City of Stoughton Certificate of Appropriateness Definition and Procedure

Any plans to alter or reconstruct the exterior of any locally designed landmark or landmark site, and interior work that may impact exterior features, must be approved by the Landmarks Commission before a building permit can be issued. The Commission will conduct a design review and issue a Certificate of Appropriateness (COA) to indicate that the proposed alterations have been approved.

The application form for the COA can be obtained from the Zoning Administrator along with the request for a building permit. When completed, the application form must contain all pertinent information concerning any alteration or reconstruction of a landmark or landmark site. This information will be needed for the Landmarks Commission to evaluate the impact of the proposed work on the landmark and the surrounding area. In order to expedite the evaluation process, please fill out the form completely and accurately, and include drawings and photographs. The completed form should be submitted to the Zoning Administrator at Stoughton City Hall, 207 S. Forrest Street.

The Commission shall have up to 60 days to approve the application and return the COA to the Zoning Administrator with permission to issue the building permit. If the Commission determines that the request does not meet the guidelines of city ordinance 12.135 (6)(c)(1-2), it shall inform the Zoning Administrator to deny the issuance of the permit. The Commission shall, at the request of the applicant, cooperate and work with the applicant in an attempt to obtain approval within the guidelines of the ordinance. Review of denial of permits shall lie to the City Council pursuant to chapter 2, article V and statute.

Certificate of Appropriateness Application Instructions

To receive a Certificate of Appropriateness (COA) from the Stoughton Landmarks Commission, it is necessary for the applicant to complete a COA application form and return it with copies of supplemental materials as appropriate to further describe the proposed project. Supplemental materials include photographs, plans, drawings and specifications. A complete application is to be filed with the Zoning Administrator for the City of Stoughton at least two weeks before the regularly scheduled Commission meeting at which the application and design is to be reviewed. Generally, supplemental materials submitted with the application are not returnable, with the exception of historic photographs, etchings, lithographs or original blueprints and drawings.

1. **Name of Property**
   Provide the name given to the property when it was designated, if you know it. Give the full address of the property. If located in a local historic district, give the name by which the district was designated.

2. **Name and Mailing Address of Property Owner**
   Provide the name, address, and telephone number of the property owner. If there are multiple owners of the property, include all parties using a separate sheet of paper if necessary. Provide the name, address and telephone number of applicants, if different from the owner.

3. **Attachments**
   Provide supplemental materials including current photographs of the property, photographs of existing conditions at the location of the building where the work is to occur, a copy of the plans and drawings and written specifications of the proposed project. To supplement your application and to help clarify the scope of work you may also submit material samples, site plans, sketches, historical documentation, or anything else that will illustrate to the Commission and staff the effect of the proposed project.

4. **Description of Proposed Project**
   Complete a separate description for each exterior architectural feature affected, such as windows, roof, porch(es), cornice, or masonry. Briefly describe the feature and give the approximate date it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many pages as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Key work items to accompanying drawings or photographs.

5. **Signature of Applicant**
   All applications must be signed and dated.

If you have questions or need assistance in completing this form, please contact the Zoning Administrator at Stoughton City Hall (608) 646-0421.

City of Stoughton Certificate of Appropriateness Application Form

1. **Name of Property**: Iverson-Johnson House

2. **Address of Property:** 327 E Washington St. Stoughton, WI 53589

   Name of historic district in which property is located: n/a

3. **Owner & Applicant Information**

   Owner Name: Eric & Crystal Francksen

Street Address: 327 E. Washington St.

City: Stoughton State: WI Zip: 53589

Daytime Phone, including Area Code: 608-322-6841

Applicant (if different from owner): n/a

Applicant's Daytime Phone, including Area Code: 608-322-6841

4. **Attachments.** The following information is enclosed:

_____ Photographs
_____ Sketches, elevation drawings
_x_ Plan drawings
_x_ Site plan showing relative location of adjoining buildings, if located within a Historic
_x_ Specifications
_____ Other (describe)

5. **Description of Proposed Project** (on next pages)

6. **Signature of Applicant** _____ Date: _5/15/23

Return To: Zoning Administrator, Stoughton City Hall, 207 S Forrest Street
mstacey@ci.stoughton.wi.us

Description of Proposed Project

(attach additional sheets as necessary)

Architectural Feature: Garage

Approximate date of feature: Spring 2023

Describe existing feature: Broken concrete slab. Aged wooden fence

Describe proposed work, materials to be used and impact to existing feature:
A new garage will be built to replace the removed garage. The new garage will be designed in the Victorian carriage house style and have similar architectural details to complement but not overshadow the house. Materials for the exterior will be wood with a small amount of stone around the foundation.

The new foundation and driveway will be concrete. The new garage will use the same street access as the old garage and will be built in a way to preserve the large oak tree in the back yard.

