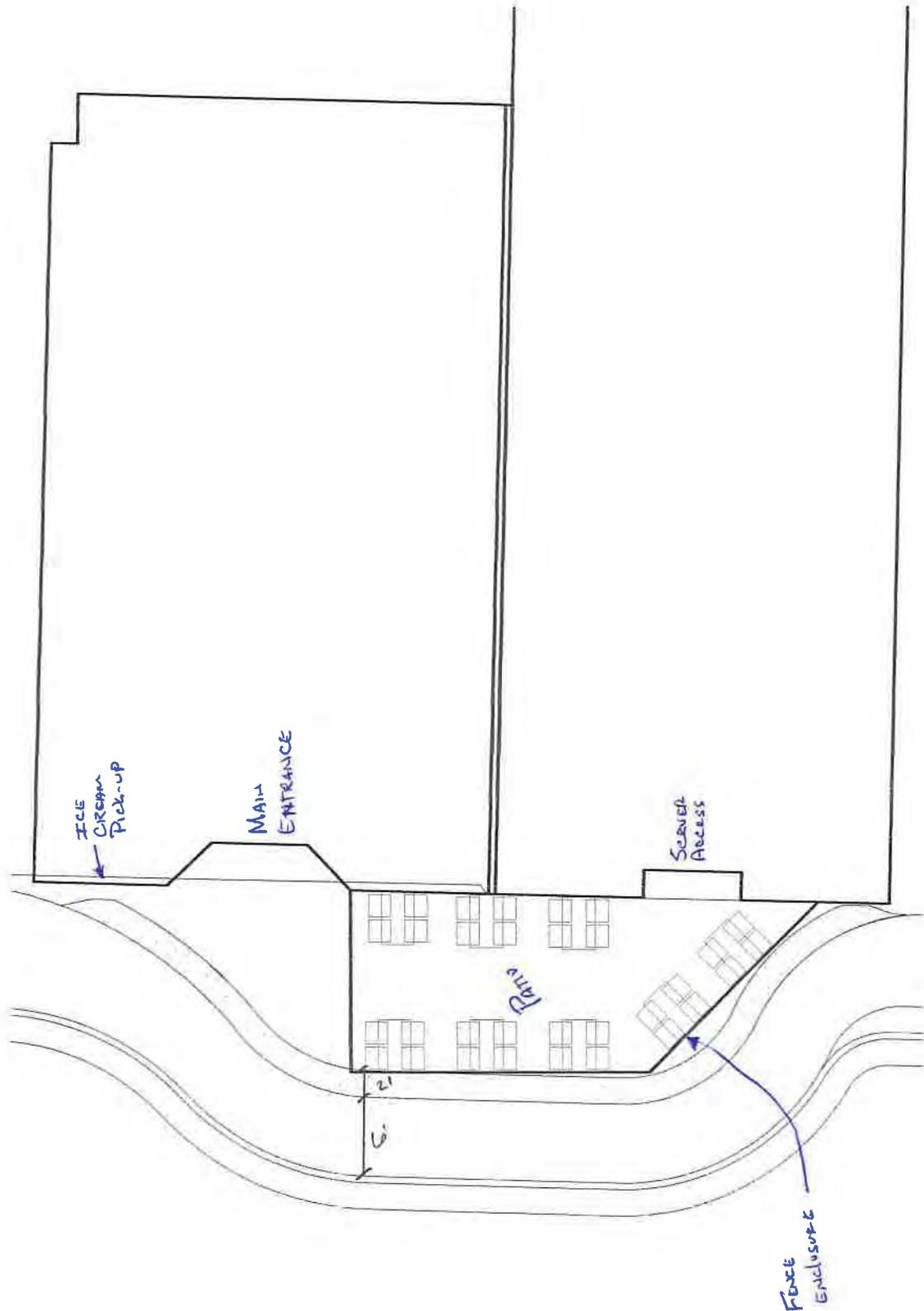
3. Proposed use. Describe the proposed use.

