

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, October 13, 2016, at 7:00 pm** in the **Hall of Fame Room, Lower Level, City Hall, 381 E. Main Street, Stoughton, WI.**

AGENDA:

1. Call to order.
2. Consider approval of the Landmarks Commission meeting minutes of September 8, 2016.
3. Request by Chuck Haase to designate 529 E. Main Street as a Local Landmark.
 - Public Hearing
 - Recommendation to Council
4. Discuss 1892 High School Coalition group sessions.
5. Discuss Preservation Conference, Oct 21 – 22 at Wisconsin Dells.
6. RDA update regarding the Milfab/Highway Trailer/Power Plant development.
7. Commission Reports/Calendar.
8. Future agenda items.
9. Adjournment.

10/3/16mps

COMMISSIONERS:

Peggy Veregin, Chair
Alan Hedstrom, Vice-Chair
Josh Mabie

Kathleen Tass Johnson (Council Rep)
Greg Pigarelli, Secretary

Kimberly Cook
Stephen Mar-Pohl

EMAIL NOTICES:

Art Wendt
Council Members
DERickson@madison.com
Steve Kittelson

Kelli Krcma
Matt Dregne, City Attorney
Receptionists
Chuck Haase

Stoughton Hub
Leadership Team
smonette@stolib.org

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

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

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

Landmarks Commission Meeting Minutes

Thursday, September 8, 2016 – 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; Kathleen Tass Johnson; Alan Hedstrom; Greg Pigarelli and Stephen Mar-Pohl

Absent: Josh Mabie

Staff: Zoning Administrator, Michael Stacey

Guests: Elisabeth Mensink; Sara Lenz and Todd Hubing

1. **Call to order.** Veregin called the meeting to order at 7:00 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of July 14, 2016.**
Motion by **Hedstrom** to approve the minutes as presented, 2nd by **Cook**. Motion carried 6 – 0.

3. **Request by Elisabeth Mensink for approval of a certificate of appropriateness to install a storage shed at West School Apartments, 400 Garfield Street.**

Veregin gave an overview of the application. Elisabeth Mensink was available for questions.

Motion by **Mar-Pohl** to approve the COA request as presented, 2nd by **Tass-Johnson**. Motion carried 6 – 0.

4. **Request by Daniel and Sara Lenz for approval of a certificate of appropriateness to replace portions of roofing and siding at the Era H. and Harriet Grout Gerard House, 118 N. Page Street.**

Veregin gave an overview of the application and suggested repairs match existing scale, color and design.

Sara Lenz stated that due to the condition of the roof they had to proceed with the repairs prior to approval. The repairs were made to match.

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

5. **Discuss request by Chuck Haase to designate the Freight Depot, 529 E. Main Street as a Local Landmark.**

Veregin is working on the nomination papers and stated pictures of the exterior are needed. She also suggested a letter of support from Mr. Haase would be nice to have given Mr. Haase's previous objections to landmarking. Veregin noted the exterior has been modified from the original construction.

Stacey will send Mr. Haase's contact information to Veregin. Stacey will also try to make contact with Mr. Haase and get inside the building to take pictures.

Mar-Pohl will check Sanborn Maps for information related to this property.

If Mr. Haase is agreeable to signing a letter of support, and in consideration of his declining health, the Landmarks Commission can provide one as a convenience to him. Veregin will draft

a letter. A public hearing will be necessary at a Landmarks Commission meeting and a recommendation will go to the City Council.

Veregin will send Tass-Johnson links for information gathering and newspaper references.

6. Discuss 1892 High School Coalition group sessions.

Veregin provided information about a meeting coming up this Saturday at the Stoughton Hospital Cafeteria at 8:45 am. Veregin explained the Coalition is a group comprised of Sustainable Stoughton, Landmarks Commission, Stoughton Historical Society and R Olde House Group.

A lengthy discussion proceeded as follows:

- A series of meetings are planned this Fall to help identify a potential use for the building to present to the School Superintendent and School Board;
- The use should be appropriate to its location on the middle school campus;
- Mar-Pohl is working on a video with 3D modeling to show what the building could look like if restored;
- Veregin is working on a draft flyer to explain the intent of the future group sessions;
- The Coalition is also working on draft questions to use at the group sessions;
- Email and Facebook will be a resource for people to provide feedback or ask questions.

