



OFFICIAL NOTICE AND AGENDA

Notice is hereby given that the Landmarks Commission of the City of Stoughton, Wisconsin, will hold a regular or special virtual meeting as indicated on the date and at the time and location given below.

Meeting of: **LANDMARKS COMMISSION OF THE CITY OF STOUGHTON**
Date//Time: Thursday March 11, 2021 @ 6:30 p.m.
Location: Virtual Please join the meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/421355917>

You can also dial in using your phone.

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Access Code: 421-355-917

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AGENDA

1. Call to Order
2. Consider approval of the Landmarks Commission meeting minutes of February 11, 2021.

Discussion/Potential Action.

3. Local Downtown District.
4. Depot Hill Historic District.
5. Discuss creating a new Landmark's Commission website.
6. Historic Preservation Awards
7. CLG grant.
8. Mini-grants 2020 and 2021

Communications/Updates.

9. Commission reports/calendar.
10. Future agenda items.
11. Adjournment.

3/1/21mps

COMMISSIONERS:

Peggy Veregin
Alan Hedstrom
Kristi Panthofer

Jean Ligocki (Council Rep)
Greg Pigarelli

Kimberly Cook
Todd Hubing

EMAIL NOTICES:

Desi Weum
Matt Dregne, City Attorney
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Steve Kittelson

Council Members
Leadership Team
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Receptionists
Chamber of Commerce
Spencer Meier
wstotv981@gmail.com

Any person wishing to attend the meeting, whom because of a disability, requires special accommodation, should contact the City Clerk's Office at (608) 873-6692 at least 24 hours before the scheduled meeting time so appropriate arrangements can be made. In addition, any person wishing to speak or have their comments heard but does not have access to the internet should also contact the City Clerk's Office at the number above at least 24 hours before the scheduled meeting so appropriate arrangements can be made.

Landmarks Commission Meeting Minutes
Thursday February 11, 2021 – 6:30 pm
Virtual

Members Present: Todd Hubing; Greg Pigarelli, Secretary; Kimberly Cook; Jean Ligoeki and Alan Hedstrom, Vice-Chair; Peggy Veregin, Chair and Kristi Panthofer

Staff: Michael Stacey, Zoning Administrator

Absent: None

Guests: Jordan Tilleson; Kathleen Kelly; Joanne Grassman; Mayor Tim Swadley; Michael Collins; Sid Boersma; Lisa Reeves; Dale Otradovec and Kristen Zoerner.

Press: None

1. **Call to order.** Veregin called the meeting to order at 6:30 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of January 14, 2021.** Motion by **Pigarelli** to approve the minutes as presented, 2nd by **Hubing**. Motion carried 6 - 0.

Hedstrom arrived at 6:32 pm.

3. **Local Downtown District.**

Veregin explained the intent of the public hearing which is not required and indicated where the Commission is at in the Local Downtown District planning process.

Veregin stated we have become aware that the survey used to gather information has been deemed worthless because it was determined that numerous responses were submitted by one person. Stacey stated out of 200 responses at least 105 were from one IP address or one person. There is also indication that the same person used other computers to submit additional negative responses.

Veregin opened the public hearing.

Kathleen Kelli spoke in favor of creating the Local Downtown District.

Veregin closed the public hearing.

The Commission will continue with the Local Downtown District planning process.

4. **Depot Hill Historic District.**

Veregin explained the intent and process to approve the Depot Hill Historic District. The initial plan is to have a meeting with property owners within the district and discuss what the district will mean for them.

Stacey will assist in getting notices out to property owners.

Sid Boersma questioned what the hashed buildings mean. Veregin stated those were deemed non-contributing buildings when the district was first planned. All buildings would be evaluated again to determine which are contributing or non-contributing to the district. Non-contributing

means either the building was altered from its original state or the building was built after the historic period that the district represents.

Joanne Grassman, who is interested in purchasing a property within the proposed district spoke in favor of creating the district because it may allow her to gain tax credits to update the building.

Veregin stated the plan is to move quickly on this project and we'll keep Joanne Grassman informed of the progress.

5. Discuss creating a new Landmarks Commission website.

Veregin stated there is a need to get moving on this project.

Stacey stated the City is looking to hire back Derek Westby on a temporary basis and he could assist the Commission in creating a website using Squarespace.

The Commission discussed websites such as the RDA and Opera House as examples of the direction they could go.

Stacey stated the Commission should have an outline of what they would like so if Derek Westby becomes available we'll be ready.

Ligocki questioned if Derek was involved in creating the RDA website. Mayor Swadley stated he believe he was involved.

