

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, May 10, 2018 at 7:00 pm** in the **Hall of Fame Room, Lower Level, City Hall, 381 E. Main Street**, Stoughton, Wisconsin, 53589.

AGENDA:

1. Call to order.
2. Elect Chair.
3. Elect Vice-Chair.
4. Elect Secretary.
5. Consider approval of the Landmarks Commission meeting minutes of April 12, 2018.
6. Discuss exhibit for the Linderud photo collection.
7. Discuss local landmark designation plaques.
8. Discuss outreach to Main Street property owners.
9. Local landmark status update for 148/154 E. Main St, 118 N. Page St and 515 E. Main St.
10. Status update for Highway Trailer / Moline Plow building redevelopment.
11. Status update for the Power Plant building.
12. Status of 2017 local landmark grants.
13. Discuss 2018 local landmark grants.
14. Commission Reports/Calendar.
15. Future agenda items.
16. Adjournment.

5/2/18mps

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

Joe DeRose

Desi Weum

Matt Dregne, City Attorney

smonette@stolib.org

Stoughton Hub

Leadership Team

Steve Kittelson

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 April 12, 2017 – 7:00 pm

City Hall, Ed Overland Room, Lower Level, 381 E. Main Street, Stoughton, WI.

Members Present: Peggy Veregin, Chair; Alan Hedstrom, Vice-Chair; Greg Pigarelli, Secretary; Kimberly Cook; Todd Hubing and Tim Swadley

Absent:

Staff: Michael Stacey, Zoning Administrator

Guests: Tony Hill; Emily Bahr; Kristi Panthofer and Tom Majewski

1. **Call to order.** Veregin called the meeting to order at 7:15 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of March 8, 2018.**
Motion by **Hedstrom** to approve the minutes as presented, 2nd by **Hubing**. Motion carried 6 – 0.
3. **Request by Kathy Horton for a certificate of appropriateness for façade repair at the Badger Theater Building at 255 E. Main Street.**
Veregin introduced the request. Tony Hill represented the applicant and answered questions.

Veregin questioned if the contractor would match the existing concrete color. Tony Hill stated the contractor was recommended and did the work on the Chorus building. Tony Hill stated the contractor plans to match the existing color.

There was a discussion regarding the history of the façade from pictures provided by Tony Hill and Peggy Veregin.

Motion by **Swadley** to approve the COA request as presented, 2nd by **Hedstrom**. Motion carried 6 – 0.

4. **Discuss nominations for the 2018 historic preservation award.**
There are currently no nominations for consideration. The Commission decided that the preservation award could be every 2 years.
5. **Discuss requests to create exhibits for the Linderud photo collection.**
Hubing stated the manager for the Norwegian Heritage Center is not interested in having a display of the Linderud photos.

The Bryant Foundation is interested in helping fund a display of the Linderud photos. It was mentioned that the Library may be a good spot for the display of the 170 photos.

Hubing will continue to work on this and report back at the next meeting.
6. **Discuss local landmark designation plaques.**
Veregin stated there may be information related to plaques in the boxes Hedstrom brought to City Hall. Veregin plans to go through the materials in the future to find out what properties have already been provided plaques.
7. **Discuss outreach to Main Street property owners.**
Hubing and Hedstrom plan to work together to come up with outreach ideas.

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

Stacey stated he has the minutes from when the Landmarks Commission had the public hearings but there is no documentation they ever went to Council for final approval. Stacey noted Attorney Dregne has recommended the process start over for these properties.

Veregin stated she will look for the nomination paperwork in the Hedstrom files.

9. Status update for Highway Trailer / Moline Plow building redevelopment.

Swadley stated there is some concern about the shared wall to the blacksmith building and the potential for damage during demolition.

Veregin stated a partial teardown may be the solution to be able to open the street and make the area safe.

Swadley plans to meet with Stephen Mar-Pohl next Tuesday to discuss the shared wall concerns.

10. Status of Power Plant building redevelopment.

Veregin stated Abby Abramovich contacted her about their plans for the Power Plant. Veregin recommended she contact a preservation architect to help prioritize and manage the overall project. Veregin provided her a list of preservation architects.

Swadley stated there has been some uncertainty by the RDA on how to handle the proposed project.

11. Status of 2017 local landmark grants.

Currently 2 of the 3 grants awarded have approved COA's to proceed. An extension may be allowed for the 3rd.

Swadley stated before and after pictures would be a good idea for all COA approvals. Veregin stated that is something we can require in the future.

12. Discuss 2018 local landmark grant application.

Veregin provided a draft of the application and letter that will be sent to owners of all local landmarks.

Pigarelli will put together a postcard to send out for the planned meetup during Syttende Mai.

Hubing offered his building for a meetup location during Syttende Mai.

13. Discuss new Commission member status.

Swadley has a couple options for a new member.

Kristi Panthofer joined the meeting and gave an overview of her background.

There was a group discussion about what the Commission does.

Ms. Panthofer will likely be confirmed as a new member by Mayor Swadley in the near future.

14. Commission Reports/Calendar. Reminder: The Wisconsin Association of Historic Preservation Commissions Annual Meeting and Conference to be held in Platteville on April 27 – 28, 2018.

Hedstrom reported he provided information to Alan Carlson (webnet@charter.net) to change a link on the Landmark website (www.stoughtonlandmarks.com).

Veregin would like to have a laptop and projector setup to be able to search information for future meetings. Stacey will look into having a laptop available.

15. Discuss volunteer evening to sort through landmark files.

Veregin and Cook plan to meet in the future to go through the files.

16. Future agenda items.

Election of officers.