The Commission discussed providing some funding to help pay for organizing and preparing materials for future sessions.

Motion by **Hedstrom** to provide \$100 toward the Coalition efforts for preparation of materials for future group sessions, 2nd by **Mar-Pohl**. Motion carried 6 – 0. Stacey stated a receipt will be necessary to provide funding.

7. Discuss Depot Hill District.

Veregin stated Stacey has provided a list of current owners within the proposed Depot Hill district. Veregin suggested having a public informational meeting with the owners.

Hedstrom suggested waiting on the Depot Hill district and concentrating on the Freight Depot Local Landmark nomination. The Commission agreed.

8. Commission Reports/Calendar.

Potential interest in the Power Plant building discussed.

9. Future agenda items.

Preservation Conference, Oct 21 – 22 at Wisconsin Dells.

RDA update regarding the Milfab/Highway Trailer/Power Plant development.

10. Adjournment. Motion by **Hedstrom** to adjourn at 8:50 pm, 2nd by **Tass-Johnson**. Motion carried 6 – 0.

Respectfully Submitted, *Michael Stacey*

City of Stoughton, 381 E Main Street, Stoughton WI 53589

RESOLUTION OF THE COMMON COUNCIL

Officially designating 529 E. Main Street, historically known as the Chicago, Milwaukee and St. Paul Railroad Depot (C.M. and St. P. Depot) as a Local Landmark in the City of Stoughton, WI.

Committee Action: Landmarks Commission recommends Common Council approval - .

Fiscal Impact: None

File Number: R- - 16

Date Introduced:

WHEREAS, the Landmarks Commission received a request from Chuck Haase, owner of the property at 529 E. Main Street to designate the property as a Local Landmark; and

WHEREAS, the Landmarks Commission held a public hearing on October 13, 2016 and recommend approval of designating the property at 529 E. Main Street as a Local Landmark; and

WHEREAS, the property at 529 E. Main Street was originally built to be a Freight and Passenger Terminal; and

WHEREAS, the property at 529 E. Main Street exemplifies the cultural, political, economic, or social history of the city; and

WHEREAS, the property is identified with important historic or prehistoric persons or events in the community; and

WHEREAS, the property is a unique and irreplaceable asset to its neighborhood and the city; and

WHEREAS, the property provides an example of the physical surroundings in which past generations lived; new therefore

BE IT RESOLVED, the City of Stoughton Common Council approves the Local Landmark designation for 529 E. Main Street.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

Donna Olson, Mayor _____ Date _____

Council Action: _____ ☐ **Override** **Vote** _____

September 12, 2016

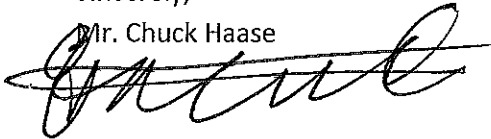
Mr. Michael Stacey
Planning Department
City of Stoughton
City Hall, 381 East Main Street
Stoughton, WI 53589

Dear Mr. Stacey,

My name is Chuck Haase and I own the property at 529 E Main Street, historically known as the Chicago, Milwaukee and St. Paul Railroad Depot (C. M. and St. P. Depot). I have initiated a Local Landmark nomination of this property and fully support the designation of this property as a Local Landmark.