6. Historic Preservation Awards.

Veregin plans to provide a letter to Stacey to mail out to the award recipients. Veregin would like a virtual presentation before a Common Council meeting. Stacey stated that can be achieved. Ligocki agreed.

7. CLG grant.

Veregin stated the Commission should find out by Friday Feb 19th if we got the grant.

8. Mini-Grants 2020 and 2021.

Stacey provided a spreadsheet of the 2020 and 2021 mini-grants. Ligocki noted \$9,000 is slated for 2021.

Mayor Swadley suggested providing a summary and pictures for a presentation to Council. Veregin agreed.

Veregin to provide Stacey with the 2021 mini-grant letter to be sent to Local Landmark property owners.

9. Commission Reports/Calendar.

Mayor Swadley stated there may be some grant funding available for downtown properties and to contact Gary Becker for more information. Mayor Swadley sent an email to Veregin and Stacey with more info.

10. Future agenda items.

Depot Hill Historic District; Downtown Local District; Mini-Grants.

11. Adjournment. Motion by **Hubing** to adjourn at 7:20 pm, 2nd by **Hedstrom**. Motion carried 7– 0.

Respectfully Submitted,

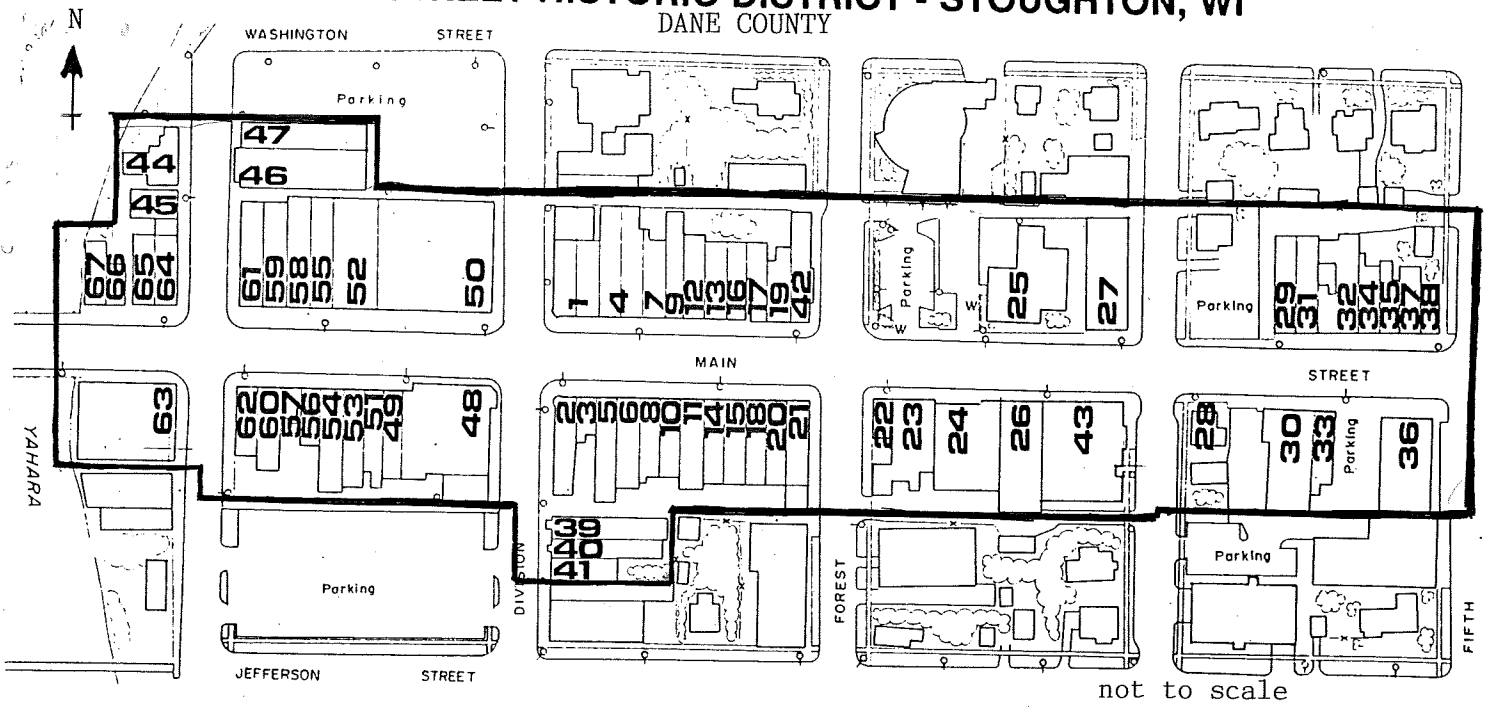
Michael P. Stacey

EXISTING HISTORIC RESOURCES: MAIN STREET COMMERCIAL DISTRICT



MAIN STREET HISTORIC DISTRICT - STOUGHTON, WI

DANE COUNTY



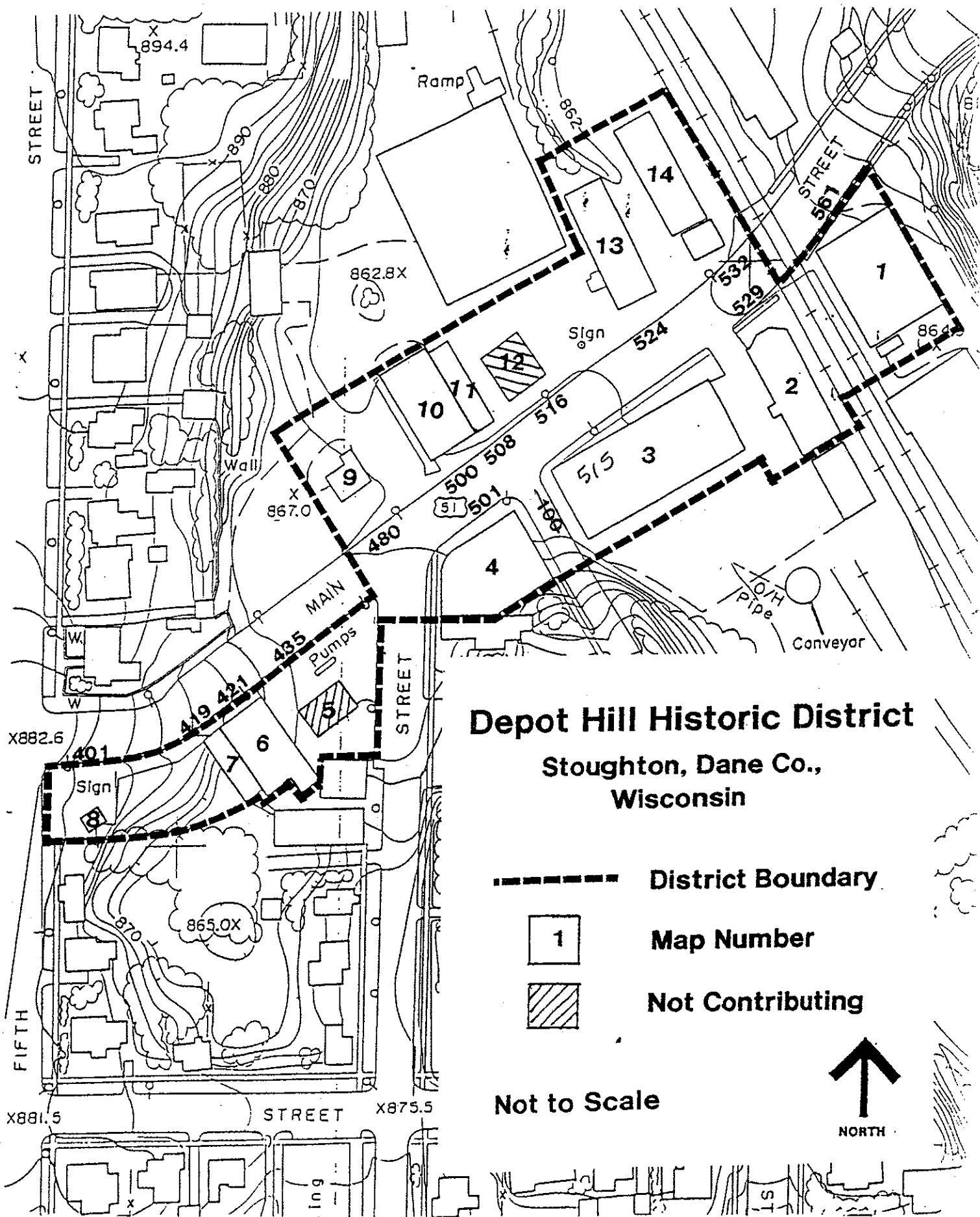
Inventory of Properties

Key	Address	Map Code	Class
1	100-110 E. Main	61/16	c*
2	105 E. Main	62/2	c*
3	113 E. Main	62/7	n.c.*
4	120-130 E. Main	61/15	c*
5	121 E. Main	62/8	c*
6	129 E. Main	62/9	n.c.*
7	134 E. Main	40/21	c*
8	139 E. Main	62/10	c*
9	144 E. Main	40/20	c*
10	147 E. Main	62/11	c*