17. Adjournment. Motion by **Hedstrom** to adjourn at 8:45 pm, 2nd by **Cook**. Motion carried 6 - 0.

Respectfully Submitted,

Michael P. Stacey

LOCAL LANDMARKS OF STOUGHTON, WISCONSIN

| | HISTORIC NAME | ADDRESS | YEAR BUILT | DESIGNATIONS | LDL DATE | PLAQUE |
|----|---|--|------------|-----------------------|------------|--------|
| 1 | Stoughton Universalist Church | 324 S. Page Street | 1858 | LDL, NRHP, SRHP, SWHD | 3/10/1981 | Y |
| 2 | Gjertrud & Jens J. Naeset House | 126 E. Washington Street | 1878 | LDL, NRHP, SRHP | 5/10/1988 | N |
| 3 | Iverson - Johnson House | 327 E. Washington Street | 1898 | LDL, NRHP, SRHP | 5/10/1988 | N |
| 4 | Carnegie Public Library | 304 S. 4th Street | 1907 | LDL, NRHP, SRHP, MSHD | 5/10/1988 | Y |
| 5 | Stoughton City Hall, Library & Auditorium | 381 E. Main Street | 1900 | LDL, NRHP, SRHP, MSHD | 5/10/1988 | Y |
| 6 | Scheldrup Block | 100/110 E. Main Street | 1897 | LDL, NRHP, SRHP, MSHD | 5/10/1988 | Y |
| 7 | Hausmann Brewing Company Saloon | 111 E. Main Street | 1903 | LDL, NRHP, SRHP, MSHD | 5/10/1988 | Y |
| 8 | Edward Brickson Building | 120/130 E. Main Street | 1884 | LDL, NRHP, SRHP, MSHD | 5/10/1988 | Y |
| 9 | Boyce Block | 134 E. Main Street | 1905 | LDL, NRHP, SRHP, MSHD | 5/10/1988 | Y |
| 10 | Ole K. Roe House | 404 S. 5th Street | 1892 | LDL, NRHP, SRHP | 5/10/1988 | N |
| 11 | West School | 404(400) Garfield Street | 1886 | LDL, NRHP, SRHP, SWHD | 5/10/1988 | Y |
| 12 | Hyland-Olsen Block | 201(217) W. Main Street | 1897 | LDL, NRHP, SRHP, MSHD | 5/10/1988 | Y |
| 13 | Masonic Hall | 160 E. Main Street | 1869 | LDL, NRHP, SRHP, MSHD | 9/12/1989 | Y |
| 14 | Frank Allen Building | 172 (174) E. Main Street | c1859 | LDL, NRHP, SRHP, MSHD | 9/12/1989 | N |
| 15 | Erickson Block | 188 W. Main Street / 221 S. Water Street | 1905 | LDL, NRHP, SRHP, MSHD | 9/12/1989 | Y |
| 16 | Stoughton City Power Plant #1 | 515 S. 4th Street | 1911 | LDL | 9/12/1989 | Y |
| 17 | Stoughton High School | 211 N. Forrest Street | 1892 | LDL, NRHP, SRHP | 7/9/1991 | Y |
| 18 | G. Chrestoffer Building | 183(187) E. Main Street | 1889 | LDL, NRHP, SRHP, MSHD | 7/9/1991 | Y |
| 19 | Hausmann - Chrestoffer Block | 195 E. Main Street | 1889 | LDL, NRHP, SRHP, MSHD | 7/9/1991 | Y |
| 20 | Chicago, Minneapolis, St. Paul & Pacific Railroad Depot | 532 E. Main Street | 1913 | LDL | 12/8/1992 | Y |
| 21 | Turner and Atkinson Tobacco Warehouse | 100 S. 7th Street - 515 E. Main Street | 1885 | LDL | 93? | N |
| 22 | Badger Theater | 255 E. Main Street | 1921 | LDL, NRHP, SRHP, MSHD | 10/12/1996 | Y |
| 23 | Lewis Rinde House | 201 S. Franklin Street | 1903 | LDL, NRHP, SRHP, ESHD | 2/9/1999 | Y |

| | | | | | | |
|----|--|-------------------------------------|-----------|-----------------------|------------|---|
| 24 | Sarah & August E. Ovren House | 401 W. South Street | 1884 | LDL, NRHP, SRHP, SWHD | 7/25/2000 | Y |
| 25 | Brown – Sewell House | 101 S. 5th Street | 1859-1867 | LDL, NRHP, SRHP | 9/13/2001 | N |
| 26 | Jens & Ingeborg Cold House | 111 S. 5th Street | 1892-1904 | LDL, NRHP, SRHP | 9/13/2001 | Y |
| 27 | Jennie B. and John A. Martin House | 620 S. Prairie Street | 1903 | LDL, NRHP, SRHP, SWHD | 2/24/2004 | Y |
| 28 | Luke Stoughton House (House was moved) | 515 (315) N. Division Street | 1848 | LDL | 8/24/2004 | N |
| 29 | Hans Peterson Building | 154(148) E. Main Street | 1865 | LDL, MSHD | 06? | N |
| 30 | Era H. and Harriet Grout Gerard House | 118 N. Page Street | 1886 | NRHP, LDL, NWHD | 10? | N |
| 31 | Chicago, Milwaukee & St. Paul Railroad Depot | 529 E. Main Street | 1885 | LDL | 10/25/2016 | N |
| 32 | South School | 1009 Summit St (Avenue) (Units 1-6) | 1900 | NRHP, SRHP, LDL | 2018 | N |

KEY TO DESIGNATIONS

Main Street Historic District MSHD

East Side Historic District ESHD

Southwest Historic District SWHD

Northwest Historic District NWHD

National Register of Historic Places NRHP

State Register of Historic Places SRHP

Locally Designated Landmark LDL

STOUGHTON LANDMARKS COMMISSION

Meeting Minutes

Wednesday, November 15, 2006

7:30 p.m.