Photograph No. _____ **Drawing No.** _____

Architectural Feature: _____

Approximate date of feature: _____

Describe existing feature:

_____

_____

_____

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

_____

_____

_____

Photograph No. _____ **Drawing No.** _____

Architectural Feature: _____

Approximate date of feature: _____

Describe existing feature:

_____

_____

_____

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

_____

_____

_____

WASHINGTON STREET

FOURTH STREET

FIFTH STREET

EAST MAIN STREET

ALLEY

PUBLIC ALLEY

BLOCK 38

LOT 1
6,750 SQ. FT.
OR 0.20 ACRES

LOT 2

LOT 3

LOT 4

LOT 13

LOT 14

LOT 15

LOT 16

N 89°17'37" W 264.50' (264')

N 89°17'37" W

65.99' (66')

S 89°20'05" E 264.55'

S 89°20'05" E

S 89°22'33" E 264.60' (264')

S 00°42'24" W

N 00°41'02" E

S 00°42'20" W

N 00°41'02" E

265.42' (264')

132.57'

132.41'

132.52'

127.24'

132.71' (132)

66.10' (66')

66.31' (66')

66.72'

65.75'

66.04'

22.04' (22)

4' - 0"

36' - 0"

21' - 5"

25' - 0"

26' - 0"

26' - 5"

10' - 0"

40' - 6"

New Garage Shop

EXISTING HOUSE
327 E. WASHINGTON STREET
STOUGHTON, WI 53589

EXISTING GARAGE

DECK / PORCH

2ND STORY DECK

FOUNDATION BASEMENT COVERED WITH GLASS

SITE BENCHMARK
TOP NUT HYDRANT = 891.81'

TO SET PIPE WEST 1.30' AND NORTH 0.53' FROM SET REBAR.

CONCRETE

CURB

BLACKTOP

CONCRETE IS 1ft EAST OF PROPERTY LINE

WOOD RETAINING WALL IS 0.7' EAST OF PROPERTY LINE

SEE DETAIL "A"

BUILDING SETBACKS:

HOUSE
FRONT = 20 FT. / PORCH = 12 FT.
SIDE = 6 FT. / 20 FT. STREET
REAR = 20 FT

ACCESSORY BUILDING
REAR = 4 FT.
SIDE = 4 FT.

NOTE:

BLOCK 38 ESTABLISHED FROM DAVID RIESOP PLAT OF SURVEY DATED APRIL 30TH, 2020.

1 Site Plan Feet
1" = 20'-0"

W E

BEARINGS ARE I
OF LOT 1, BL
STOUGHTON, L

SC

0' 5' 1 30'

PREF

SWEEN
1008 FI
MADIS

D

0.52' –

LEG

= SET 3/4"X24" REBAR WT. 1.5 LB PER LINEAR FT.
= SET SURVEY SPIKE
= FOUND 3/4" REBAR (UNLESS NOTED)
= FOUND RAILROAD SPIKE
= FOUND 1 1/4" IRON PIPE
(##) = RECORDED AS
= SPOT ELEVATION
= POWERPOLE
= MANHOLE
= FIRE HYDRANT
= GAS METER
= WATER VALVE
= AC UNIT
= ELECTRIC METER
= UTILITY BASE VAULT
= DECIDUOUS TREE (DIAMETER NOTED)

LINE LEGEND

= SANITARY SEWER
= OVER HEAD UTILITIES
= WATER MAIN
= UNDERGROUND COMMUNICATION
= UNDERGROUND GAS MAIN
= WOOD FENCE

NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALE AMINATION OF SUCH DOCUMENTS.

2.) WETLANDS AND FLOOD PLAI SENT, HAVE EN DELINEATED OR SH

3.) ELEVATIONS ARE REFERENC AVD 88 (201 NUT OF HYDRANT LOCATED AT THEAST OC BENCHMARK IS BLOCK 38, TOP HYDRANT = 891.81'

4.) ALL UTILITIES SHOWN ON TH MARKINGS PLACED BY THE UTI PLANS PROVIDED BY OTHERS. I OBSCURED THE LOCATION OF OWNERS/CONTRACTORS TO C UNDERGROUND UTILITIES BEFO DIGGER'S HOTLINE NO. 1-800-2 Y WERE FI PANIES OR WHERE SNC TIES. IT IS T ERS HOTLI CONSTRUC DIGGER'S HO M GROUND R ESTABLISHE STACLES MAY ITY OF THE CATION OF TING IS DONE. 2021-361394

DESCRIPTION:

Lot 1, Block 38, Original Plat of St Office in Volume A of Plats, Page the Northeast 1/4 of Section 8, T5 recorded i ocument N City of Stc er of t hwest scons

SURVEYOR'S CERTIF

I certify that this survey is correct tc the provisions of Chapter A-E7 WI Statutes Field work w of my knowle pleted on S

