

## **OFFICIAL NOTICE AND AGENDA**

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, August 9, 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 July 12, 2018.
3. Bill Weber requests a certificate of appropriateness for replacement of bricks and tuck-pointing on the west side of the building at 529 E. Main Street.
4. Consider approval of the mini-grant disbursement for the Badger Theater, 255 E. Main Street.
5. Discuss Linderud photo collection.
6. Discuss community outreach.
7. Local landmark status update for 148/154 E. Main St, 118 N. Page St and 515 E. Main St.
8. Status update for the Power Plant building.
9. Status of 2017 local landmark grants.
10. Status of 2018 local landmark grants.
11. Discuss 2019 Budget.
12. Commission Reports/Calendar.
13. Future agenda items.
14. Adjournment.

8/2/18mps

### **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

Bill Weber

Stoughton Hub

Leadership Team

Steve Kittelson

Tony Hill

**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 July 12, 2018 – 6:30 pm**

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

**Members Present:** Peggy Veregin, Chair; Greg Pigarelli, Secretary; Todd Hubing; Kristi Panthofer; and Alan Hedstrom

**Absent:** Tom Majewski and Kimberly Cook

**Staff:** Michael Stacey, Zoning Administrator

**Guests:** Emily Bahr and Kathleen Tass-Johnson

**1. Call to order.** Veregin called the meeting to order at 6:34 pm.

**2. Consider approval of the Landmarks Commission meeting minutes of June 14, 2018.**

Motion by **Hubing** to approve the minutes as presented, 2<sup>nd</sup> by **Panthofer**. Motion carried 5 – 0.

**3. Discuss exhibit for Linderud photo collection.**

Hubing created a website (www.historicstoughton.org) and discussed his vision to allow the public access to view the Linderud collection. A Facebook login is required to leave comments.

The Commission discussed possibly naming the website something similar to www.linderudphoto.org

Hubing plans to discuss copyright requirements with Dave Kalland of the Stoughton Historical Society.

Hubing will bring back information after the meeting with Dave Kalland.

Hubing plans to stop by City Hall to make a copy of the Linderud collection agreement.

**4. Discuss Main Street Outreach.**

The Commission discussed the amount of time and work there is to create a Local Downtown Historic District.

Veregin provided an article “10 benefits of establishing a local historic district” for the Commissioners to read at home.

A lengthy discussion took place regarding planning, outreach and funding a local district.

Stacey will check to find out how much time we have to amend the budget request.

If there is no time for budget planning, the Commission decided to request for \$8,000 to begin the process.

Motion by **Hedstrom** to contact consultants for bids to write a local district nomination using the existing Main Street Historic District Map as a base, 2<sup>nd</sup> by **Hubing**. Motion carried 5 – 0.

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

Hubing will attempt to contact Sara Lenz, 118 N. Page Street to find out if she has the nomination paperwork for her property.

Stacey will check to see if there is nomination paperwork for the other 2 properties.

The Commission agreed on a deadline of August 9, 2018 to find the nomination paperwork or begin creating the nominations from scratch.

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

Stacey stated E. South Street is now open for traffic and the plan is to have the remaining Highway Trailer Building removed by November 2018.

**7. Status of Power Plant building redevelopment.**

Veregin plans to contact Abby Abramovich who has been planning to buy the building for a future business.

**8. Status of 2017 local landmark grants.**

Peggy gave a summary of the 2017 grants.

The project at the South School Condominiums, 1009 Summit Avenue has been completed and we are waiting for the after pictures to approve the funding.

Stacey will take a picture of the finished project if necessary.

**9. Status of 2018 local landmark grants.**

Veregin gave a summary of the 2018 grants.

The 1892 High School masonry repair has been completed and pictures have been provided of the finished project.

Motion by Hubing to approve the grant funding for the 1892 High School for a total of \$1,000.00 per the invoice and pictures provided by Calvin Merath, Stoughton Area School District, 2<sup>nd</sup> by Hedstrom. Motion carried 5 – 0.