Walk up Serving window

- Mexican Snacks
- Mexican Ice Cream
- Corn on the cob.
- Mexican Waters

4. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

\_\_\_\_\_

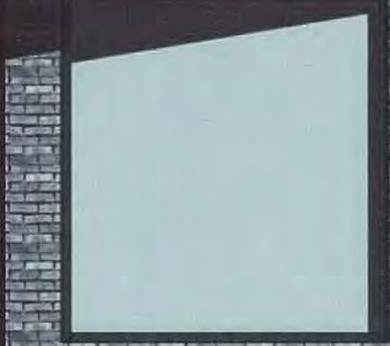
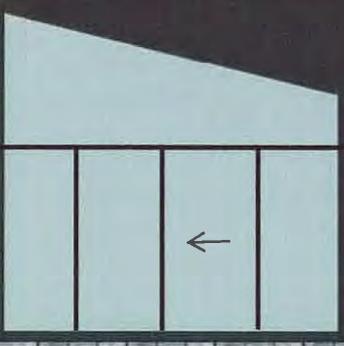




SAN ANTONIO  
MEXICAN RESTAURANT



SAN ANTONIO  
MEXICAN RESTAURANT





## 275 Single Panel Slider

The popular 275 model is both functional and economical. It features a fixed panel and an operable panel for high visibility. Operating system is located in the header to keep the service area clear. Customizable to different heights/widths.

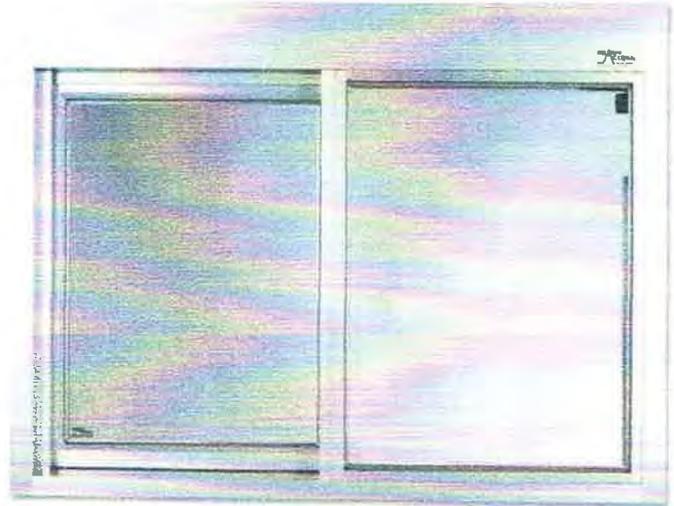
This versatile window is ideal for many applications including: food service, healthcare, parks and rec, ticket booths, distribution centers, and more.

### Choose your mode of operation

- ◇ **MANUAL OPEN / SELF CLOSE**  
Manual open, with patented hands-free gravity close.  
Economical and easy to maintain.
- ◇ **MANUAL OPEN / ELECTRONIC RELEASE (MOER)**  
Electromagnetic "hold open" feature paired with a presence sensor offers the control of manual open with a gravity-fed close that won't release while interacting with customers. Hands free interaction that is easy to maintain.
- ◇ **ELECTRIC**  
Fully automatic electric, for hands free open & close

### STANDARD FEATURES:

- ◇ Anodized aluminum extrusions and stainless steel combine to give you an attractive window that will not rust, pit or weather
- ◇ Fully assembled, pre-glazed and ready to install
- ◇ 1/4" Clear Tempered Glass
- ◇ Dark Bronze or Clear Anodized Aluminum
- ◇ Self latches every time it closes. Also includes a thumb turn lock, and night locking bar
- ◇ Track free bottom sill provides for a contaminant free surface. Angled toward outside for drainage toward exterior
- ◇ One year parts & labor limited warranty
- ◇ On-staff tech support / stocked parts / nationwide network of service providers.