11	151 E. Main	62/12	c*
12	154 E. Main	61/13	c*
13	160 E. Main	40/22	c*
14	157-161 E. Main	62/13	c*
15	167 E. Main	62/14	c*
16	164 E. Main	40/23	c*
17	172 E. Main	61/12	n.c.*
18	175 E. Main	62/15	c*
19	180-184 E. Main	40/24	c*
20	183 E. Main	62/16	c*
21	195 E. Main	62/17	c*
22	209-211 E. Main	59/19	n.c.
23	225-299 E. Main	59/18	n.c.
24	243 E. Main	59/17	n.c.
25	246 E. Main	40/14	c
26	255 E. Main	40/13	c
27	288 E. Main	59/9	c
28	315 E. Main	59/15	c
29	334 E. Main	57/11	n.c.
30	341-345 E. Main	40/9	c
31	340 E. Main	58/8	n.c.
32	348-354 E. Main	58/9	c
33	355-357 E. Main	59/14	c
34	374 E. Main	40/12	c
35	378 E. Main	58/10	n.c.
36	381 E. Main	59/12	c




* These properties were included in the original Main Street Historic District Nomination.

37	384 E. Main	58/11	c
38	388 E. Main	58/12	n.c.
39	317 S. Division	57/2	c
40	319 S. Division	57/5	c
41	321 S. Division	57/3	c
42	218 S. Forrest	61/11	n.c.*
43	304 S. Fourth	59/10	c
44	212 S. Water	59/3	n.c.
45	218-220 S. Water	59/4	c
46	211 S. Water	60/20	c
47	Circa 209 S. Water	60/21	c
48	101 W. Main	62/5	c*
49	127-133 W. Main	62/4	c*
50	124 W. Main	61/17	n.c.*
51	143 W. Main	62/3	c*
52	154 W. Main	40/33	c*
53	155 W. Main	62/2	c*
54	159 W. Main	61/24	n.c.*
55	168 W. Main	61/18	c*
56	171 W. Main	40/29	c*
57	173 W. Main	61/23	n.c.*
58	176 W. Main	61/19	c*
59	184 W. Main	61/20	c*
60	187 W. Main	40/30	c*
61	188 W. Main	40/27	c*
62	193 W. Main	61/22	c*
63	201 W. Main	61/21	c*
64	204 W. Main	59/5	c
65	206-208 W. Main	59/6	n.c.
66	214 W. Main	59/7	n.c.
67	220 W. Main	59/8	n.c.

c = Contributing n.c. = non contributing



Depot Hill Historic District
Stoughton, Dane Co.,
Wisconsin

-  District Boundary
-  Map Number
-  Not Contributing