Williamson Surveying and Associates by Noa T. Prieve & Chris W. Adams

Date

Noa T. Prieve S-2499
Professional Land Surveyor

SWEENEY
DESIGN • REMODEL

1008 Fish Hatchery Road Madison, WI 53715
Phone (608) 257-3034 Fax (608) 257-3003
www.remodelmadison.com

Client: Crystal & Eric Franckseen

Address: 327 E. Washington Street
Stoughton, WI 53589

New Garage and Workshop

Date & Time: 4/21/2023 1:36:12 PM

SURVEYORS SEAL

Final Plan Approval

Sales	Date	Owner	Date

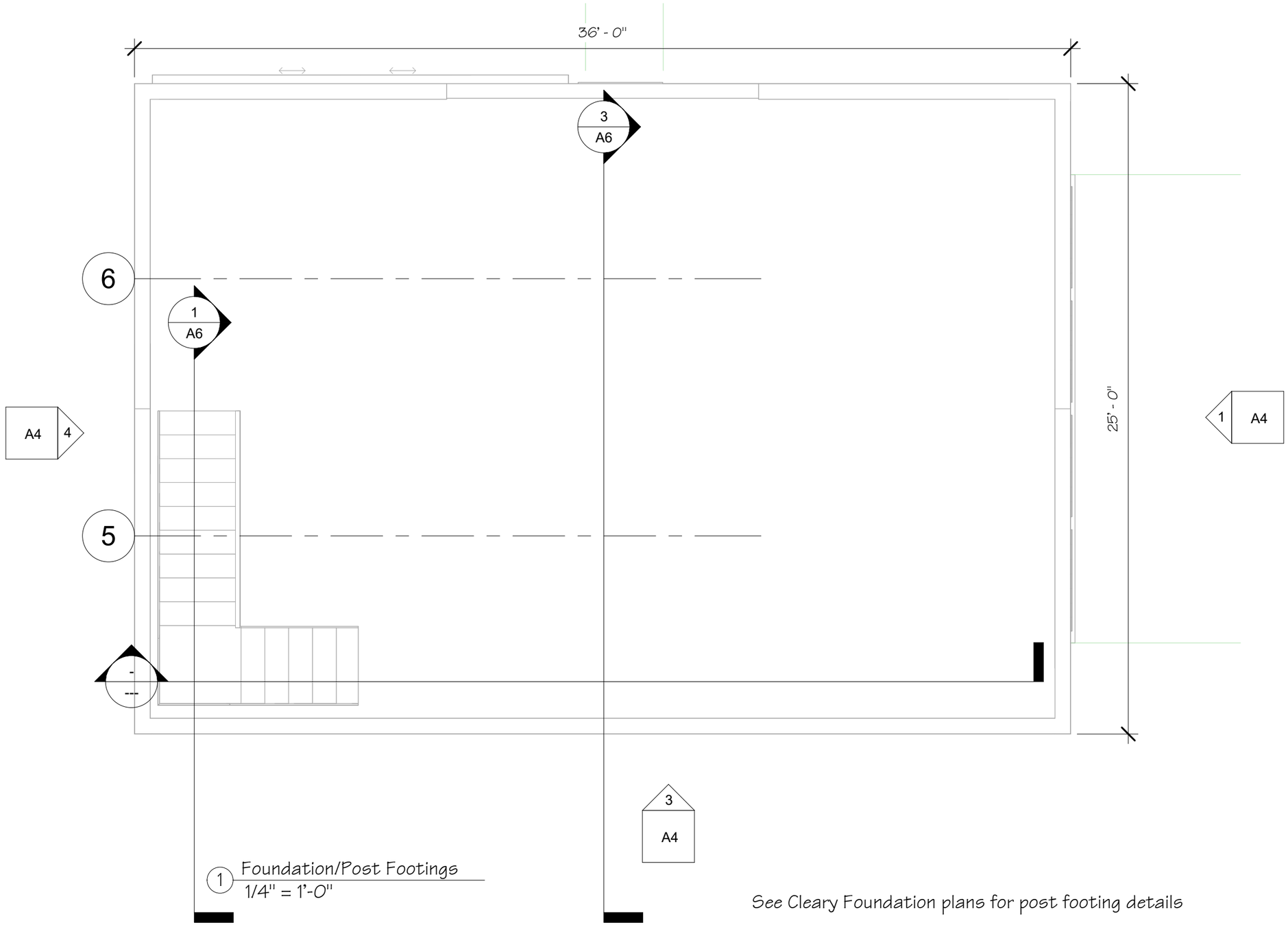
WILLIAMSON SURVEYING & ASSOCIATES, LLC
164 A WEST MAIN STREET, STOUGHTON, WISCONSIN, 53589
NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAM G.COM

Drawn by: las

TOPOGRAPH C2

Lot 1, Block 38, Original Plat of Stoughton, located in the Northwest 1/4 of Section 8, T5N, R11E, City of Stoughton, Dane County, Wisconsin.