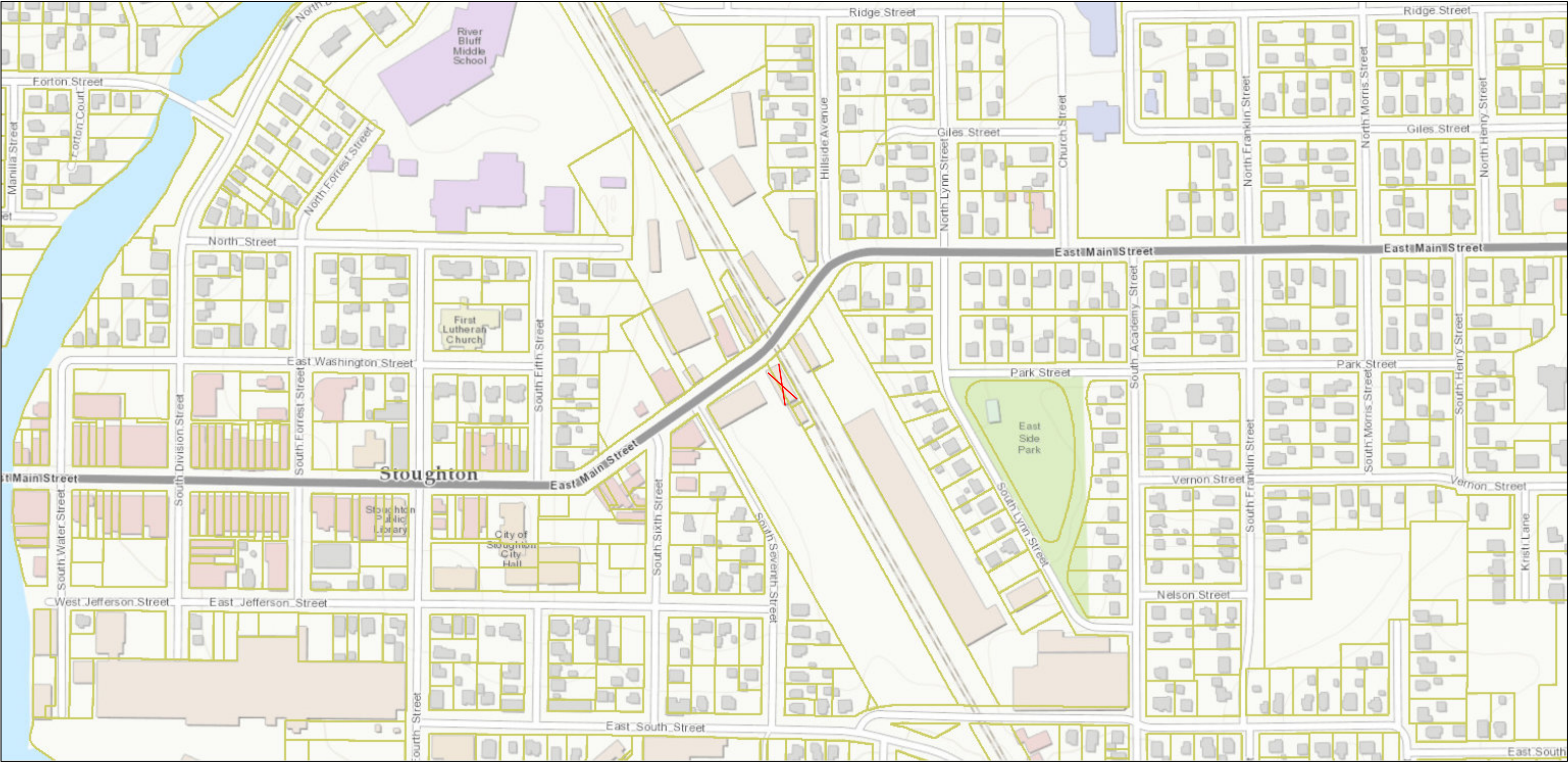
Sincerely,

Mr. Chuck Haase


A handwritten signature in black ink, appearing to read 'Chuck Haase', written over the printed name.

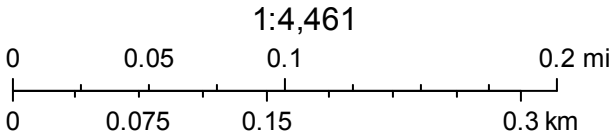






October 4, 2016

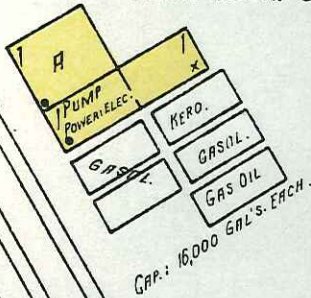
 Tax Parcels



Planning
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,
GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,
Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),
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