Not to Scale



DEPOT HILL HISTORIC DISTRICT OWNER INFORMATION
JULY 18, 2016

MAP #	HISTORIC NAME	STREET ADDRESS	PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP	NOTES
1	OLE C. LEE AND CO. TOBACCO WAREHOUSE	567 E MAIN ST	STOUGHTON TRAILERS INC	PO BOX 606	STOUGHTON	WI	53589	
2	C.M. AND ST. P. RAILROAD DEPOT	529 E MAIN ST	JBST STOUGHTON LLC (BILL WEBER)	3240 BROOKLYN DRIVE	STOUGHTON	WI	53589	
3	TURNER AND ATKINSON TOBACCO WAREHOUSE	515 E MAIN ST	STI HOLDINGS INC	PO BOX 606	STOUGHTON	WI	53589	
4	(DOUGHBOY BLDG - FEEDMILL)	501 E MAIN ST	LYNN M HULL	3208 AALSETH LN	STOUGHTON	WI	53589	FOR SALE
5	ROBERT VAN ETEN SERVICE STATION	435 E MAIN ST	MELTON SERVICE LLC	435 E MAIN ST	STOUGHTON	WI	53589	
6	GREGOR HANSON HOTEL	421 E MAIN ST	ELSING REV LIVING TR	124 W CHICAGO ST	STOUGHTON	WI	53589	FOR SALE
7	CARL ELLINGSON SALOON BUILDING	419 E MAIN ST	RICHARD & GIOVANNA LAZZARO	519 S PAGE ST	STOUGHTON	WI	53589	
8	STANDARD OIL CO. FILLING STATION	401 E MAIN ST	STOUGHTON, CITY OF	381 E MAIN ST	STOUGHTON	WI	53589	BUILDING GONE
9	ABE HOLTAN SERVICE STATION	480 E MAIN ST	DAVID MELTON	1447 COUNTY HWY B	CAMBRIDGE	WI	53523	
10	STOUGHTON BUICK CO. GARAGE AND SHOWROOM	500 E MAIN ST	RICHARD AMMUNDSON	413 NORA ST	STOUGHTON	WI	53589	
11	PABST BREWING CO. SALOON BUILDING	508 E MAIN ST	DANNY K AABERG	508 E MAIN ST	STOUGHTON	WI	53589	
12	BRITTINGHAM & HIXON LUMBER CO. LUMBERYARD OFFICE	516 E MAIN ST	VIKING WAREHOUSE AND STORAGE LLC	972 COUNTY HWY N	STOUGHTON	WI	53589	
13	LEVI KITTILSON & CO. TOBACCO WAREHOUSE	524 E MAIN ST	A O ARTS WAREHOUSE LLC	4802 COTTAGE GROVE RD	MADISON	WI	53716	
14	C.M. ST. P. & P RAILROAD DEPOT	532 E MAIN ST	STOUGHTON, CITY OF	381 E MAIN ST	STOUGHTON	WI	53589	