DATE: SEPTEMBER 14TH, 2021	REVISION DATE: SEPTEMBER 29TH, 2021	CHECK BY:	N.T.P.
SCALE: 1" = 10'		DRAWING NO.:	2W-350
DRAWN BY: NEIL KORTZ		SHEET:	1 OF 1



1 Foundation/Post Footings
1/4" = 1'-0"

See Cleary Foundation plans for post footing details

Final Plan Approval			
Sales	Date	Owner	Date

SWEENEY
DESIGN • REMODEL
1008 Fish Hatchery Road Madison, WI 53715
Phone (608) 257-3034 Fax (608) 257-3003
www.remodelmadison.com

Client: Crystal & Eric Franckson

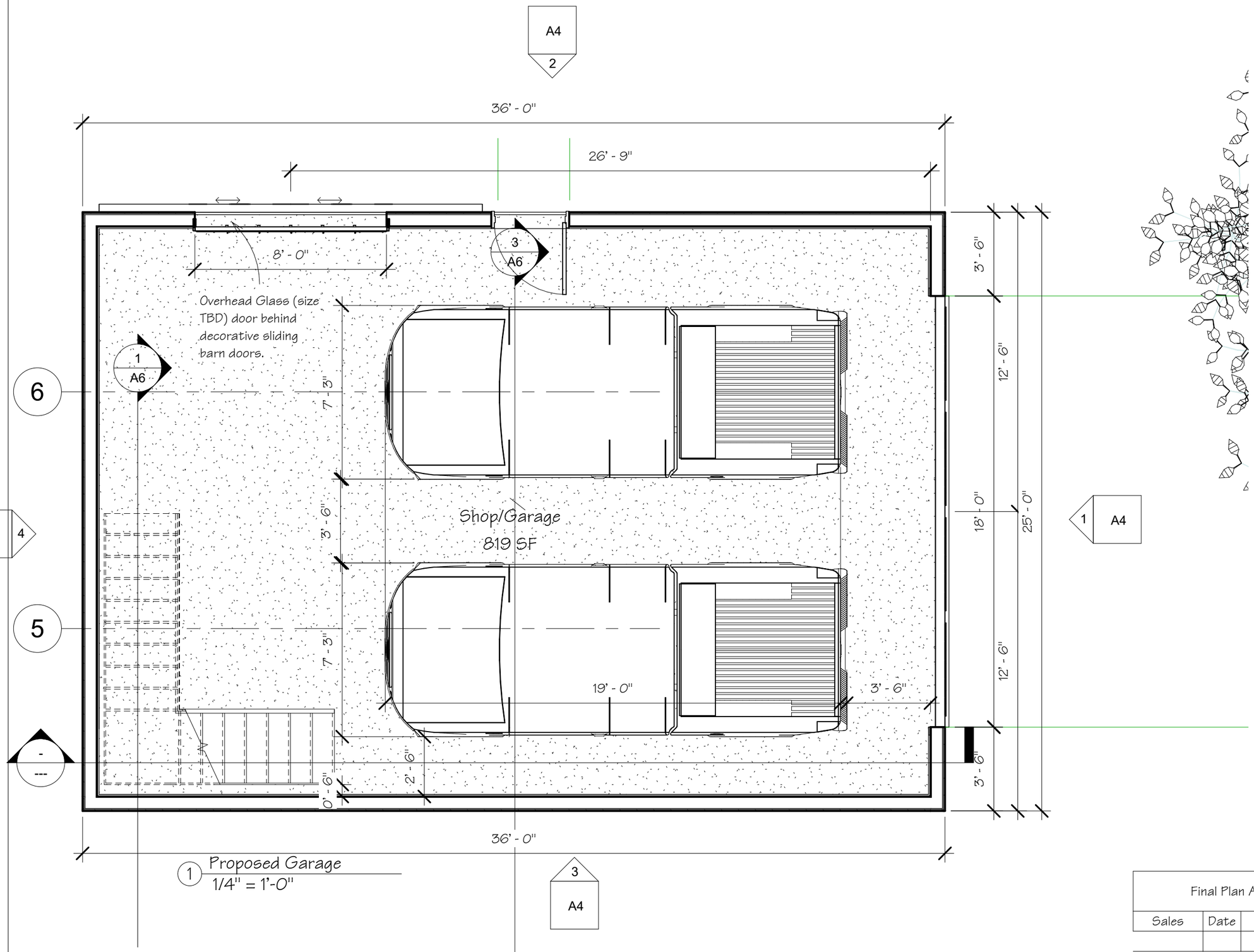
Address: 327 E. Washington Street
Stoughton, WI 53589

New Garage and
Workshop

Date & Time: 4/21/2023 11:32:10 AM

Drawn by: las

A1



1 Proposed Garage
1/4" = 1'-0"

Final Plan Approval			
Sales	Date	Owner	Date

SWEENEY
DESIGN • REMODEL
1008 Fish Hatchery Road Madison, WI 53715
Phone (608) 257-3034 Fax (608) 257-3003
www.remodelmadison.com