Giles Dow Room, City Hall

PRESENT: Alan Hedstrom, Lois Pieper, Cheryl Learn, Melissa Lampe, Greg Jenson, and guest Art Wendt

ABSENT: Russ Horton, Nancy Lang, Joe DeRose

1. CALL TO ORDER

The meeting was called to order by Chairperson Hedstrom. QUORUM PRESENT

2. REVIEW OF THE MINUTES OF OCTOBER 18, 2006

Lampe moved to approve the minutes and the motion was seconded by Pieper. Motion passed.

3. PUBLIC HEARING: NOMINATION OF 154 E. MAIN STREET AS A LOCAL LANDMARK

Hedstrom opened the public hearing in which there were no speakers. Hedstrom then closed the public hearing.

Motion by Lampe, seconded by Jenson, (motion passed unanimously) to recommend the Stoughton City Council approve the designation 154 E. Main St. as a local landmark based on the following criteria:

The structure embodies the distinguishing characteristics of an architectural type specimen, valuable for study of a period, style, construction method, or indigenous materials or craftsmanship; it is a unique and irreplaceable asset to its neighborhood and the city; it provides an example of the physical surroundings in which past generations lived; and it exemplifies or reflects the cultural, political, economic, or social history of the city, state and nation.

4. DISCUSSION OF STEPS TO RE-ATTEMPT TO LIST DEPOT HILL ON THE NATIONAL REGISTER

Hedstrom stated he would prepare a draft letter to the property owners in the proposed Depot Hill Historic District inviting them to a public meeting regarding the designation. The date for this meeting has yet to be determined. Hedstrom also will obtain from Joe DeRose the list of property owners who approved and did not approve the designation when it was last proposed.

5. DCCAC GRANT POSSIBILITIES

Discussion was held regarding possibly applying for a grant to reproduce several turn-of-the-19th-century photographs of Stoughton and Stoughton residents held by a local family via Art Wendt. A budget will be developed and the Stoughton Historical Society will be contacted to see if they will participate in the cost. The commission will plan for the June 1 grant deadline.

6. DISCUSSION OF BROCHURES TO EXPLAIN VARIOUS LANDMARKS DESIGNATIONS

This item will be deferred to pursue the reproduction of the historical photographs.

NOTICE OF PUBLIC HEARING

A Public Hearing will be held on **Wednesday, November 15, 2006**, at **7:30 o'clock p.m.**, or as soon after as the matter may be heard, in the **Giles Dow Room, City Hall**, 381 East Main Street, Stoughton, Wisconsin, 53589, regarding the designation of 154 East Main Street, Stoughton, Wisconsin, as a local landmark as provided by Municipal Code Chapter 38. This property is more fully described as parcel #281/0511-081-2327-2, Original Plat, Block 28, W 22 ft lot 7 exc N 10 ft.

Luann J. Alme
City Clerk

Published November 2, 2006 Stoughton Courier Hub

10/25/2006 12:19:50 PM

GVS Property Data Card

Stoughton

| Name and Address | Parcel # | Alt Parcel # | Land Use |
|---|------------------|--------------|----------------|
| BMW VENTURES, LLC. 604 SOTH PAGE STREET STOUGHTON, WI 53589 | 051108123272 | 051108123272 | 2-Commercial |
| | Property Address | | Neighborhood |
| | 148 E MAIN ST | | 1 Neighborhood |
| | Subdivision | | Zoning |
| | Not Applicable | | Not Applicable |

OWNERSHIP HISTORY

| Owner | Sale Date | Amount | Conveyance | Volume | Page | Sale Type |
|--------------------|-----------|-----------|------------------|--------|------|---------------|
| BMW VENTURES, LLC. | 4/29/2002 | \$149,000 | WD-Warranty Deed | 1 | 1 | Land & Build. |

SITE DATA

PERMITS

| Actual Frontage | | Date | Number | Amount | Purpose | Note |
|--------------------|---------|------------|-------------|----------|------------|--------------|
| Effective Frontage | 0.0 | 12/13/2002 | FEE2002-489 | \$21,000 | 21-Remodel | cement floor |
| Effective Depth | 0.0 | 6/19/2002 | 619-02B | \$4,100 | 16-Other | |
| Square Footage | 2,684.0 | | | | | |
| Acreage | 0.062 | | | | | |

2005 ASSESSED VALUE

| Class | Land | Improvements | Total |
|--------------|----------|--------------|-----------|
| B-Commerical | \$18,000 | \$168,200 | \$186,200 |
| Total | \$18,000 | \$168,200 | \$186,200 |

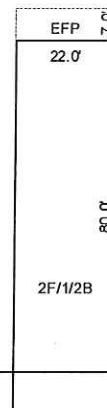
LEGAL DESCRIPTION

ORIGINAL PLAT BLOCK 28 W 22 FT LOT 7 EXC N 10 FT

PROPERTY IMAGE



PROPERTY SKETCH



10/25/2006 12:19:50 PM

GVS Property Data Card

Stoughton

| Name and Address | Parcel # | Alt Parcel # | Land Use |
|---|------------------|--------------|----------------|
| BMW VENTURES, LLC. 604 SOTH PAGE STREET STOUGHTON, WI 53589 | 051108123272 | 051108123272 | 2-Commercial |
| | Property Address | | Neighborhood |
| | 148 E MAIN ST | | 1 Neighborhood |
| | Subdivision | | Zoning |
| | Not Applicable | | Not Applicable |

BUILDING SUPERSTRUCTURE DATA

| Bldg | Sec | Occupancy | Year | Area | Framing | Hgt |
|------|-----|------------------------------|------|-------|--------------------|-----|
| 1 | 1 | 459-Mixed Retail w/Res Units | 1890 | 3,520 | C4-Masonry Average | 10 |

| | |
|------------|-------|
| Total Area | 3,520 |
|------------|-------|

BASEMENT DATA

COMPONENTS

| Bldg | Sec | Adjustment Description | Area | Bldg | Sec | Component Description | Area |
|------|-----|------------------------|------|------|-----|-----------------------|------|
| 1 | 1 | 3-Unfinished | 880 | 1 | 1 | 12-EFP | 154 |

