



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 January 14, 2021 @ 6:30 p.m.

Location: Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/572733725>

Virtual

You can also dial in using your phone.

United States: [+1 \(646\) 749-3112](tel:+16467493112)

Access Code: 572-733-725

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<https://global.gotomeeting.com/join/572733725>

AGENDA

1. Call to Order
2. Consider approval of the Landmarks Commission meeting minutes of December 10, 2020.

Discussion/Potential Action.

3. 2020 Mini-grant: Request by Trina Keller for approval of completed work: 154 E Main Street.
4. 2020 Mini-grant: Request by Bill Weber for approval of completed work: 529 E Main Street.
5. Discuss local downtown district planning.
6. Discuss the Landmark website.

Communications/Updates.

7. Discuss CLG grant application
8. Commission reports/calendar.
9. Future agenda items.
10. Adjournment.

1/4/21mps

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

smonette@stolib.org

mackenzie.krumme@wcinet.com

Council Members

Leadership Team

stoughtoneditor@wcinet.com

stoughtonreporter@wcinet.com

Receptionists

Chamber of Commerce

Trina Keller

Bill Weber

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 December 10, 2020 – 6:30 pm
Virtual

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

Staff: Michael Stacey, Zoning Administrator

Absent: None

Guests: Curt Brink; Bill Weber; Doug Hursch

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 November 12, 2020.** Motion by **Hedstrom** to approve the minutes as presented, 2nd by **Hubing**. Motion carried 7 - 0.
- 3. Request by Bill Weber for COA approval for roof replacement at 529 E. Main Street.** Veregin introduced the request for a COA.

Bill Weber explained the proposed project is due to many roof leaks and a deteriorating roof. Bill noted the roof materials are manufactured by GAF and the color palate is provided in the packet. Diaz Roofing will be doing the job.

Motion by **Hedstrom** to approve the COA for roof replacement, 2nd by **Hedstrom**. Motion carried unanimously.

- 4. Discuss Stoughton Riverfront Development Concept.** Master Developer Curt Brink and Doug Hursch gave a presentation and explained the conceptual plans.

The group discussed the project including the proposed residential uses, street/trail location, area elevations, potential rooftop greenspace, project timing and potential future uses of the power plant building.

The Commissioners are pleased with the proposed project concepts.

- 5. Discuss Local Downtown District Planning.** Veregin stated that due to extenuating circumstances, the new date for the final presentation is tentatively planned for January 6, 2021 since this date is the soonest the Lakota Group are available. The Commissioners are fine with this new date.

Veregin stated property owners within the district will need to be notified. Hedstrom suggested a HUB article and will contact Mackenzie Krumme.

Stacey to check with Mayor Swadley about having a Committee of the Whole meeting.

Veregin will work with Stacey and Lakota Group to get the meeting setup with Lakota Group essentially running the meeting from their office.

6. Decide on potential projects for CLG grant application.

Veregin stated the new deadline for grant applications is January 4, 2021.

Veregin stated the Commission decided on 2 options for the grant application, one being a resurvey of the historic districts and the other being updating the downtown design guidelines.

Veregin spoke with the grant administrator who suggested this may be the year to request a grant for design guidelines which normally would not be high priority. Due to Covid, it is anticipated there will be fewer applications.

Veregin suggested the Commission only apply for the design guidelines to increase the odds of acceptance. The Commissioners agreed.

Veregin has already filled out the application and has prepared the request for proposals (RFP) to finalize the application related to cost of the project. Veregin will work with Stacey to get the RFP's out tomorrow.

Motion by **Hedstrom** to submit a CLG application for downtown design guidelines, 2nd by **Hubing**. Motion carried unanimously.

7. Discuss the Landmark website.

Stacey reported Derek Westby will be leaving the City for a new job by the end of the year.

Hedstrom will have something to report by next meeting.

Veregin has found a good website and will provide a link to the Commissioners.

8. Commission Reports/Calendar.

None discussed.

9. Future agenda items.

Veregin would like to move forward with listing the Depot Hill Historic District.

Veregin stated the Commission will need to review the draft nomination for the power plant building.

Ligocki would like to discuss drafting advanced directives with the group.

10. Adjournment. Motion by **Hedstrom** to adjourn at 8:40 pm, 2nd by **Hubing**. Motion carried unanimously.

Respectfully Submitted,

Michael P. Stacey

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		6/12/2021	
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	\$2,000.00	3/12/2020	9/10/2020		6/12/2021	
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					

Stoughton Landmarks Mini Grant Application – 2020

Deadline for submittal is March 5, 2020

The Stoughton Landmarks Commission serves to recognize and preserve the historic and cultural resources within the City of Stoughton, as prescribed by the Stoughton Landmarks Ordinance.