Client: Crystal & Eric Franckson

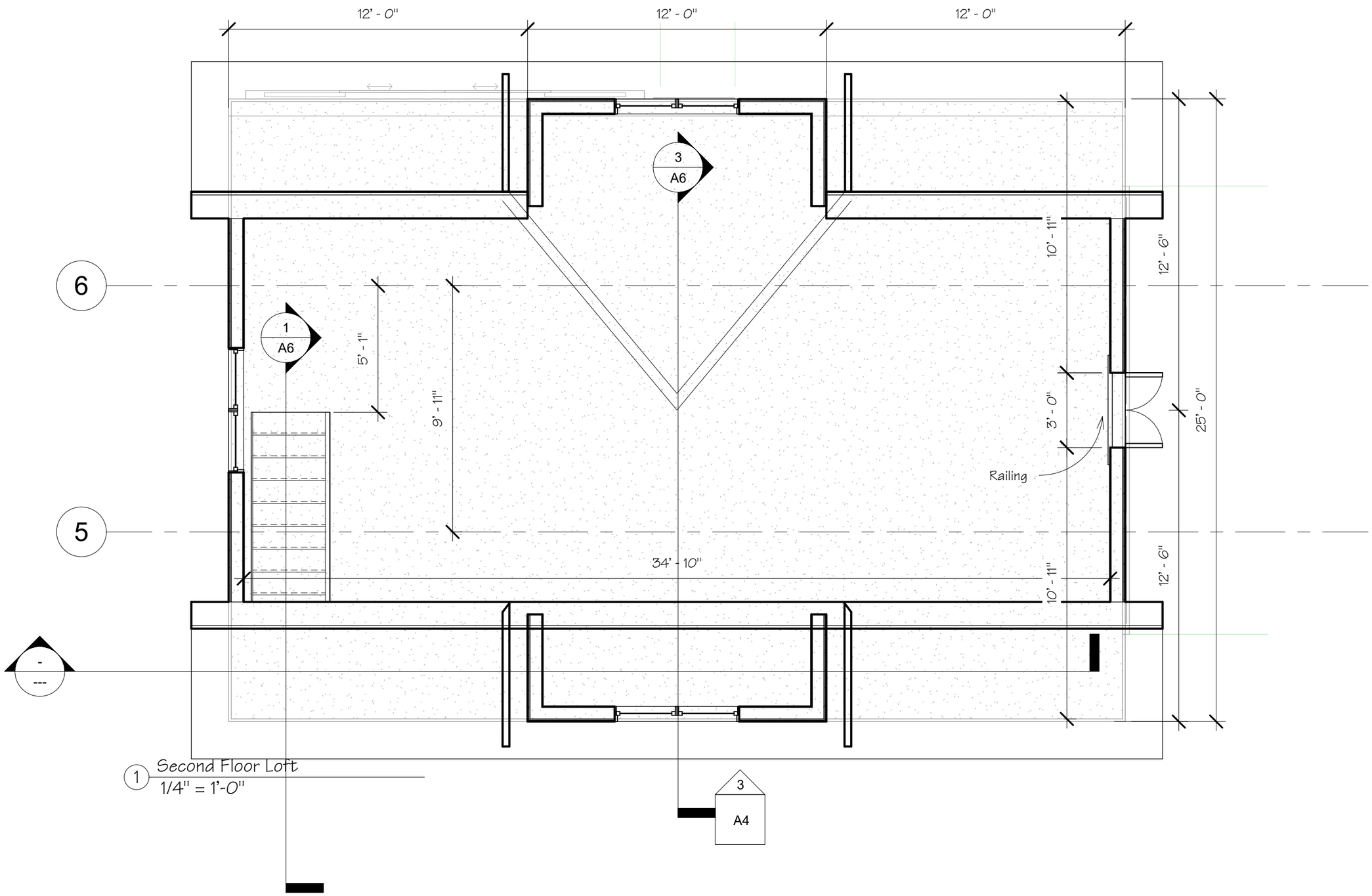
Address: 327 E. Washington Street
Stoughton, WI 53589

New Garage and Workshop

Date & Time: 4/21/2023 11:32:11 AM

Drawn by: las

A2



1 Second Floor Loft
1/4" = 1'-0"

Final Plan Approval			
Sales	Date	Owner	Date

SWEENEY
DESIGN • REMODEL
1008 Fish Hatchery Road Madison, WI 53715
Phone (608) 257-3034 Fax (608) 257-3003
www.remodelmadison.com