Pictured: Left to right: from outside view, clear anodized finish

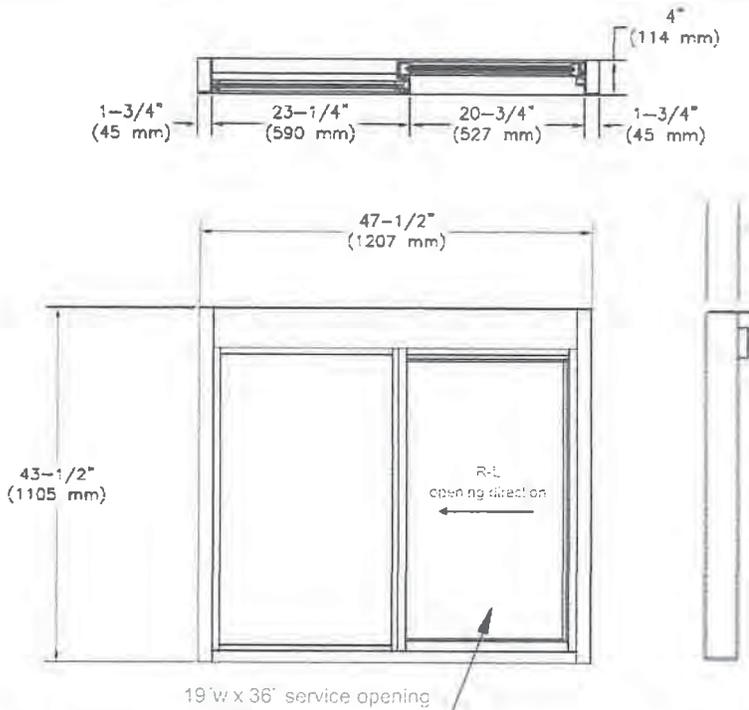
### STANDARD SIZES

- ◇ 47 1/2"W x 43 1/2"H (19"W x 35"H service opening)
- ◇ 47 1/2"W x 35 3/4"H (19"W x 27"H service opening)  
(15' west coast restricted service opening also available)\*
- ◇ 35 3/4"W x 35 3/4"H (13 1/2"W x 27"H service opening)\*  
(Manual open/ Self Closing and M.O.E.R only)

\* Meets CA restricted opening requirement—under 432 square inches

### OPTIONAL FEATURES

- ◇ Powder Coat Paint—Tiger Drylac
- ◇ Custom Size
- ◇ Tinted Glazing
- ◇ Low E Glass
- ◇ 5/16 Safety Glass
- ◇ Stainless Steel Shelf to extend sill inside or out (13 ga.)
- ◇ Telescoping Night Time Security Bar Set for additional security
- ◇ Solid Glass Transom
- ◇ Split Transom for AA100 Fly Fan
- ◇ AA300 Heated Air Curtain
- ◇ Restriction Panel or Screen



All windows are shipped completely pre-assembled, fully glazed and ready to install.

Installation / Owners manual can be retrieved online:

[www.ready-access.com](http://www.ready-access.com)

Installation illustrations are for reference only. Construction conditions and local codes prevail.

Must be installed level, square and plumb.

Specify opening direction from outside view: Left to Right or Right to Left.