Pigarelli suggested a press release for the grant approvals.

Panthofer knows Amber Levanhagen at the HUB office and can talk to her about a press release or article. Veregin will provide a press release.

**10. Commission Reports/Calendar.**

The Commission discussed funding for 2019.

Motion by Hedstrom to make a 2019 budget request of \$5,000 for mini-grant funding; \$500 for plaques and \$500 for website hosting and administration, 2<sup>nd</sup> by Hubing. Motion carried 5 – 0.

The Commission discussed doing some type of fundraising to help fund the Commission activities. Stacey to check to find out if this is possible.

Veregin plans to provide information to Stacey by next week Wednesday for the Council agenda to provide an update to the Council.

**11. Future agenda items.**

Discuss bids to write a local district nomination and timing of the budget process.

**12. Adjournment.** Motion by Hedstrom to adjourn at 8:50 pm, 2<sup>nd</sup> by Pigarelli. Motion carried 5 - 0.

Respectfully Submitted,

*Michael P. Stacey*

# City of Stoughton Certificate of Appropriateness

## Application Form

1. **Name of Property:** Chicago, Milwaukee, and St. Paul Railroad Depot

Address of Property: 529 E Main Street, Stoughton

Name of historic district in which property is located: N/A

### 2. Owner & Applicant Information

Owner Name: Bill Weber

Street Address: W9561 Lake Drive

City: Edgerton

State: WI

Zip: 53534

Daytime Phone, including Area Code: 608 751 6321

Applicant (if different from owner): \_\_\_\_\_

Applicant's Daytime Phone, including Area Code: \_\_\_\_\_

### 3. Attachments. The following information is enclosed:

\_\_\_\_\_ Photographs

\_\_\_\_\_ Sketches, elevation drawings

\_\_\_\_\_ Plan drawings

\_\_\_\_\_ Site plan showing relative location of adjoining buildings, if located within a Historic

\_\_\_\_\_ Specifications

\_\_\_\_\_ Other (describe)

### 4. Description of Proposed Project (on next page)

### 5. Signature of Applicant

Signed: William J Weber

Date: 7-21-18

Printed: WILLIAM J WEBER

**Return To:** Zoning Administrator, Stoughton City Hall, 381 E. Main Street

**Description of Proposed Project**  
(attach additional sheets as necessary)

Architectural Feature: Tuck point & replace bad bricks  
ON WEST SIDE OF Building.

Approximate date of feature: \_\_\_\_\_

Describe existing feature: \_\_\_\_\_

Describe proposed work, materials to be used and impact to existing feature:

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Photograph No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

Architectural Feature: \_\_\_\_\_

Approximate date of feature: \_\_\_\_\_

Describe existing feature: \_\_\_\_\_

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Describe proposed work, materials to be used and impact to existing feature:

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Photograph No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

# **WEBER PROPERTIES**

**W9561 Lake Drive**

**Edgerton, WI 53534**

**(608)884-6210**

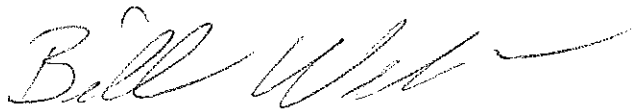
July 30, 2018

Dear Sir:

Thank you for the \$1,500.00 seed money which will be used to replace broken bricks and tuck point the west side of the building. This will require scaffolding rental and a lot of labor prepping the cracked mortar by V cutting the cracks so it can accept the thick amount of mortar. The mortar we would use would be a soft mortar called mortar teck type N mortar. It is very similar to type O which also could be used.

The brick replacement will be with authentic brick from the area- Edgerton cream bricks which is the common brick in Stoughton. Another project that will be done is replacing the south boarded up opening with a correct freight door resembling the north freight door.

Any questions, please call Bill Weber @ (608) 751- 6321.

A handwritten signature in black ink, appearing to read 'Bill Weber', with a long horizontal flourish extending to the right.