- For 2020, we have a total budget of \$10,000 and this is a matching grant program.
- We will award one or more projects until our \$10,000 budget is spent.
- Exterior work is prioritized for grant awards, although other projects may be considered.
- Work must be reviewed and approved by the Landmarks Commission (COA process) before work starts.
- New construction is not eligible.

Name of Applicant Keller Family Capital

Full Address 3085 Linnerud Dr.

E-Mail KcKeller85@outlook.com Phone Number 608-228-7772

Property Owner Name (if different) Same - Mark & Trina Keller

Address of property 154 E. Main St

Proposed Project (please be specific; attach additional sheets as necessary)

Please see attached

Amount of grant request \$2,400 - \$4,900 - see attached

Attachments (REQUIRED) *Actual Estimates will be provided ASAP

Current photographs of building and proposed project area.

Proposed project budget.

Terms and Conditions: If awarded a grant from the Stoughton Landmarks Commission, the applicant agrees to complete the project within one year of grant notification. A one year extension may be granted if a written request is received prior to the original grant expiration, otherwise the grant amount will be recaptured and applied to another grant project. Any construction work toward which grant money is applied must be pre-approved by the Landmarks Commission and meet the Secretary of the Interior's Standards for Treatment of Historic Properties. The Standards are available on the National Park Service website: www.nps.gov/history/hps/tps/standguide/index.

Award recipients may schedule an on-site pre-construction walk-through with members of the Stoughton Landmarks Commission who will visit the project site once prior to commencement of project activities.

Applicants who have been awarded grants must provide the Stoughton Landmarks Commission with photos of the finished work, together with proof of expenditure, before any reimbursement can be made.

The Stoughton Landmarks Commission reserves the right to publicize the names and locations of the grant recipients as well as publicize photographs of the properties.

Signed Katrina Keller Date 3/5/20

Print Name Katrina Keller

Property Owner Signature (if different) _____ Date _____

Mail completed form to: Michael Stacey, Zoning Administrator
City Hall, 207 S Forrest Street, Stoughton, WI 53589

Project #1 – Main front entryway repair.

The tile in the front entrance to the building is old and needs replaced. As you can see from the photo, the tile is buckling and pulling away from the sidewalk, creating both an eyesore and a tripping hazard.

We have met with tile contractors and developed a plan for replacing the tiles. We plan to complete this work as soon as the temperature remains above 60°F.

We are very proud of our building and excited to make these repairs to keep our property in good repair while also continuing to preserve its historic beauty, and curb appeal to visitors of downtown Stoughton.

Estimated Cost of this project is \$500 - \$700



Project #2 – Replace dry-rotted window frames.

The wood in the main floor windows has sustained dry rot. We recently replaced the double-pane glass windows, as the instability of the wood frame was causing condensation to form between the window panes. While doing that project, it became apparent that the wood frame around the windows needs to be replaced.

We will hire a contractor to evaluate the feasibility of repairing or replacing the wood frame, saving the new windows, and proceed with the most effective solution.

Performing this project will ensure the structural integrity of the windows and therefore the entire front façade of the building. Painting to match the existing windows when the work is complete will enhance the historic beauty of this downtown building.

Estimated budget for this project is \$1,500 - \$3,500, depending on severity of damage.



Project #3 – Repair door frame for secondary entryway

The door frame to the stairwell needs to be replaced. Both the tile and the wood on the ground portion of the entryway are broken and cracking, resulting in the door not closing properly.

In conjunction with the front entryway tile project, we will replace the section of tile that connects to the sidewalk. In conjunction with the window frame project, we will replace the floorboard to this entry and potentially the frame and door, as needed.

We are estimating the incremental cost of adding this piece of work to the project will add another \$400-\$700 to the total cost.