### ROUGH OPENING

47 1/2" W x 43 1/2" H

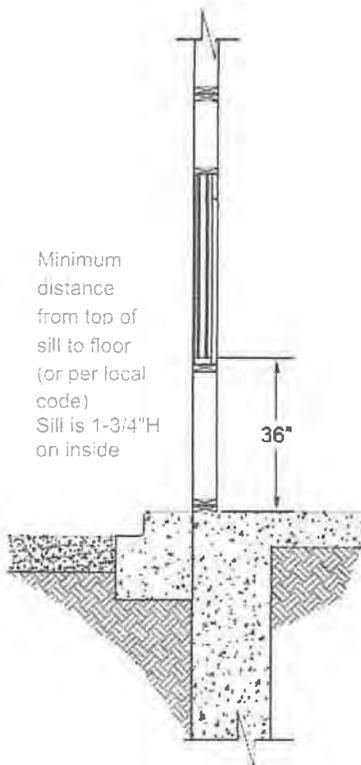
- ◇ Masonry Rough Opening - 48" W (1219 mm) x 44" H (1118 mm)
- ◇ Glazing Rough Opening - 47 3/4" W (1213 mm) x 43 3/4" H (1111 mm)

47 1/2" W x 35 3/4" H

- ◇ Masonry Rough Opening - 48" W (1219 mm) x 36 1/4" H (921mm)
- ◇ Glazing Rough Opening - 47 3/4" W (1213 mm) x 36" H (914 mm)

35 3/4" W x 35 3/4" H

- ◇ Masonry Rough Opening - 36 1/4" H (921mm) x 36 1/4" H (921mm)
- ◇ Glazing Rough Opening - 36" H (914 mm) x 36" H (914 mm)



### ELECTRIC REQUIREMENTS

Run power to header on fixed panel side

Manual Open / Self Close Window:  
No Power Required

Manual Open / Electronic Release & Fully Automatic Electric:  
115 vac—60Hz with a 15 amp dedicated circuit

Window must be on a dedicated circuit

TERMINAL BLOCK POWER CONNECTION (W/INSTRUMENT HOUSE)



BOTH SIDE FRAMES ARE BELLOW FOR ELECTRICAL ACCESS FROM THE DOWNER LEAD TO THE HEADER



Building wall painting  
716 Oak  
DRC 040218

The Keg has advised that they will have a rendering to present at the meeting of a proposed color to paint the north wall of the old "All Time Sports" building on the south side of the Patio.

Chris Tollaksen  
City of Wisconsin Dells

Staff Comment  
Façade Improvement  
DRC 04/02/18

Item 6(a) 38 Broadway.

The City has received an application from Brian Holzem to improve the façade of his building at 38 Broadway. The proposal includes removing the existing awning signage on top of the canopy roof, re-roofing the building with Moire Black asphalt shingles, repainting the building, replacing the lights on the canopy poles, restore the existing pole sign to its original shape (on-site advertising), and install roof-top signs to replace the awning signs being removed.

In general this proposal appears to be an overall improvement, especially the removal of the awning type signs. However, roof top signs are no longer permitted in the C-2 Downtown district. The current standards are for Wall, window, canopy, and projecting signage. This is somewhat explained is the building scale standards, that require new building to be a minimum of 16 ft tall from sidewalk grade to the façade termination. In general, the façade creates a “street wall” or flat building face on which wall signage can be placed. The existing building is not constructed in this manner, and therefore does not have any wall space on which a sign could be mounted.

It is understood that the general idea of the façade improvement grant is to bring buildings in conformance with the Design Standards and restore them to their original historical state. The only record of the historical state of this building appears to indicate that, except of the awning signs, this present building structure is largely the same as it has been historically. This seems to suggest that altering the building to create a street wall may not be the best way to go.

Allowing the roof top signs would require a Variance from the sign code, which must be obtained from the Board of Appeals. It would also require a waiver from the Design Standards, in the form of approval of the overall design from the Design Review Committee. A Variance and Waiver should only be approved if a legitimate hardship exists and the intent of the standards can be successfully met with an alternative design. It appears that the somewhat unique and historical nature of this building presents a hardship in the form of not allowing the separate businesses at this location the 60 sq ft of wall signage allowed to other businesses. It appears there is some historical signage on the front/valance of the canopy, but it would be up to the committees to decide if this (or other permitted) signage is enough to alleviate the hardship.

It is noted that there are 2 small cupolas on the roof of the building, and if any roof top signs were to be allowed they should not block these architectural features.