Bill Weber

PARKING

07.25.2018 13:48





07.25.2018 13:48



07.25.2018 14:21



07.25.2018 14:22

Brick Works Masonry, LLC  
833 Garfield St.  
Stoughton, WI 53589  
(608)575-9364

# INVOICE

INVOICE #1  
DATE: 6/10/2018

**To: Village Players Theater of Stoughton**  
**255 East Main**  
**Stoughton, WI**

**FOR: Village Players Theater of Stoughton**  
**255 East Main**  
**Stoughton, WI**

|  | AMOUNT             |
|--|--------------------|
| Original contract completed  | \$16,480.00        |
| Additional work requested by Tony Hill and completed:<br>1. Repaired top coping.<br>2. Repaired concrete band below replaced band.<br>3. Repaired to loose brick & filled open joints.<br>4. Repaired decorative concrete surround marquee.<br>5. Repaired concrete beam over entry. | <u>\$2,160.00</u>  |
| <b>PAYMENT DUE UPON COMPLETION. TOTAL AMOUNT DUE:</b>  | <b>\$18,640.00</b> |

**Thank you for your business!**

*Handwritten:*  
PAID  
6/13/2018





























VILLAGE PLAYERS

THE MUSICAL

ACT II & 12

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 the 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-19<sup>th</sup>-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.<br>604 SOTH PAGE STREET<br>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 |

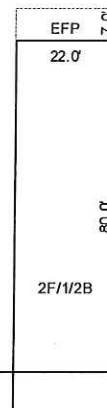
## LEGAL DESCRIPTION

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.<br>604 SOTH PAGE STREET<br>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                   | <b>Public Acquisition</b>                   | <b>Accessible</b>                                   | <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



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## 7. Description

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**Condition**

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

**Check one**

☐ unaltered  
☒ altered

**Check one**

☒ original site  
☐ moved      date \_\_\_\_\_

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**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.

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## 9. Major Bibliographical References

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

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## 10. Geographic Data

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Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

UMT References (Optional)

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Verbal boundary description and justification

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## 11. Form Prepared By

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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**

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## 12. Municipal Data

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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                   | <b>Public Acquisition</b>                   | <b>Accessible</b>                                   | <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/<br>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)

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Zone Easting Northing

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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

## **PROPOSAL FOR ANNUAL (2007) LANDMARKS COMMISSION BUDGET**

| <b>ITEM</b>   | <b>AMOUNT</b>            |
|---|--------------------------|
| <b>1) Host the Stoughton Landmarks Commission website</b>   | <b>\$300</b>             |
| Explanation: The annual hosting fee for the website for the Stoughton Landmarks Commission ( <a href="http://www.stoughtonlandmarks.com">www.stoughtonlandmarks.com</a> ) is \$300. This allocation is needed in order to maintain the website, which was put in place in 2004, and pay the annual hosting fee for the server.  |                          |
| <b>2) 2007 Preservation award</b>   | <b>\$350</b>             |
| Explanation: We would like to continue our annual preservation awards program of awarding someone in the community who has renovated/restored their residence.  |                          |
| <b>3) Commission website update</b>   | <b>\$800</b>             |
| Explanation: We would like to add the downtown (Main Street) historic district as another online walking tour to our website. It is the only remaining historic district not yet on the website.  |                          |
| <b>4) Interview with Carl Sampson</b>   | <b>\$700</b>             |
| Explanation: We would like to continue to produce a series of interviews with Carl Sampson about historic Stoughton. Cost for interviewer is 20 hours at \$35/hour.   |                          |
| <b>5) Reprint ESHD walking tour brochures (Dane County matching Grant)</b>  | <b>\$1,500</b>           |
| Explanation: Our walking tour brochures continue to be popular. We would like to continue to replenish about one per year. We would like to reprint approximately 3,000 copies to have on hand. This is an eligible project for the Dane County Cultural Affairs grant program, which would require a matching amount of the grant from the city. Thus, the sum requested above represents one half of the total needed to produce the brochures. The other half would come from the grant. |                          |
| <b>6) Local Landmark signage</b>  | <b>(2 @ \$275) \$550</b> |
| Explanation: The commission continues to place signage on buildings that have been designated as local landmarks. In addition to distinguishing the property as a local landmark, these signs also serve as a reminder to city officials and building owners alike that proposed alterations to the exterior of local landmarks need to be reviewed and approved by the commission. The commission believes it is important to work toward getting this signage on all local landmarks.     |                          |
| <b>7) Membership in WAHPC</b>   | <b>\$50</b>              |
| Explanation: This would allow us to maintain our annual membership in the Wisconsin Association of Historic Preservation Commissions (WAHPC).   |                          |