DETACHED IMPROVEMENTS

| Structure | Year Built | Square Feet | Grade | Condition |
|-----------|------------|-------------|-------|-----------|
| | | | | |

SITE IMPROVEMENTS

STRUCTURE DATA

| Site Improvement | Units | Age | 116 |
|------------------|-------|---------------|-------------------------------|
| | | Year Built | 1890 |
| | | Eff. Year | 1890 |
| | | One Bedroom | |
| | | Two Bedroom | |
| | | Three Bedroom | |
| | | Total Units | |
| | | Stories | 2.00 |
| | | Business Name | The Stolen Heart Home Decor a |

Landmark Nomination

1. Name

historic **Peterson Building**

and/or common

2. Location

street & number **154 East Main Street**

city, town **Stoughton**

congressional district

state **Wisconsin**

code **055**

county **Dane**

3. Classification

| Category | Ownership | Status | Present Use | |
|---|---|---|--|--|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agricultural | <input type="checkbox"/> museum |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial | <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational | <input type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military | <input type="checkbox"/> other: |

4. Owner of Property

name **BMW Ventures, LLC**

street & number **148 E. Main St.**

city, town **Stoughton**

vicinity of

state **WI**

ZIP **53589**

5. Location of Legal Description (In County Courthouse)

courthouse, registry of deeds, etc. **Stoughton City Hall**

street & number **381 E. Main St.**

city, town **Stoughton**

state **WISCONSIN**

6. Representation in Existing Surveys

title

date

☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town

state

7. Description

Condition

☒ excellent ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Peterson Building exhibits Italianate style details. The two story cream brick building has a large main entrance with dome shaped awning and a smaller side entrance. In addition to these entrances, the lower storefront exhibits tall, narrow windows topped with a lintel. The second story features three tall, narrow one-over-one windows with stone sills and ornamental window hoods. A decorative brick entablature tops off the building.

This building was restored in January 2003 using a photograph of the original. The present appearance matches the original exactly, save for a white awning that was not included in the restoration.

8. Significance (Continue on separate sheets if necessary)

| Period | Areas of Significance- Check and justify below | | | |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates **Builder/Architect**

Statement of Significance (Give specific sources for all statements of fact)

The Peterson Building is a significant structure in Stoughton, particularly under criteria 5 and 6.

It is unique and irreplaceable as one of the oldest remaining commercial buildings in the downtown area. Built the year the Civil War ended, this building certainly embodies a part of Stoughton history and is without a doubt irreplaceable.

The building also provides an example of the physical surroundings in which past generations lived and worked. The frequency of Italianate commercial design, popular in Wisconsin from 1850-1900, is an indication of the extent of growth and settlement in the state during this period. Italianate details are typically found in the corbelled cornice, which often rises above a flat or shed roof, and at the windows which are tall and narrow with decorative lintels. The Peterson Building has these distinctive features. Substantial portions of Stoughton's commercial area are composed of Italianate stock but few are as old as this building. The Italianate style is the most common architectural style found on Stoughton's Main Street and thus the Peterson Building is an existing reminder of what the downtown was like in the nineteenth century.

9. Major Bibliographical References

1880 History of Dane County, p. 1202
1906 History of Dane County, pp. 705-706

10. Geographic Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UMT References (Optional)

Verbal boundary description and justification

11. Form Prepared By

name/title **Russell Horton**

organization **Stoughton Landmark Commission**

date **October 2, 2006**

street & number **100 S. Monroe St.**

telephone **877-4732**

city or town **Stoughton**

state **WI**

12. Municipal Data

Zoning District: _____

Aldermanic District: _____

Parcel Number: _____

Commission Actions

Hearing Approved: _____

Hearing Date Set: _____

Landmark Designated (Date): _____

Number: _____

Certified By: _____

Commission Chairman

Date: _____



STOUGHTON LANDMARKS COMMISSION MEETING MINUTES

June 17, 1993 7:30 p.m. Hall of Fame Room, Stoughton City Hall

Present: Maura Beresky, Sherry Crossley, Alan Hedstrom, and Art Wendt.

The meeting was called to order at 7:35 p.m.

1. PUBLIC HEARING -- Local Designations.

A public hearing was held to discuss the recommendation that the City Council designate two downtown buildings as local landmarks: the present Senior Center, 213 S. Division Street, historical name Our Savior's Lutheran Church; and the tobacco warehouse at c.100 S. Seventh Street, historical name Turner, Dearborn and Atkinson Warehouse.

The chairman instructed the people present that the discussion should be limited to the historical and architectural significance of the properties.

a. Tobacco Warehouse, c.100 S. Seventh Street.

Members of the Commission stated that the building represents the importance of tobacco production and the presence of early rail lines to the establishment and growth of the city. Local Designation of this building has been requested by the occupant, who is renovating the building for commercial use.

Appearing to speak in favor of designation of the building:

1. Mr. Don Wahlin, owner of the property. Mr. Wahlin stated that he supports the renovation work now being done and indicated that he is in favor of the designation.

Appearing to speak against:

None.

The secretary of the Commission explained the effects of designation of a building as a local landmark, as follows:

- Landmark designation is considered an honor, a recognition of historically and architecturally significant buildings.
- Designation gives the Landmarks Commission the authority to review and approve or deny permission for alterations to the exterior of the building. This protects the building against alterations that are not in keeping with the style or period of the building.
- The Commission has a 10 month "grace period" to negotiate alternatives to the proposed demolition of a locally designated landmark.