It is also noted that some of the support posts for the canopy are no longer plumb. The canopy structure should be evaluated by the contractor to ensure it is structurally sound.

Prepared by: Chris Tollaksen

**Brian K. Holzem**

218 Broadway  
Wisconsin Dells, WI 53965  
Office 608-254-4101  
Cell 608-963-1873  
E-mail [bkholzem@gmail.com](mailto:bkholzem@gmail.com)

April 19, 2018

Wisconsin Dells Façade Improvement Grant Program  
Attn: Nancy Holzem, City Clerk/Coordinator  
300 LaCrosse Street  
Wisconsin Dells, WI 53965

**Project Information for Building Façade Improvement Program Application**

Location: 24 - 38 Broadway (Showboat Block)

The scope of the project is as follows:

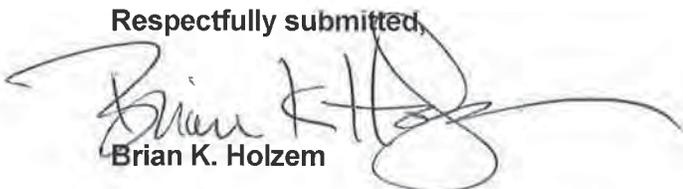
Remove existing canopy, signage, and warped trim	\$ 5,689.00
Remove existing deteriorated cedar shingles and install new Landmark dimensional shingles	\$ 9,600.00
Remove and replace existing gutters	\$ 2,185.00
Paint building exterior	\$10,917.00
New decorative pole exterior light fixtures, under canopy light fixtures, gooseneck LED lighting and framework	\$10,328.00
Electrical wiring new fixtures and lights	\$ 7,000.00
Estimated façade improvement total costs	\$45,719.00
Estimated grant request 50% of total	\$22,859.50

Please note that these are estimated costs and final costs could go up or down depending on actual time and material used for the project.

Project would commence immediately upon final approval of Grant and completed within 60 days.

New exterior signage as approved by the Design Review Committee will be installed on the new canopy and on the multi-tenant corner sign. The cost of new rooftop signage and the new signage and back lighting of multi-tenant sign is not included in this proposal.

Respectfully submitted,

  
Brian K. Holzem

FAÇADE IMPROVEMENT GRANT APPLICATION

Business Name: Brian K. Holzem

Business Location: 24 - 38 Broadway, Wisconsin Dells (Showboat Block)

Applicant/ Business Owner's Name: Brian K. Holzem

Address: 218 Broadway, Wisconsin Dells, WI 53965

Phone Number: 608-254-4101 Email Address: bkholzem@gmail.com

Building Owner (if different than applicant):

Address:

Phone Number: Email Address:

Project Information Required with Application:

- Description of proposed façade improvements including existing façade deficiencies, project elements including materials composition and desired outcome for the project.
Itemized project cost.
Photographs of the façade to be improved.
Renderings of the post-construction improvements
Verification of Building Lease Agreement (if applicable)
Signed Copy of Landlord Authorization Letter (if applicable)

Total Anticipated Cost of Qualified Improvements:\$ 45,719.00

Amount of Funding Requested (50% not to exceed \$20,000) \$ 22,859.50

Certification:

I hereby certify that to the best of my knowledge and belief, the content of the application is true and correct.

Applicant Signature: Brian K. Holzem

Date: 4/20/2018



**PROPOSAL**

Date: 3-5-18 ✓ *ITEMS ARE INCLUDED IN PROJECT*

Submit proposal to: BK Holzem Enterprises, Inc.

Work to be performed at: 38 Broadway

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

Remove blue roof awning on Broadway and Eddy Street. Remove awning frame and dispose of. Remove existing Cedar Shake shingles and re-shingle over hang with asphalt type shingles. See options below. Replace 2 x 2 white trim, option to replace gutter.