**PROPOSAL FOR ANNUAL (2007) LANDMARKS COMMISSION BUDGET**

| ITEM   | AMOUNT         |
|--|----------------|
| <b>8) Local historic architecture art show by sixth graders</b>  | <b>\$100</b>   |
| Explanation: In order to continue to raise awareness about Stoughton's historic architecture, the commission would like to sponsor an art show of renderings of local architecture by students in sixth grade. Students would be encouraged to consider the charm and beauty present in our community's historic properties and to render it as two- or three-dimensional art. The estimate includes costs for photos, display materials, and promotion. |                |
| <b>TOTAL ANNUAL BUDGET REQUEST FOR 2007:</b>   | <b>\$4,350</b> |

## **Landmarks Commission 2019 Budget Request.**

The Stoughton Landmarks Commission is requesting funding to continue the Local Landmark Mini Grant Program that began in 2017. The program provides façade improvement and repair matching grants to help facilitate reinvestment in our community. Only owners of locally landmarked buildings are eligible for the grants. These mini-grants will be for exterior repair projects although interior projects may be considered if those projects involve structural issues or mechanical improvements. Since many local landmarks are on Main Street, these grants will facilitate reinvestment in downtown buildings while grants to other local landmarks will help maintain the character of our historic neighborhoods.

Building owners must apply to the Landmarks Commission for the matching grants with a thoroughly developed scope of work that complies with Stoughton's historic preservation design guidelines and meets the National Park Service's Secretary of the Interior's Standards for Rehabilitation. The Landmarks Commission will reach out to owners of Stoughton local landmark buildings to inform them of this matching grant program. These matching grants are an excellent way for the City to demonstrate its commitment to local reinvestment in our historic Main Street and neighborhoods while supporting residents who own historic buildings in our community.

Our grant budget for 2018 was \$5,000.00 and we received grant applications totaling more than \$30,000.00. The funding we have received to date has been awarded, the money is now encumbered and waiting for disbursement.

While we have had positive public response, and requests for funding that far outpace our program budget, we are not asking for an increase in the grant budget this year. We prefer to be able to demonstrate a track record of success (completed projects) before asking for another increase. Our request for funding is the same as what we requested for 2018.

### **2019 Mini Grant Budget request: \$5,000.00**

The Landmarks Commission is responsible for installing small bronze plaques on the exterior of buildings when they are designated as local landmarks. In 2018, we designated two new local landmarks, and the two landmarks most recently designated, prior to 2018, also have not received plaques. We request funding to purchase these plaques.

### **Landmark Budget request for Plaques, Website hosting and administration: \$1000.00**

The Plan Commission, Landmarks Commission, City Staff and others have been discussing the need to create a Local Downtown Historic District which would create a level playing field for all properties within the Historic Downtown and protect the investment of owners and residents of the community. The Local Downtown Historic District would replace the existing Downtown Design Overlay Zoning District. There are many positives to creating a Local Downtown Historic District such as encouraging better consistent quality design and enhancing business recruitment potential. With this increased desire to create a Local Downtown Historic District, the Landmarks Commission has begun planning and outreach in 2018 with the intent to formally start the process in 2019.

**Budget request to begin the process to create a Local Downtown Historic District which includes seeking a request for proposal to draft the nomination for the district and mapping of the district area: \$8,000.00**

**Total Budget request: \$14,000.00**