Maura Beresky made the following motion:

"I move to recommend to the Stoughton City Council that the Tobacco Warehouse, c. 100 S. Seventh Street, be designated a local landmark, based on the following criteria as stated in the ordinance 12.135 (4)(a):

1. It exemplifies the cultural and economic history of the City;
5. It is a unique and irreplaceable asset to its neighborhood and the City; and

6. It provides an example of the physical surroundings in which past generations lived."

Second: Art Wendt.

Motion carried on a voice vote, none opposed.

b. Senior Center Building, 213 S. Division Street.

The Commission explained that this building was being considered for landmark designation because it is an important and highly visible part of Stoughton's downtown. The history of the establishment of the congregation and construction of the church building has been documented by consultants Rebecca Sample Bernstein and Richard Bernstein. The research revealed that the building was constructed as a result of "a schism in the First Lutheran Church." The building also represents an architectural style, seen only in churches from a specific period, which is disappearing from the local landscape.

The building is owned by the City of Stoughton.

Appearing to speak in favor of designation of the building:

None.

Appearing to speak against:

1. Mr. Marv Klitzke. Mr. Klitzke stated first that he was not necessarily opposed to the designation, but did have some questions and had come to the hearing looking for information. He was concerned that designation of a (soon-to-be) vacant building would impose restrictions that would prevent proper maintenance and upkeep of the building because of practicalities and cost. Mr. Klitzke occupies an office next door to the Senior Center building.

Sherry Crossley made the following motion:

"I move to recommend to the Stoughton City Council that the Senior Center Building, 213 S. Division Street, be designated a local landmark, based on the following criteria as stated in the ordinance 12.135 (4)(a):

1. It exemplifies the cultural and social history of the City;
3. It embodies the distinguishing characteristics of an architectural type specimen, valuable for study of a period and style;
5. It is a unique and irreplaceable asset to its neighborhood and the City; and
6. It provides an example of the physical surroundings in which past generations lived."

Second: Art Wendt.

Motion carried on a voice vote, none opposed.

Art Wendt made a motion to close the Public Hearing. Maura Beresky seconded the motion. Motion carried on a voice vote.

1a. At this time, Mr. Wahlin indicated that he wanted to bring another item to the Commission's attention. Mr. Wahlin is looking for ideas for the use of a former

warehouse building on South Street, which he owns but is no longer able to use. The building will probably be torn down if no use can be found for it. The building is solid, well maintained, and contains approximately 60,000 square feet, which does not include some later additions which could be removed to provide space for parking. The building could be converted into apartments.

The Commission recommended that Mr. Wahlin also contact Stoughton Tomorrow.

2. ISTEA Program.

Art Wendt (working in this case with the Stoughton Historical Society) delivered the grant application for the depot project on time. The City has approved fronting up to \$25,000 for the project. The Historical Society will provide up to \$3,000, Stoughton Tomorrow \$2,000.

3. Design Guidelines.

Lillian Bell is working on the formatting and layout of the book. Laser printing costs less for small quantities than offset printing.

We will plan a reception with the Lynches when the book is ready for release.

Idea: Prepare a summary brochure of the Guidelines, since the book itself is rather lengthy.

4. Certificate of Appropriateness.

The forms have been revised to tell the applicant to submit forms to the Chair of the Landmarks Commission, City Hall. Art has come up with a very good map for the Building Inspector. We will invite Inspector Kittleson to the next meeting to go over the forms and procedure.

5. Utilities Building.

The State Historical Society gave permission to cover three sides of the building with "dry-vit" type material.

6. Annual Budget Proposal.

No new developments.

7. New Commission Member

No news.

8. Draft of new CLG grant criteria.

Two important changes to the criteria are:

1. CLG's not receiving a grant the previous year will be given an additional 15 points:
2. 50% of the match must be CASH. Salaries and fringe benefits will be considered cash.

9. Other.

Proposed Hospital Expansion. The hospital plans to tear down one more house to make space for parking. They are willing to sell the house to someone who is willing to move it. We should work with the hospital to get the word out.

Meeting adjourned.

-
Sherry Crossley, Secretary
July 13, 1993.

Send to:
Maura Beresky
Sherry Crossley
Theresa Ganshert
Alan Hedstrom
Susan Peters
Art Wendt

cc:
Mayor Helen Johnson
City Clerk Kinning
Finance Director Neal
Public Works Director Bob Kardasz
Building Inspector Steve Kittleson
Karen LaValley, Planning Commission
Stoughton Newspapers
The Capital Times
Steve Fortney
Larry Reed

Landmark Nomination

1. Name

historic Turner, Dearborn and Atkinson Tobacco Company

and/or common "One of the Tobacco Warehouses."

2. Location

street & number 100 South Seventh Street

city, town Stoughton, Wisconsin

congressional district 2nd

state WISCONSIN

code 055

county

3. Classification

| Category | Ownership | Status | Present Use |
|---|---|---|--|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input type="checkbox"/> private residence |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name Donald Wahlin - Stoughton Trailers

street & number 416 Academy Street

city, town Stoughton

vicinity of

state WI

ZIP 53589

5. Location of Legal Description (In County Courthouse)

courthouse, registry of deeds, etc.

street & number

city, town

state Wisconsin

6. Representation in Existing Surveys

title

date federal state county local

depository for survey records

city, town

state

7. Description

Condition

☐ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☐ altered

Check one

☐ original site
☐ moved

date _____

Describe the present and original (if known) physical appearance

Tobacco buyers and manufacturers built large centralized facilities to concentrate a number of small purchases of crops into one large shipment. This representative building is located at the corner of 100 South Seventh Street and the 500 block of East Main Street.