Remove blue awning and structure and dispose of \$4,100.00 ✓  
Replace Wavy White 1" x 2" \$1,589.00 ✓

Options:

- 1. Replace Cedar Shake Shingles with Landmark \$9,600.00 ✓
- 2. Replace with Presidential Add \$2,200.00
- 3. Cedar Shake Add \$5,200.00

Drain Repair Allowance \$1,200.00  
Removal of gutters and dispose \$ 640.00 ✓  
See Attached C & d Seamless Proposal for Gutters \$1,545.00 ✓

\*PRICE VALID FOR 45 DAYS FROM PROPOSAL DATE\*  
Payment to be made as follows:  
50% down on acceptance of proposal, and remaining balance due upon completion.  
This Proposal does not reflect any State Tax

Any questions or concerns please contact  
Peter Elftmann at either 608-254-1475 or [petere@springbrookconstruction.com](mailto:petere@springbrookconstruction.com)

Spring Brook Signature \_\_\_\_\_ Date \_\_\_\_\_

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to complete this contract as specified. Payment will be made as outlined

Purchaser's Signature: \_\_\_\_\_ Date of Acceptance \_\_\_\_\_

C&D Seamless Gutters, Inc.

505 Washington Street  
 Portage, WI 53901  
 608-742-7530

# Estimate

DATE	ESTIMATE NO.
2/27/2018	03-1863

NAME / ADDRESS
Spring Brook Construction L.L.C. 240 Trout Road Wisconsin Dells, WI 53965

PROJECT

ITEM	DESCRIPTION	QTY	COST	TOTAL
	38 Broadway WI Dells, WI			
Gtr - 5"	5" K Style Gutters	194	6.50	1,261.00
Dwns - 3 x 4	3" X 4" Downspouts	40	6.50	260.00
Mtr - 5"	5" Miter	2	12.00	24.00
This is an estimate. Thank you!		<b>TOTAL</b>		<b>\$1,545.00</b>

# NEW TECH

LLC

WWW.NEWTECHPAINTING@GMAIL.COM  
215 S. Century Ave. #307 Waunakee, WI 53597  
PHONE: (608) 333-2500

NAME: Brian Holzem  
ADDRESS: 38 Broadway  
CITY: WI Dells, WI  
ZIP:  
PHONE: 608-254-4101  
FAX:

WORK TO BE PERFORMED:

DATE: 4/5/18

(38 Broadway, Strip Mall Next to the Show Boat)

Powerwash all exterior areas of the building to remove all dirt, mildew & oxidation. Scrape all exterior areas to remove all loose paint. Apply Exterior latex primer to 100% of the building for better bonding of the top coat. This step will add extra years of longevity to the paint job. After all areas are primer we will apply caulk as needed to protect wood from water damage. Apply 1 coat of exterior latex super paint to all exterior areas of the building. This price includes adding accent colors in front of the entire building. Also includes prepping and painting large steel sign as well as the roof top dormer's.

Labor \$8,550.00 Materials \$1,567.00 Lift shipping round trip \$800

TOTAL \$10,917.00

*PAYMENT:* 50% down \$5,458.75 & the balance due when the work is complete.

ANY ALTERATIONS OR DEVIATIONS FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER & ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON ACCIDENTS OR DELAYS BEYOND OUR CONTROL.

## ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS & CONDITIONS ARE SATISFACTORY & ARE HERBY ACCEPTED, YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED, PAYMENT WILL BE MADE AS OUTLINED ABOVE.

