

## **OFFICIAL NOTICE AND AGENDA**

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, October 11, 2018 at 6:30 pm** in the **Hall of Fame Room, Lower Level, City Hall, 381 E. Main Street**, Stoughton, Wisconsin, 53589.

### **AGENDA:**

1. Call to order.
2. Consider approval of the Landmarks Commission meeting minutes of September 20, 2018.
3. Discuss future plans for the Power Plant building.
4. Status update for Highway Trailer / Moline Plow redevelopment area.
5. Discuss Linderud photo collection.
6. Discuss community outreach.
7. Discuss 2018 Preservation Award.
8. Local landmark status update for 148/154 E. Main St, 118 N. Page St and 515 E. Main St.
9. Status of 2017 & 2018 grants.
10. Discuss 2019 Budget.
11. Commission Reports/Calendar.
12. Future agenda items.
13. Adjournment.

10/2/18mps

### **COMMISSIONERS:**

Peggy Veregin, Chair  
Alan Hedstrom, Vice-Chair  
Kristi Panthofer

Tom Majewski (Council Rep)  
Greg Pigarelli, Secretary

Kimberly Cook  
Todd Hubing

### **EMAIL NOTICES:**

Art Wendt  
Council Members  
Receptionists

Desi Weum  
Matt Dregne, City Attorney  
smonette@stolib.org

Stoughton Hub  
Leadership Team  
Joe DeRose

**For security reasons, the front door of City Hall will be locked after 4:30 P.M. (including the elevator door). Please use the east employee entrance.**

**IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 873-6677 PRIOR TO THE MEETING.**

**NOTE: AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL.**

## **Landmarks Commission Meeting Minutes**

**Thursday September 20, 2018 – 7:00 pm**

**City Hall, Hall of Fame Room, Lower Level, 381 E. Main Street, Stoughton, WI.**

**Members Present:** Peggy Veregin, Chair; Greg Pigarelli, Secretary; Tom Majewski; Kristi Panthofer; Kimberly Cook and Alan Hedstrom

**Absent:** Todd Hubing

**Staff:** Michael Stacey, Zoning Administrator

**Guests:** Joseph Cabibbo; Roger Springman; Matt Bartlett and Eric Francksen

1. **Call to order.** Veregin called the meeting to order at 7:05 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of August 9, 2018.**  
Motion by **Hedstrom** to approve the minutes as presented, 2<sup>nd</sup> by **Cook**. Motion carried 6 – 0.
3. **Request by Joseph Cabibbo for a certificate of appropriateness to repair the porch at 404 S. Fifth Street.**  
Veregin gave an overview of the request. The commission reviewed the application documents.

Motion by **Hedstrom** to approve the certificate of appropriateness as presented, 2<sup>nd</sup> by **Panthofer**. Motion carried 6 – 0.

4. **Request by Eric Francksen for a certificate of appropriateness to repair mortar joints at 327 E. Washington Street.**  
Veregin introduced the request. Eric Francksen was available for questions.

The commission discussed removal of the flat mortar is not necessary if it is sound. Eric Francksen was not sure if removal of the flat mortar was part of the bid.

Veregin stated information will be added to the COA related to the type of mortar including matching the existing profile. Type O mortar may be appropriate but nothing harder than Type N shall be used to repoint the joints. The new mortar joints shall match the historic color, dimension and profile, and reproducing the historic beaded profile.

Motion by **Hedstrom** to approve the certificate of appropriateness as presented, 2<sup>nd</sup> by **Pigarelli**. Pigarelli stated the beaded mortar joints are typical of a foundation wall but not a retaining wall.

Motion carried 6 – 0.

5. **Request by Eric Francksen to discuss future replacement of the garage at 327 E. Washington Street.**  
Eric Francksen would like to remove the existing garage and construct a carriage house in the exact location. Eric also may seek access from the alley.

Stacey stated a variance would be necessary to construct a carriage house closer than 4 feet to the lot lines.

The Commission recommended Mr. Francksen use Sanborn Maps, historic photos and seek similar carriage houses to formulate a plan moving forward.

**6. Discuss future plans for the Power Plant building.**

Veregin introduced Roger Springman, Chair of the Redevelopment Authority (RDA).

Roger Springman explained the RDA is seeking to acquire the Power Plant and Public Works Facility properties and this will likely happen in the next couple months. Roger stated maintenance such as roof repairs and tuck-pointing is needed for the building

Majewski stated there is concerns of the building becoming like the Highway Trailer Building. There are currently funds set aside for the roof and tuck-pointing that may not be available if the property is transferred. There are also concerns that removal of the raceway will have ramifications for the building going forward.

The group discussed recently acquired grant funding for river bank stabilization.

Roger Springman stated Carl Chenoweth and Lucas Trow are the point people for the Power Plant Building.