The commercial vernacular building is predominate in the Main Street Transportation District. Italianate styling influences the appearance of these warehouses and other styles are represented in this area. Features such as vertically proportioned windows with sharply defined sills and lintels, and a complex cornice with heavy three dimensional forms or brackets on these buildings are indicative of the Italianate styling of that era.

The building is a rectangular structure with the dimensions of 150' x 64'. The structure has placed load bearing walls which consist of large quarry limerock and the remaining walls above are built with watertown brick masonry.

The load bearing walls, four of which are exterior, and one interior wall that divides the building in half and runs the full length of the building. This wall is called a parapet wall and is solid from the basement all the way to the peak of the roof 46' above grade.

The Italianate style construction has a gabled roof that caps the enormous three floored structure offering 28,800 square feet of floor space. Windows are simple in design, two pane over two pane, and the sash has a crowned top. These windows are found on the first and second floors. Windows in the basement consist of 4' x 5' three pane over three pane windows. The simple in design doors consist of four cargo doors, two of which are at the center of the north and south elevations and two at the east side elevation. There are four single doors in different areas of the building.

8. Significance

(Continue on separate sheets if necessary)

| Period | Areas of Significance—Check and justify below | | | |
|--------------------------------------|---|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> other (specify) |
| | | <input type="checkbox"/> invention | | |

Specific dates

Builder/Architect

Statement of Significance (Give specific sources for all statements of fact.)

The Main Street Transportation District containing the property located at 100 South Seventh Street is significant under criterion A of the National Register of Historic Places as a representative of a broad transportation history. The district represents the following themes of the Wisconsin Preservation plans:

Agriculture - specialty production tobacco

Commerce - goods and services wholesale

Transportation - early rail lines (arrived 1853).

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UMT References (Optional)

A

Zone Easting Northing

The figure shows three empty bar charts labeled 'Zone', 'Easting', and 'Northing'. Each chart has a horizontal axis with 10 tick marks. The 'Zone' chart has 2 bars, 'Easting' has 4 bars, and 'Northing' has 4 bars. The bars are of varying heights, representing different data values for each category.

B

The figure consists of three separate bar charts arranged horizontally. Each chart has a horizontal axis representing a coordinate system and a vertical axis representing frequency or count.

- Zone:** The horizontal axis has two main categories, each subdivided into four smaller units. The first category has one bar at the second subdivision position. The second category has one bar at the third subdivision position.
- Easting:** The horizontal axis has five main categories, each subdivided into four smaller units. The bars are located at the second subdivision of the first category, the fourth subdivision of the second category, the second subdivision of the third category, the fourth subdivision of the fourth category, and the second subdivision of the fifth category.
- Northing:** The horizontal axis has five main categories, each subdivided into four smaller units. The bars are located at the second subdivision of the first category, the fourth subdivision of the second category, the second subdivision of the third category, the fourth subdivision of the fourth category, and the second subdivision of the fifth category.

D

[illegible][illegible]

H 

Verbal boundary description and justification

11. Form Prepared By

name/title

organization

date

street & number

telephone

city or town

state

12. Municipal Data

Zoning District: _____

Aldermanic District:

Parcel Number: _____

Commission Actions

Hearing Approved: _____

Hearing Date Set:

Landmark Designated (Date): _____ Number: _____

Certified By: _____

Commission Chairman

Date: _____

STOUGHTON LANDMARKS COMMISSION

Meeting Minutes

Tuesday, September 7, 2010

City Hall Stoughton Wisconsin

MEMBERS PRESENT: Alan Hedstrom, Jeanne Dunbar, Art Wendt, Greg Jenson, Kurt Byfield, Tom Majewski, Elizabeth Boone, and Debbi Harris

MEMBERS ABSENT: Kathleen Kelly

Sara Lenz attended the public hearing.

1. CALL TO ORDER: Alan Hedstrom called the meeting to order at 7:30 P.M.
2. Introductions: Sara Lenz was introduced to the Commission members.
3. Minutes: Debbi moved to accept the August minutes, Kurt seconded, motion carried.
4. Public Hearing on the Landmark Designation for 118 North Page Street, Stoughton, WI:
Debbi gave a summary of the home's history and significance. Alan opened the public hearing. The homeowner, Sara Lenz, spoke in favor of the designation. There being no other guests present, Alan closed the public hearing.
Greg made a motion to recommend designating the home as a local landmark, based on the following criteria:
 - a) its embodiment of the Queen Anne style;
 - b) it being representative of the work of a master builder (A.E. Ovren); and
 - c) its recognition as a unique and irreplaceable asset to its neighborhood and the city.Tom seconded the motion, and it carried unanimously.
The recommendation to designate this property as a local landmark will go to the City Council for their consideration of approval.
5. Historic Preservation Conference:
Alan, Kathleen and Debbi will attend the preservation conference held in Lake Geneva October 15- 16, 2010. Janet Hedstrom will also attend the conference on Friday.
6. W.H. Linderud Collection:
Dave Kalland said that the Stoughton Historical Society is interested in becoming caretaker of these photos and negatives. They will purchase archive sleeves and boxes for proper storage. The family will transfer ownership to the Stoughton Historical Society as long as verbiage acknowledging the collection's province is included whenever the photos are used for display or reproduction.

The Commission will change the photos displayed in the library before Victorian Holiday.
7. 2010 Historic Preservation Award:

516 South Madison St., the home of Tom Majewski and Karen Koberstein, is the 2010 winner. Kurt will take the photo of the home and the award ceremony will take place around November.