ACCEPTED BY:

DATE:

RESPECTFULLY SUBMITTED: New Tech Painting LLC \_\_\_\_\_



Electric One  
221 E. Albert St. PO Box 261  
Portage, WI 53901  
(608) 742-2222 Fax (608) 742-5658

**PROPOSAL 1078-18**

**April 6<sup>th</sup>, 2018**

BK Holzem Enterprises

Thank you for the opportunity to provide you with a proposal for electrical services. This proposal includes:

Wiring to Include

- Remove & Replace 12 fixtures under canopy
- Remove & Replace 13 Post Style Fixtures
- Remove existing electrical to lighted awnings
- Run new feeds to 8 new signs and install lights on signs
- All Fixtures provided by others
- Sign lights provided by others

Total Budget of: **\$7,000.00**

**Note: Any additional work to be done that is not covered by this proposal that can be done on a time and material basis.**

Please feel free to call if you have any questions.

WE HEREBY PROPOSE to furnish material and labor complete in accordance with the above specifications, for the sum of:  
**See above pricing**

Payment to be made as follows: **NET 30 With Approved Credit**  
**A service charge of 18% per annum will be charged on all amounts overdue.**

This proposal may be withdrawn by us if not accepted in 60 days.

**ACCEPTANCE OF PROPOSAL** The 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.

Signature \_\_\_\_\_ Date of Acceptance \_\_\_\_\_

Mark Hamm

By the Wisconsin construction lien law, claimant hereby notifies owner that persons or companies performing, furnishing, or procuring labor, services, materials, plans, or specifications for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the owner of those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans, or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

Lighting / Outdoor Lighting / Outdoor Wall Lighting / Sconce Outdoor Wall Lighting / SKU: ARGD2339

Astoria Grand

POLE LIGHTS FOR CANOPY

13 at \$68<sup>00</sup> EACH

\$884.<sup>00</sup>



20.5" H  
7#

Bellver 1-Light Outdoor Sconce

See More by Astoria Grand

Home > Outdoor > Outdoor Ceiling > Maxim 1027

LIGHTS FOR UNDER CANOPY

**Maxim 1027BK Black Westlake 9" 1 Light Outdoor Ceiling Light**

Item # bcl2917418 Model # 1027BK Westlake Collection



Click to Zoom

April Sale! Save 15%

Use Coupon Code LIGHTING at Checkout and Save!

Offer Ends 04-30-2018

12 at \$37<sup>00</sup> ea \$444.<sup>00</sup>

\$37.00

Originally \$92.50, You Save 60%

11

**Finish: Black**

Free Shipping on orders over \$49.00!

(5) — Write a Review

311 In Stock

Leaves the Warehouse in 1 to 2 business days (Change Zip)

Quantity:

- 1 +

Add to Cart

Buy Now, Take 12 Months to Pay On orders of \$1,000 or more  
With the Build.com Credit Card

# DESIGNER SHINGLES



Landmark, shown in Georgetown Gray

## COLOR AVAILABILITY



# LANDMARK®

- Two-piece laminated fiber glass base construction
- Classic shades and dimensional appearance of natural wood or slate
- 235 lbs. per square
- Lifetime limited transferable warranty\*
- 10-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- CertainTeed Starter and hip and ridge accessory available (see details in back of brochure)

\* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

### Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

### Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

### Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

### Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference [www.certainteed.com](http://www.certainteed.com) to determine approved products by manufacturing location.

### Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537







SHOWBOAT SALOON

TUG'S KITCHEN

GRANDMA'S FUDGE

HAND BLOWN GLASS

38 BROADWAY GIFTS

MAMA'S GARAGE

DELLS BELLS  
WEDDING CHAPEL



JEWELRY  
& GIFTS

38  
BROADWAY

OLD RIVER  
MINI  
GOLF

ONE BLOCK

HANDSLOW  
GLASS 38 GIFTS

Fudge

KARAOKE



OLD RIVER  
**GOLF**  
2ND 18 1/2 PRICE

OLD RIVER  
**GOLF**  
THE LODGE  
RESTAURANT  
BAR

INDIAN  
**POTTERY**

38  
**BROADWAY**

SOUVENIRS  
& T SHIRTS

HAND-BLOWN  
GLASS

Grandma  
Original B...

HOMEMADE PU...