Client: Crystal & Eric Franckson

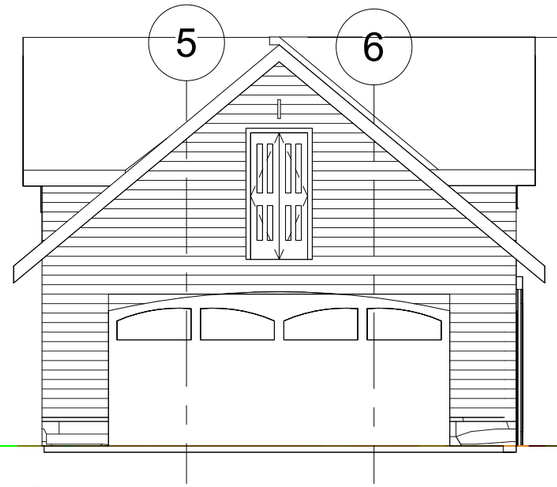
Address: 327 E. Washington Street
Stoughton, WI 53589

New Garage and
Workshop

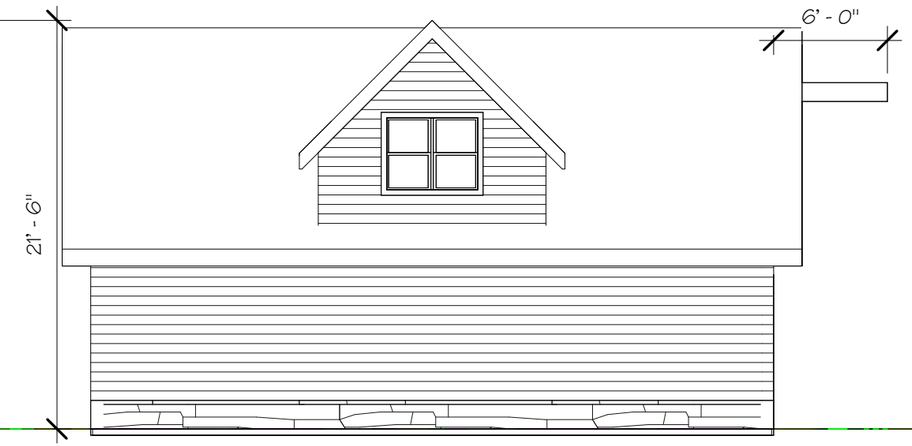
Date & Time: 4/21/2023 11:32:12 AM

Drawn by: las

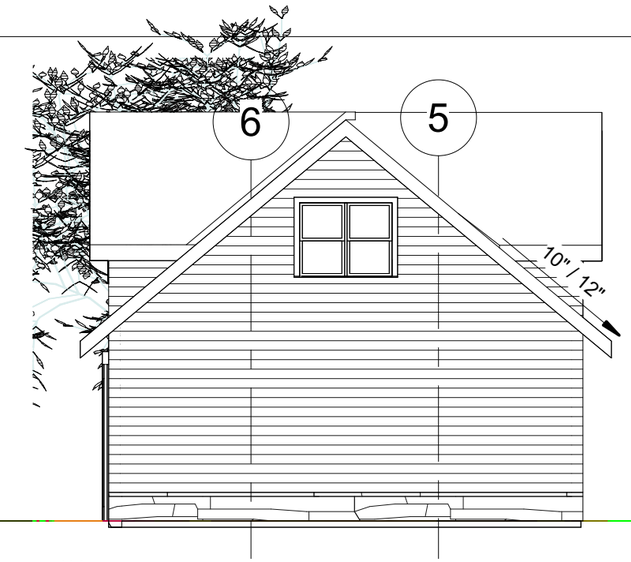
A3



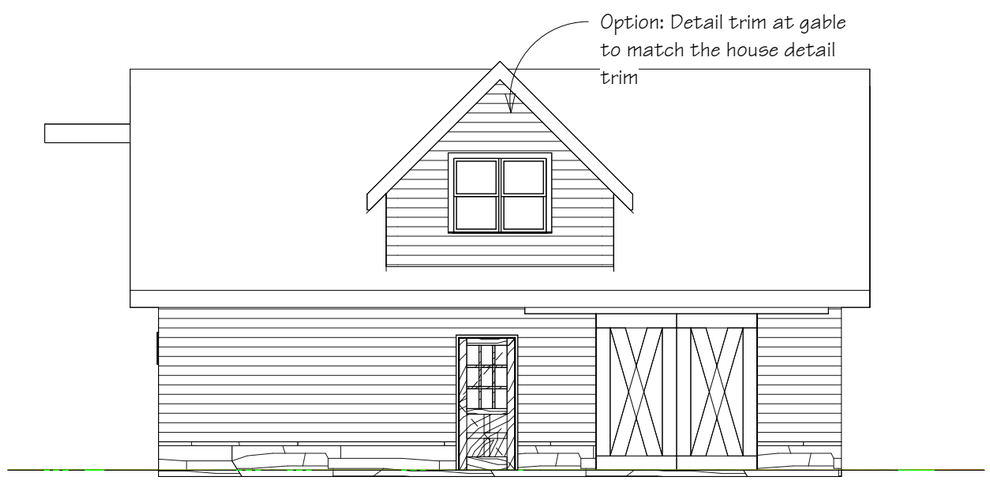
1 East
1/8" = 1'-0"