8. Low Interest Loans for historic renovation/preservation: Kurt will continue to look into this.

9. Renovation/Repairs to the Power Plant Landmark: No action is planned for the structure at this time.

10. New members: Alan will contact Kathleen Chenoweth regarding her interest.

11. Book on Stoughton history: Deferred until Kathleen is in attendance.

7. ADJOURNMENT: Kurt moved that the meeting be adjourned: seconded by Tom, and carried. Meeting adjourned at 8:10 P.M.

Respectfully Submitted,
Debbi Harris

NOTICE OF PUBLIC HEARING

A Public Hearing will be held on **Tuesday, September 7, 2010**, at **7:30 o'clock p.m.**, or as soon after as the matter may be heard, in the **Giles Dow Room, Lower Level, City Hall**, 381 East Main Street, Stoughton, Wisconsin, 53589, regarding the designation of 118 N. Page Street, Stoughton, Wisconsin, as a local landmark as required by Municipal Code Chapter 38. This property is more fully described as parcel #281/0511-053-9826-2, LOT 2 CSM 12192 CS75/182&183-7/11/2007 DESCR AS SEC 5-5-11 PRT SE1/4SW1/4 (0.296 ACRES).

Luann J. Alme
City Clerk

Published August 19, 2010 Stoughton Courier Hub

REDEVELOPMENT AUTHORITY MEETING MINUTES

Monday, April 16, 2018 – 5:30 p.m.

Hall of Fame Room

Present:

Scott Truehl, Roger Springman, Peter Sveum, Regina Hirsch, John Kramper, Ron Christianson and Finance Director Tammy LaBorde

Absent and excused:

None

Others Present:

Gary Becker and Mayor Swadley

Call to order:

Truehl called the meeting to order at 5:30 p.m.

Communications:

LaBorde passed out a newsletter from the Clean Lake Association. Springman asked to add the Monona presentation to the packet and place on the website. The Marathon site was extended until the first Monday in June and contains the valuation guarantee of \$800,000. LaBorde noted that the packet included a response from Planning Director Scheel regarding the future calculations of storm water fees related to the riverfront development area. Springman thanked Scott, Peter and John for their service to the RDA.

Approval of the March 14, 2018 RDA Meeting Minutes:

Moved by Hirsch, second by Springman, to approve the minutes of the March 14, 2018 RDA meeting as presented. Denise Duranczyk asked why the minutes didn't include that she was present for the meeting. Truehl stated that there also were others present and that we usually only include those who are on the agenda. Motion carried unanimously.

RDA Financial Report:

LaBorde presented the RDA financial report. Moved by Sveum, second by Springman, to adopt the financial report as presented. Motion carried unanimously.

Discussion and possible action regarding By-laws with changes recommended by the City Attorney:

Discussion took place on the response from the City Attorney and his suggestions have been incorporated into version four. Mayor Swadley asked the needs related to an Executive Director and possibly this could be a new opportunity for the Planning Director. He believes that both Finance and Planning should be represented at the RDA. Hirsch suggested adding "and/or" related to the Executive Director. Truehl suggested forwarding this to the City Attorney for his review. Mayor Swadley stated that he would be meeting with the City Attorney.

Moved by Hirsch, second by Springman, to approve the RDA by-laws to include pending "Finance Director and/or Planning Director" language related to the Executive Director. Motion carried unanimously.

Discussion and possible action regarding Revolving Loan Fund:

LaBorde stated that she had referred two parties to WWBIC – Fosdal Bakery and a new Art Gallery. She stated that she had not followed up with An to determine the status. Hirsch requested that An attend the next RDA meeting to discuss the program and the latest interest. Springman would like a summary of what has occurred with this program. LaBorde is to contact An and see if he can attend the next RDA meeting.

Discussion and possible action regarding TIF restructure:

a. Review and discuss the TID #8 Project Plan draft:

Gary reviewed the proposed draft of TID 8. He noted that it is starting to come together and reviewed all of the attachments. The financial projections assume a ½% per year property appreciation which is being conservative, and a 1.3% annual construction inflation factor. Development is spread out over time and had taken the phased in approach to development. The City will need to borrow funds initially. He utilized the Engberg Anderson Plan to put this together so if density is significantly less than this plan, he would have to redo all of the projections. The City passes the 12% TIF Test and is at 4.8% so there is still TIF capacity available. There should be no changes to zoning needed however it will need to be rezoned for Plan Development. The project should have a signed development agreement to outline all of the issues. If a lift station is needed and serves in and outside the TID, he would have to do some recalculating. This plan also includes 25% of the Whitewater Park which ultimately benefits the TID. Gary is meeting with Director Glynn regarding the Whitewater Park on Friday. Springman asked about the Uniroyal odors; Becker stated that the TID can incur expenses within ½ mile that benefit the TID.

b. Set date in May for facilitated joint meeting with COW to discuss TID restructure:

Becker stated that the Public Hearing should be scheduled for June. There was discussion as to when a meeting with the Council should be scheduled. The RDA directed Becker to continue moving forward with the TIF restructure.

c. Review Idle Sites Grant application and authorize submission:

Becker noted that the grant must be for a minimum of five acres. He is putting Milfab and Highway Trailer sites together for this grant. The reduced assessed value for the property as well as the reduction in electricity usage shows that the shutdown began in 2018. He still has some work to do on the application and plans to present the information at the April 24th meeting of Finance and Council. There are other expenses that the grant will cover and the grant period is for a twenty-four (24) month period. The RDA could also request an extension if needed. The grant may not be approved until July. Becker also noted that he is working on a WAM grant for the Milfab project to do a phase II study.