Veregin stated all the plans she has seen show the river being moved away from the Power Plant which brings into questions how that may affect its eligibility for addition to the National Register of Historic Places.

Roger Springman and Veregin plan to schedule a meeting between the RDA, Parks and Recreation Committee and the Landmarks Commission in October.

Roger Springman stated there is a special brainstorming meeting of the RDA and special guests from other communities on Monday night at 5:30 pm.

Roger Springman suggested the Landmarks Commission invite Recreation Director Dan Glynn to a meeting to go over the whitewater plan. It is still unknown if the City will get the WDNR grant for the whitewater project.

**7. Status update for Highway Trailer / Moline Plow building redevelopment.**

Roger Springman gave an update regarding the redevelopment area and noted there is an article in the HUB today.

Roger Springman stated they have several options to stabilize the blacksmith portion of the building with the least expensive option being hog leg bracing. The last option would be to roll the dice and hope it does not fall over. Roger provided pictures of the various options.

Roger Springman gave a brief overview of what the future may bring for the blacksmith building with pictures of similar projects.

**8. Discuss Linderud photo collection.**

Tabled until Todd Hubing is back.

**9. Discuss Main Street Outreach.**

Panthofer stated the community farmers market is this weekend. The commission discussed what to bring to the market.

Panthofer stated she has interest in creating a Facebook page and possibly using other social media for the Landmarks Commission similar to what she currently does for Sustainable Stoughton.

Panthofer is also interested in creating a logo for the Landmarks Commission and plans to bring some designs to a future meeting.

Stacey stated Tower Times articles are due by October 18<sup>th</sup> for the November mailing. Stacey to provide options in the next packet.

Veregin provided information about the Wisconsin Historical Society towards proactively providing information to the State legislature. Veregin to provide Stacey survey information.

**10. 2018 Preservation Award Nomination.**

Veregin would like to nominate the Badger Theater for their façade work this year. Veregin stated the Dragon House could be nominated next year in May if the dragons are done by then.

Motion by **Panthofer** to nominate the Badger Theater for a preservation award in December of this year, 2<sup>nd</sup> by **Cook**. Motion carried 6 – 0.

**11. Local landmark status update for 148/154 E. Main St, 118 N. Page St and 515 E. Main St.**

Nothing new to report.

**12. Status of 2017 and 2018 local landmark grants.**

Stacey provided a spreadsheet summarizing the grants.

**13. Discuss 2019 Budget.**

The 2019 budget is still in the discussion stage.

**14. Commission Reports/Calendar.**

Veregin gave an overview of the agenda for the upcoming conference in October.

**15. Future agenda items.**

None discussed.

**16. Adjournment.** Motion by **Hedstrom** to adjourn at 9:20 pm, 2<sup>nd</sup> by **Panthofer**. Motion carried 6 - 0.

Respectfully Submitted,

*Michael P. Stacey*

### 2017 GRANT FUNDING

APPLICANT	PROPERTY	PROJECT SUMMARY	GRANT AMOUNT	COA APPROVAL	PROJECT APPROVAL	FUNDS PAID	NOTES
TONY HILL	BADGER THEATER, 255 E. MAIN STREET	FIX CRUMBLING CONCRETE FAÇADE	\$2,500.00	4/12/2018	8/9/2018	8/10/2018	
MICHAEL ENGELBERGER	SOUTH SCHOOL, 1009 SUMMIT AVENUE	FOUNDATION REPAIR	\$875.00	2/8/2018	7/5/2018	7/9/2018	
ERIC FRANCKSEN	327 E. WASHINGTON STREET	FOUNDATION REPAIR	\$625.00	9/20/2018			1 YR EXTENSION APPROVED 5/10/18
		<b>TOTAL 2017 FUNDING:</b>	<b>\$4,000.00</b>				

### 2018 GRANT FUNDING

APPLICANT	PROPERTY		GRANT AMOUNT	COA APPROVAL	PROJECT APPROVAL	FUNDS PAID	NOTES
STOUGHTON SCHOOLS	1892 HIGH SCHOOL, 320 NORTH STREET	TUCKPOINTING	\$1,000.00	3/8/2018	7/12/2018	7/25/2018	
BILL WEBER	RR DEPOT, 529 E. MAIN STREET	TUCKPOINTING	\$1,500.00	8/9/2018			
JOSEPH CABIBBO	404 S. FIFTH STREET	FRONT PORCH REPAIRS	\$2,500.00	9/20/2018			
		<b>TOTAL 2018 FUNDING:</b>	<b>\$5,000.00</b>				

### 2019 GRANT FUNDING

APPLICANT	PROPERTY		GRANT AMOUNT	COA APPROVAL	PROJECT APPROVAL	FUNDS PAID	NOTES
		<b>TOTAL 2019 FUNDING:</b>	<b>?</b>				