	EXISTING LOCAL LANDMARKS
	NON-CONTRIBUTING

From: [Jason L Tish](#)
To: [Michael Stacey](#)
Subject: CLG Grant Application
Date: Monday, February 22, 2021 3:42:50 PM

Hi Michael-

I'm happy to be able to tell you that your grant proposal for \$17,000 to update the design guidelines for the Main Street Historic District has been awarded. Congratulations!

Please share this news with the Financial Official named in the application, and anyone else who may be involved in the project.

Also feel free to publicize the grant award. We will be sending notification letters to other local officials as well as state and federal representatives and senators.

Next steps - We will prepare a Memorandum of Agreement (MOA) between the Wisconsin Historical Society and the City of Stoughton that stipulates the terms of the grant. Then we will work with you to prepare a Request for Bids, and eventually a contract with a consultant. Once you have signed MOA, a Purchase Order for reimbursement, and a signed contract with a consultant, you can start the project work. For planning purposes, bear in mind that September 30, 2022 is the deadline for completing all project work and for submitting your final request for reimbursement.

I'll be your contact person for all issues related to the grant.

Thanks again for applying to this grant program. I look forward to working with you to get this project done.

-Jason

Jason Tish

***Certified Local Government & Preservation Education Coordinator
State Historic Preservation Office***

Wisconsin Historical Society
816 State St, Rm 305, Madison WI 53706

Office: 608-264-6512

www.wisconsinhistory.org

Wisconsin Historical Society

Collecting, Preserving, and Sharing Stories Since 1846

As of Monday November 16th, 2020 I am working remotely due to the public health crisis of COVID-19. I have reduced access to my office phone, and some records. This may increase my response time to inquiries. I truly appreciate your patience as I do my best to respond with useful information in a timely manner.

2020 GRANT FUNDING

APPLICANT	PROPERTY		GRANT AMOUNT	AWARD DATE	COA APPROVAL	PROJECT APPROVAL	DEADLINE	FUNDS PAID
KERIANN MURPHY	201 S. FRANKLIN ST	WINDOW REPAIR	\$2,000.00	3/12/2020	1/9/2020	11/12/2020	6/12/2021	11/13/2020
BILL WEBER	529 E. MAIN STREET	REPOINT EASTSIDE EXTERIOR AND ROOF REPAIR	\$2,000.00	3/12/2020	12/10/2020	1/14/2021	6/12/2021	1/21/2021
ERIN WILSON	101 S. FIFTH STREET	EXTERIOR REPAIR AND PAINTING	\$2,000.00	3/12/2020			6/12/2021	
KATRINA KELLER	154 E. MAIN STREET	EXTERIOR REPAIRS	\$1,548.67	3/12/2020	9/10/2020	1/14/2021	6/12/2021	1/21/2021
LISA MENSINK	400 GARFIELD STREET	REPOINT AND REPAIR MASONRY	\$2,000.00	3/12/2020	5/14/2020	9/10/2020	6/12/2021	9/11/2020
	TOTAL 2020 FUNDING:		\$10,000.00					

2021 GRANT FUNDING

APPLICANT	PROPERTY		GRANT AMOUNT	AWARD DATE	COA APPROVAL	PROJECT APPROVAL	DEADLINE	FUNDS PAID
	TOTAL 2020 FUNDING:		\$9,000.00					

February 2, 2021

LANDMARKS ACCOUNT TOTALS:

235-55100-50719 - Mini-Grants	\$9,000 (2020 remaining \$2,451.33)
235-55100-50721 - General Account	\$1,739.33
410-57190-50820-20039000 – CIP	\$13,000 (Downtown District Funds)