Riverfront Redevelopment Area:

a. Vision Statement:

Springman and Hirsch created a draft vision statement for everyone to review. Becker stated that he would like to include this with the TID plan. Mayor Swadley noted that this is a step in the right direction.

b. Update regarding Powerhouse:

Abby Abramovich stated that she is still interested in the building and has started their financial analysis. She is concerned with portions of the building and the degradation along the east wall and damage to the northeast corner. The southeast wall also has degradation and the corner. There is also a destabilization issue with the river wall. Mayor Swadley suggested discussing this at the joint meeting and to also discuss what to do with the building issues prior to developing the area. Becker noted that the Public Works Garage is also related to the discussion. Truehl suggested that Abramovich bring her proposal on the site to the RDA first once she is ready.

c. Millfab/Carpet Warehouse demolition update:

Truehl reported that the Carpet warehouse came down last week and that Milfab is nearing completion. By the end of May the site should be cleaned up. Vierbicher continues to monitor the project.

d. Update on Highway Trailer Building:

Truehl stated that he signed the Change order for the demolition of the HTB excluding the Blacksmith shop. They plan to begin around June and it will take a number of months to complete. He has asked for a staging plan. Our consultant stated that it would be useful to have a structural engineer available when it comes close to demolition near the blacksmith shop. Truehl will send out the plan when he receives it. He noted the ultimate goal is to get South Street open to traffic. He encouraged the RDA to continue to report to the Council at least quarterly if not monthly.

Future agenda items – Review and Discussion:

Create June Meeting with Council
An - Revolving Loan Fund update
By-law update for next meeting

Adjourn:

Moved by Sveum, second by Christianson, to adjourn at 7:40 p.m. Motion carried unanimously.

Respectfully submitted,
Tammy LaBorde
Director of Finance & Economic Development

Stoughton Landmarks Mini Grant Application – 2018

Deadline for submittal is June 1, 2018

Submitted
5-1-18

The Stoughton Landmarks Commission serves to recognize and preserve the historic and cultural resources within the City of Stoughton, as prescribed by the Stoughton Landmarks Ordinance.

- For 2018, we have a total award budget of \$5,000 and this is a matching grant program.
- We will award one or more projects until our \$5,000 budget is spent.
- Exterior work is prioritized for grant awards, although other projects may be considered.
- New construction is not eligible.

Name of Applicant Woodland Studios LLC
Applicant Address (full) 195 E. Main St. Stoughton, WI 53589
Applicant E-Mail ams@woodland-studios.com Applicant Phone Number 608-877-8007
Property Owner Name (if different) Alan Sheets
Address of property same

Proposed Project (please be specific; attach additional sheets as necessary):

repaint window trim & repair (7 windows 1st floor) Forrest St side

Amount of grant request: \$3,000

Attachments (REQUIRED)

- ☒ Current photographs of building and proposed project area.
☒ Proposed project budget.

Terms and Conditions: If awarded a grant from the Stoughton Landmarks Commission, the applicant agrees to complete the project within one year of grant notification. A one year extension may be granted if a written request is received prior to the original grant expiration, otherwise the grant amount will be recaptured and applied to another grant project. Any construction work toward which grant money is applied must be pre-approved by the Landmarks Commission and meet the Secretary of the Interior's Standards for Treatment of Historic Properties. The Standards are available on the National Park Service website: www.nps.gov/history/hps/tps/standguide/index.

Award winners will schedule an on-site pre-construction walk-through with members of the Stoughton Landmarks Commission who will visit the project site once prior to commencement of project activities.

Applicants who have been awarded grants must provide the Stoughton Landmarks Commission with photos of the finished work, together with proof of expenditure, before any reimbursement can be made.

The Stoughton Landmarks Commission reserves the right to publicize the names and locations of the grant recipients as well as publicize photographs of the properties.

Signed Alan Sheets Date 5-1-18
Print Name Alan Sheets
Property Owner Signature (if different) _____ Date _____

Mail completed form to: Michael Stacey, Zoning Administrator
City Hall, 381 E. Main Street, Stoughton, WI 53589

Form revised April 2018

Proposal

Proposal No. 1807

FROM ROGER P. PIERSON JR
dba PERSONAL PAINTING CO.
1717 SUMMIT AVE
MADISON WI 53726-4036

ROGER@TDS.NET
(608) 212-4217 cell

Sheet No. 1 only

Date 4/27/18

Proposal Submitted To

Name ALAN SHEETS/WOODLAND STUDIOS
Street 195 E. MAIN ST.
City STOUT TON
State WISC. 53589
Telephone Number 608-877-8007

Work To Be Performed At

Street SAME
City State
Date of Plans N/A
Architect N/A

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

Preparation, repairs to wood as needed, pruning, caulking as needed and painting of EXTERIOR windows on East side of building. Scaffolding up to 4 sections to be rented/delivered/picked up from/by ASIENSON'S HARDWARE. (ESTIMATED COST \$42 per week per section X 4 sections for up to 2 WKS. TOTAL \$352) MATERIALS: estimate \$225. LABOR: 4 windows from \$250-400 each. WILL ADDRESS sidewalk level panels if within budget or added by client. CONTRACTOR notes that city does not require permit for painting. CLIENT must bear unforeseen costs in any way. OBJECT is to minimally disturb any paint firmly adhered, seal raw/edged wood & ensure long-term stability and appearance using best practices. EXTRAS done on TIME & MATERIALS BASIS, with LABOR @ \$50 per hour.

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 completed in a substantial workmanlike manner for the sum of NOT TO EXCEED THREE THOUSAND Dollars (\$3,000.00). with payments to be made as follows:

\$1,000 on acceptance of contract; \$1,000 @ agreed halfway point; balance on completion to client's complete satisfaction.

OR VERBAL

Any alteration or deviation 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. CONTRACTOR CARRIES \$1,000,000 LIABILITY COVERAGE THROUGH WISCONSIN MUTUAL INS. CO. MADISON. CERTIFICATE ON REQUEST.

Respectfully submitted PERSONAL PAINTING CO

Per Roger P. Pierson Jr.

Note — This proposal may be withdrawn by us if not accepted within 30 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.

Accepted

Alan Sheets

Signature

Alan Sheets

Date

4-27-18

Signature