HER  
F  
CE

HAND-BLOWN  
GLASS

Grandma's  
Original Fudge

HOMEMADE FUDGE

TUG'S KITCHEN  
AT SHOWBOAT LUNcheon

KARAOKE



KARAOKE

MOLLY'S  
SHOWBOAT  
SALOON

WHEEL  
SHOWBOAT SALOON

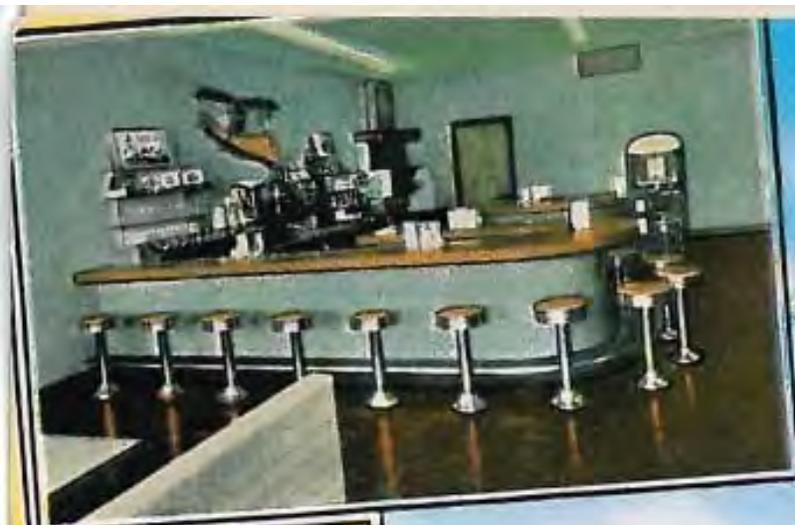


AND BLOWN  
GLASS

BROADWAY  
GIFTS

ROAD  
CLOSED

ROAD  
CLOSURE



**STANTON'S  
COLONIAL CENTRE**  
32 Broadway  
Wisconsin Dells,  
Wisconsin

Dells.com

# Outdoor Food Service - Vending Unit

**INTENT:** The City of Wisconsin Dells has determined that such service can create an enjoyable atmosphere for visitors that would serve as a benefit for the community, provided that such service is planned and managed properly.

## APPROPRIATE EXAMPLES



SITE DESIGN

## Standards

1. **Vending Unit shall** be either a **Food Cart** or **Food Trailer**.
2. **Vending Unit shall** be on private property and **shall** be tied to a Wisconsin Dells or Lake Delton business (i.e., selling similar products already available in a brick and mortar store).
3. **Vending Unit shall** meet applicable standards in this handbook, specifically Signage Design - General (pages 10-15) and Outdoor Food Service - General (pages 30-31).
4. If designed with a base, it **shall** be solid, permanent, and use high-quality materials (e.g., wood fencing/ platform, solid concrete, brick wall, etc.). Plastic materials, concrete block, fabric, and other loose materials are **prohibited** base materials.
5. **Vending Unit shall** be located on a paved pad, and **shall** adhere to the setback requirements of the underlying zoning district or a minimum of six (6) feet from all property lines, whichever distance is greater.
6. If multiple (vending unit) pads are proposed, they **shall** be a minimum of ten (10) feet apart.
7. **Vending Unit shall not** be more than twenty-six (26) feet long or more than ten (10) feet tall.
8. **Vending Unit shall** be constructed of quality materials and **shall** be designed as one cohesive unit.
9. **Vending Unit shall** have integral roofs or umbrellas.
10. Awnings or umbrellas affixed to the **Vending Unit shall** be comprised of metal or canvas-type fabric, and shall provide a minimum of seven (7) foot vertical clearance.
11. **Vending Unit shall** enclose or screen from view of the right-of-way and abutting residentially zoned property all accessory items not used by customers, including, but not limited to, tanks, barrels, or other accessory items.