

Landmarks Commission Meeting Minutes
Thursday March 9, 2023 – 6:30 pm
Hybrid

Members Present: Todd Hubing, Chair; Kimberly Cook, Secretary; Alan Hedstrom; David Udstuen; Lisa Reeves and Peggy Veregin

Staff: Michael Stacey, Zoning Administrator

Absent: Greg Pigarelli

Guests: Erica Ruggiero; Vik Malling; Phil Caravello; Ingrid McMasters and Tyler Denig.

1. **Call to order.** Hubing called the meeting to order at 6:30 pm.
2. **Roll Call and Verification of Quorum.**
Hubing verified a quorum is present.
3. **Certification and Compliance with Open Meetings Law.**
Hubing stated the meeting was noticed and is open to the public.
4. **Consider approval of the Landmarks Commission meeting minutes of February 9, 2023.**
Motion by **Veregin** to approve the minutes as presented, 2nd by **Reeves**. Motion carried 5 - 0

Udstuen arrived at 6:33 pm.

5. Downtown Local District.

Erica Ruggiero of McGuire Iglesias & Associates, Inc. gave a presentation and overview of the process used and reasoning for the proposed Local Downtown District.

Hubing opened the public hearing.

Vik Malling questioned how the tax credits may be used for his non-contributing building. Erica Ruggiero explained the State and Federal tax credits available by working with the State Historic Preservation Office (SHPO). Veregin explained further how the qualifying tax credits work to bring a building back to contributing.

Ingrid McMasters questioned how the tax credits would work for smaller or partial projects. Veregin stated the tax credit program may not be best suited for smaller projects but people should work through the SHPO office. Veregin further explained that just the State tax credits could be used for a smaller project and the Stoughton Landmarks mini-grant program is designed for smaller projects. Erica Ruggiero added that the Wisconsin Economic Development Corporation grants may also be an option for smaller projects. There was further discussion about split facades such as Vik Malling's building.

Hubing stated that all tax credit project funds do not have to go towards preservation.

Phil Caravello questioned what the advantages are for someone who has a non-contributing building. Hubing stated he had a non-contributing building and worked with Veregin and the SHPO office to bring the building back to contributing. Hubing stated an advantage is

uniformity and consistency for how projects are reviewed. Lisa Reeves stated another advantage is the expertise of the Commissioners toward historic preservation. Cook added it is beneficial for a new owner that wants to make exterior changes to come to the Commission for guidance and the non-contributing buildings are part of the historic streetscape.

Erica Ruggiero stated the design guidelines give a break down for contributing and non-contributing buildings.

There were no further questions.

Hubing closed the public hearing.

Motion by **Reeves** to recommend the Common Council approve the nomination for the Local Downtown District as presented, 2nd by **Hedstrom**. Motion carried unanimously.

6. Local District Plaques.

Stacey provided information related to property owners that would like a Local Landmark plaque.

Hubing stated there appears to be enough funding for all 7 plaques needed.

Stacey stated we have the information used by Veregin for the last 2 plaques purchased.

The Commission discussed what to do when the Local District is approved since there will be many buildings that are Local Landmarked. Cook stated she has seen another community use smaller plaques. Hubing suggested we wait until after the Local District is approved and bring back for further discussion.

Motion by **Hedstrom** to approve of funding for 7 Local Landmark plaques, 2nd by **Udstuen**. Motion carried unanimously.

7. Community Engagement.

Hubing stated the presentation put on by Veregin and Udstuen on Saturday March 4th at the Stoughton Public Library was a success.

Hedstrom stated the meeting to discuss the Armory was postponed.

8. Commemorative Signage for the Riverfront Redevelopment.

Hubing stated there was another meeting with the City to finalize the proposed 2 panel display which will be in front of City Hall. The information will be provided by QR codes and handouts. Signs may be made by the Department of Corrections. The QR codes will direct people to pages on the Landmarks website. The Chamber of Commerce will handle the handouts and maintenance of the display. The City will have the display installed. Veregin stated it is great to see the collaboration between all of the groups.

Hubing explained how the display will work for the group in attendance.

9. Commission Reports/Calendar.

The Wisconsin Association of Historic Preservation Commission Conference is planned for April 22 and 23 in Marshfield.

May is preservation month so the Commission should plan something.

10. Future agenda items.

WAHPC for members that would like to attend.

11. Adjournment.

Motion by Hedstrom to adjourn the meeting at 7:27 pm, 2nd by Udstuen. Motion carried unanimously.

Respectfully Submitted,

Michael P. Stacey