3 South
1/8" = 1'-0"



4 West
1/8" = 1'-0"



2 North
1/8" = 1'-0"

Concept of the glass overhead door behind the sliding barn door

Final Plan Approval			
Sales	Date	Owner	Date

SWEENEY
DESIGN • REMODEL
1008 Fish Hatchery Road Madison, WI 53715
Phone (608) 257-3034 Fax (608) 257-3003
www.remodelmadison.com

Client: Crystal & Eric Franckson

Address: 327 E. Washington Street
Stoughton, WI 53589

New Garage and Workshop

Date & Time: 4/21/2023 11:32:19 AM

Drawn by: las

A4

NOTE: 3D's and elevations are conceptual only, see contract for details and specifications on finishes.

3 3D View 3

2 3D View 2

5 3D View 5

4 3D View 4

Final Plan Approval			
Sales	Date	Owner	Date

SWEENEY DESIGN • REMODEL

1008 Fish Hatchery Road Madison, WI 53715
Phone (608) 257-3034 Fax (608) 257-3003
www.remodelmadison.com

Client: Crystal & Eric Franckson

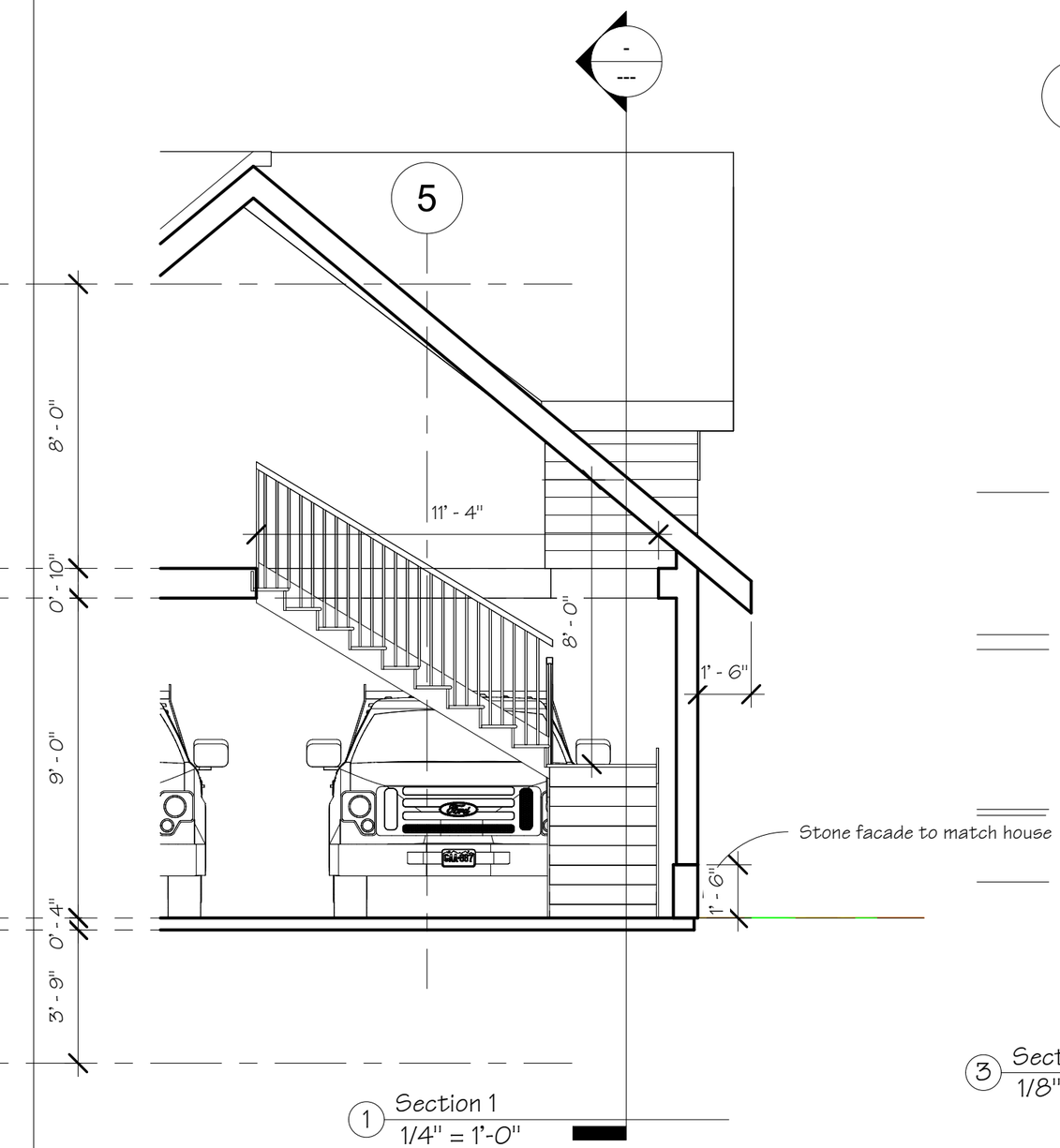
Address: 327 E. Washington Street
Stoughton, WI 53589

