Landmarks Commission Meeting Minutes
Thursday January 4, 2017 – 7:00 pm
City Hall, Hall of Fame Room, Lower Level, 381 E. Main Street, Stoughton, WI.

Members Present: Peggy Veregin, Chair; Alan Hedstrom, Vice-Chair; Kimberly Cook; Greg Pigarelli and Tim Swadley
Absent: Todd Hubing
Staff: Michael Stacey, Zoning Administrator
Guests: Attorney Matt Dregne; Emily Bahr; Sid Boersma and Patricia Micetic.

1. **Call to order.** Veregin called the meeting to order at 7:00 pm.

2. **Consider approval of the Landmarks Commission meeting minutes of December 7, 2017.**
   Motion by **Cook** to approve the minutes as presented, 2nd by **Swadley**.

   Veregin suggested changing the word "increase" with "changes" for agenda item #7.

   Motion carried 5 – 0.

3. **Request by Michael Engelberger for a certificate of appropriateness to redirect stormwater away from the foundation including associated repairs at South School, 1009 Summit Avenue.**
   Veregin introduced the request. The Commission discussed the lack of information regarding exactly what is being done to the exterior.

   Veregin plans to follow-up with Michael Engelberger regarding what is being planned.

   Motion by **Hedstrom** to Table the COA request until more information is available, 2nd by **Cook**. Motion carried 5 – 0.

4. **Review proposed ordinance amendments related to the request by the Common Council to develop an ordinance for consideration by the council that would amend existing City ordinances such that no building in a historic district listed on the National Register of Historic Places may be demolished without review and recommendation by Landmarks Commission and a decision by the Common Council based on appropriate and lawful standards.**
   Veregin began by asking if there are any questions about the changes to chapter 38.

   Hedstrom has concerns over the language in section 38-37(c) and he prefers the old language which gave the Commission 10 months to work with an applicant.

   Attorney Matt Dregne explained that the change is more of a legal standard.

   The Commission agreed to add, "the Council will base its determination on the requirements in section 38-37(c) at section 38-37(d).

   The Commission had a lengthy discussion about adding a provision to delay action on a demolition request to allow time to work on an alternative to demolition.

   The Commission decided to add language that the Commission shall make a decision on the demolition application within 90 days of the application date.

There was a lengthy discussion related to the meaning of a taking and how it relates to a demolition.

The Commission agreed to change the language in 38-37(c)(2) from "A failure to issue the permit" to "A denial of the permit".

Attorney Dregne will split the amendment into two separate ordinances, one for chapter 38 and one for chapter 78. The Landmarks Commission is responsible for chapter 38 while the Planning Commission is responsible for chapter 78. A public hearing is required for chapter 78 not chapter 38.

Motion by **Pigarelli** to recommend the Common Council approve chapter 38 amendments as presented by Attorney Dregne and as modified per the discussion at the meeting of January 4, 2018, 2nd by **Hedstrom**. Motion carried 5 – 0.

Attorney Dregne explained the changes to chapter 78 including the proposed changes offered by Michael Stacey.

The Commission agreed to change language in section 78-517(6)(a) from 60 days to 90 days to be consistent with chapter 38.

Veregin suggested changing sections 78-517(5)(b)5 and (5)(c)7 to read, "Written explanation regarding how the requested alterations conform to the Design Guidelines." The Commission agreed.

Motion by **Hedstrom** to recommend the Planning Commission approve the repealing of section 78-913 and the repeal and recreation of section 78-517 as amended, 2nd by **Cook**. Motion carried 5 – 0.

Stacey to bring a design guideline booklet to the Planning Commission meeting on Monday night.

The Planning Commission will discuss the amendments at their January 8, 2018 meeting. A public hearing for chapter 78 at the Planning Commission meeting of February 12, 2018 is anticipated

5. **Discuss prospective new Commissioner.**
   Veregin will contact Patricia Micetic regarding the open position.

6. **Status update for Highway Trailer / Moline Plow building redevelopment.**
   Bids have been received for the demolition and abatement of the building. Nothing else to report.

7. **Status update for 2017 local landmark grants.**
   The Commission is reviewing the COA application for 1009 Summit Avenue.

   $5,000 has been appropriated for mini-grants in 2018.

8. **Commission Reports/Calendar.**
   Veregin and Cook discussed proposed changes to State law that would have affected local landmark regulations.

9. Future agenda items. None discussed.

10. Adjournment. Motion by **Hedstrom** to adjourn at 9:42 pm, 2nd by **Cook**. Motion carried 5 - 0.

Respectfully Submitted,

Michael P. Stacey

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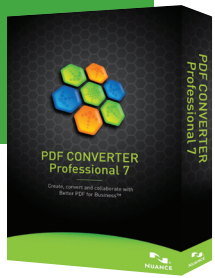

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