Date: 11-9-20 **INVOICE** No. 312

Installer Tim The Tile Guy Telephone (608) 575-4801
9 Kings Mill Cir # 306 City Madison State/Province WI Zip/Postal Code 53718

Floor Covering Retailer Telephone _____

Address _____ City _____ State/Province _____ Zip/Postal Code _____
 Customer Mark Keller Telephone (608) 228-7772
3085 Linnerud Dr City Stoughton State/Province WI Zip/Postal Code 53589

Quantity	U/M*	Material	Description	Price	Total
		Carpet	Masterin 5 boxes of tile	25 ⁰⁰ box	125.00
		Ceramic Tile	1 25lb bag of grout	30.00	30.00
		Hardwood	2 ramp mats	20.00 per mat	40.00
		Laminate	50 lb bag of mortar		50.00
		Marble	1 2 1/2 gallon latex		30.00
		Padding	1 roll Duro tape		12.00
		Vinyl (sheet)			
		Vinyl (tile)	16 hours labor	70 ⁰⁰ hr	1,120.00
		Other	Description/Comments/Diagrams 1 Square = <input type="checkbox"/> ft.		
		Base ()			
		Base ()			
		Disposal	Removed and replaced		
		Furniture	tile at front entry		
		Mouldings	of 154 E. Main St.		
		Refrigerator	Stoughton WI 53589		
		Repairs			
		Stairs			
		Stove			
		Subfloor Prep			
		Take-Up			
		Toilet			
		Trip Charge			
		Underlayment			
		Vinyl Cove			
		Washer/Dryer			

Customer Signature Thank You Date _____ Total \$ 1,407.00
 Guarantee: _____

LVD Home Services

Invoice



Brad Van Dyke (641) 780-9321
Wes McNabb (952) 923-3117
PO BOX 755 Stoughton WI 53589

To: Mark Keller
Edward Jones Building

JOB DESCRIPTION
Replace rotted boards Re paint entire front of building

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Labor	\$ 1,600.00
Materials	\$ 90.34
Lumber	
Fastners	
Caulking	
Window Screen	
TOTAL JOB COST	\$1,690.34

This is an estimate only, not a contract. This estimate is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Brad Van Dyke
PREPARED BY

11/8/2020
DATE

Before



After



Before



After



Before



After



Stoughton Landmarks Mini Grant Application – 2020

Deadline for submittal is March 5, 2020

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- We will award one or more projects until our \$10,000 budget is spent.
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- Work must be reviewed and approved by the Landmarks Commission (COA process) before work starts.
- New construction is not eligible.

Name of Applicant Bill WEBER

Full Address 529 MAIN ST W956 LAKE DR, EDGEMONT, WI 53534

E-Mail the web @ charter.net Phone Number 608 7516321

Property Owner Name (if different) —

Address of property 529 E MAIN ST. Stoughton, WI

Proposed Project (please be specific; attach additional sheets as necessary)

remove & replace ALL WOOD AS NEEDED ON TRACKSIDE OF Depot
TOOK POINT EAST SIDE. Emergency repairs PATCH ROOF.
Amount of grant request \$4,500.00 missing slate tiles

Attachments (REQUIRED)

- Current photographs of building and proposed project area.
- Proposed project budget.

Terms and Conditions: If awarded a grant from the Stoughton Landmarks Commission, the applicant agrees to complete the project within one year of grant notification. A one year extension may be granted if a written request is received prior to the original grant expiration, otherwise the grant amount will be recaptured and applied to another grant project. Any construction work toward which grant money is applied must be pre-approved by the Landmarks Commission and meet the Secretary of the Interior's Standards for Treatment of Historic Properties. The Standards are available on the National Park Service website: www.nps.gov/history/hps/tps/standguide/index.

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Signed William J Weber Date 3-2-2020
Print Name William J WEBER
Property Owner Signature (if different) _____ Date _____

Mail completed form to: Michael Stacey, Zoning Administrator
City Hall, 207 S Forrest Street, Stoughton, WI 53589



03.02.2020 16:48



03.02.2020 16:48



03.02.2020 16:49



03.02.2020 16:49



08.02.2020 16:49



03.02.2020 16:49



08.02.2020 16:50



08.02.2020 16:50



03.02.2020 16:50



03.02.2020 16:51

Servpro of North Rock County

Franchise 10339
120 E. Sheridan Springs Road
Lake Geneva, WI 53147
608-754-7202 Phone
608-563-5061 Fax
servpro2183@servpro2183.com
Tax ID 39-1845927

Client: JBST Stoughton
Property: 529 E Main St.
Stoughton, WI 53589

Operator: TIMW

Estimator: Greg Lory
Company: ServPro of Rock County

Business: (608) 754-7202

Type of Estimate: Repair

Date Entered: 5/30/2018

Date Assigned:

Price List: WIMA8X_MAY18

Labor Efficiency: Restoration/Service/Remodel

Estimate: JBST_STOUGHTON-1

Servpro of North Rock County

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120 E. Sheridan Springs Road
Lake Geneva, WI 53147
608-754-7202 Phone
608-563-5061 Fax
servpro2183@servpro2183.com
Tax ID 39-1845927