New Garage and Workshop

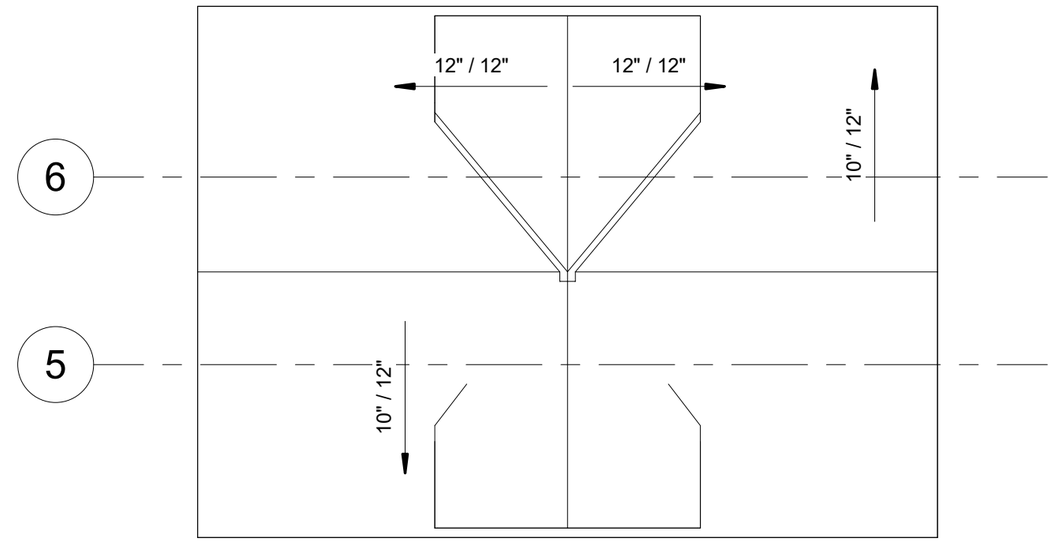
Date & Time: 4/21/2023 11:32:23 AM

Drawn by: las

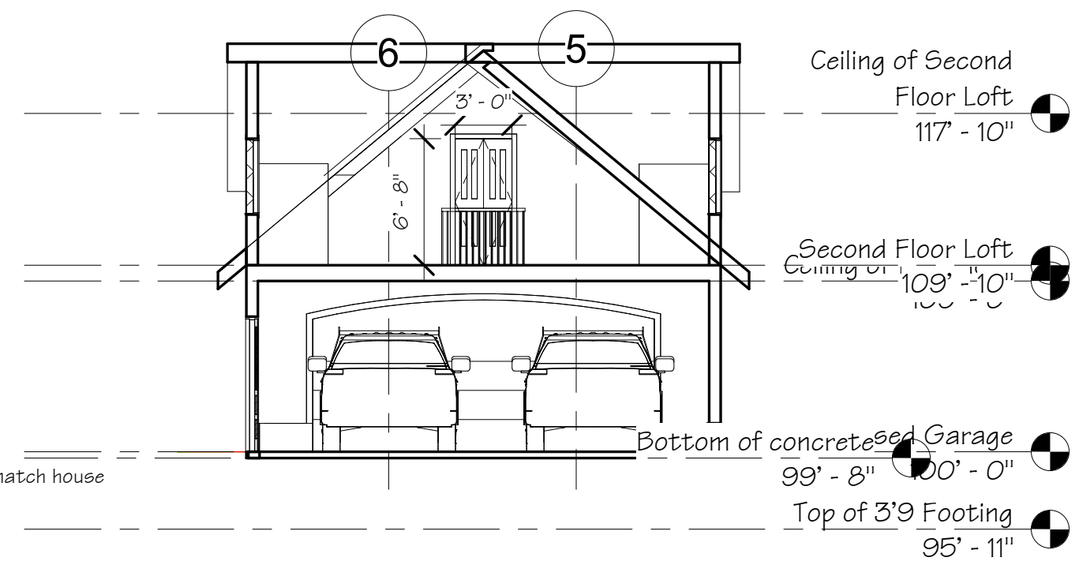
A5



1 Section 1
1/4" = 1'-0"



2 Roof Plan
1/8" = 1'-0"



3 Section 3
1/8" = 1'-0"

Final Plan Approval			
Sales	Date	Owner	Date

SWEENEY
DESIGN • REMODEL
1008 Fish Hatchery Road Madison, WI 53715
Phone (608) 257-3034 Fax (608) 257-3003
www.remodelmadison.com

Client: Crystal & Eric Franckson

Address: 327 E. Washington Street
Stoughton, WI 53589

New Garage and Workshop

Date & Time: 4/21/2023 11:32:24 AM

Drawn by: las

A6