JBST_STOUGHTON-1

East Side of Depot

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Replace Missing Brick and Re-point as needed	1.00 EA	0.00	3,000.00	0.00	3,000.00
2. Prep and Seal Brick	2,100.00 SF	0.00	0.70	32.34	1,502.34
3. Paint brick	2,100.00 SF	0.00	0.70	32.34	1,502.34
4. Single axle dump truck - per load - including dump fees	1.00 EA	256.21	0.00	0.00	256.21
5. Fascia - 1" x 8" - #1 pine	100.00 LF	0.00	6.67	11.66	678.66
6. Prime & paint exterior fascia - wood, 6"- 8" wide	100.00 LF	0.00	1.69	1.10	170.10
7. Crown molding - wood - 5 1/4"	100.00 LF	0.00	11.17	39.66	1,156.66
8. Paint crown molding - two coats	100.00 LF	0.00	1.17	0.61	117.61
9. Soffit & Fascia Installer - per hour	2.00 HR	0.00	78.53	0.00	157.06
Additional labor for installation of random lengths					
10. Refurbish existing wood - Replace as needed - East side	1.00 EA	0.00	9,000.00	0.00	9,000.00
11. Prep for paint - East side	1.00 EA	0.00	3,300.00	0.00	3,300.00
12. Two ladders with jacks and plank (per week)	3.00 WK	0.00	325.12	0.00	975.36
Totals: East Side of Depot				117.71	21,816.34
Line Item Totals: JBST_STOUGHTON-1				117.71	21,816.34

Servpro of North Rock County

Franchise 10339
120 E. Sheridan Springs Road
Lake Geneva, WI 53147
608-754-7202 Phone
608-563-5061 Fax
servpro2183@servpro2183.com
Tax ID 39-1845927

Summary

Line Item Total	21,698.63
Material Sales Tax	117.71
Replacement Cost Value	\$21,816.34
Net Claim	\$21,816.34

Greg Lory





Diaz Roofing Company, LLC

12 Garfield St.
Edgerton, WI 53534
Diaz_ad@msn.com
608-209-5099
608-209-5355

Residential Contract

This Contract by Diaz Roofing Co. LLC and _____ (the "customer")
_____ 12/11/20 Estimate Date

Company Address: <u>B 529 E MAIN ST</u>	Agent's Name: <u>J. Smith Diaz</u>
Customer Name: <u>DILL WEBER</u>	Home/Cell Phone: <u>608-751-6321</u>
Job Address: <u>529 E Main St</u>	Work Phone: _____
City, State, Zip: <u>STOUGHTON WI</u>	Insurance/Claim No.: _____

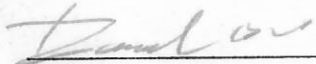
Customer hereby agrees to hire Company and Company hereby agrees to furnish the labor, materials and tools necessary to perform the following services:

- Recover Roof With: GAF Timberline HD
- Shingle Type: 30 years Color: Mission Brown
- Tear Off: Old Shingles Layers: one
- Wood Replacement: EXTRA \$80 FOR SHEET OF OSB 7/6
- Ice & Water: 3 FT Type: _____
- Underlayment: SYNTHETIC FELT ICE
- Valleys: _____
- Ice & Water
- D-Edge: REPLACE NEW Color: _____
- Starter Strip: NEW
- Ventilation: _____ Intake: _____
- Bath Vents: NEW 4"
- Soil Pipes: NEW FLASH Size: 4"
- Chimneys: REFLASH Color: _____
- Ridge: NEW Color: _____
- Contractor not responsible for driveway damage
- Clean up and haul off roofing debris
- Magnet for nails
- Yard sign
- Pictures
- Referral List Y/N
- Electricity Location: _____
- Guarantee on Craftsmanship: 5 years
- Manufactures Warranty:
 - Standard _____
 - System Plus _____
 - Golden Pledge 12/11/2020
 - Other: PAY \$8000 DOWN pd# 1120
NEW BALANCE 14800
- REPLACE 8 SHEETS OF OSB @ 50.00
\$400 MORE
NEW BALANCE \$15,200
PAID IN FULL CK #1124
12/21/2020

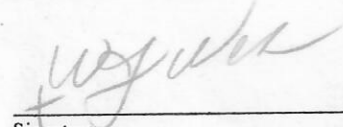
The contract price shall be \$ 22,800 + 400. ^{DP} = 23,200. A down payment of \$ 8000 shall be due upon execution of this contract and the balance shall be due upon completion. Customer shall have the right to receive lien waivers in writing from all contractors, subcontractors and material suppliers at the time final payment is made. The Contract price is good until _____. The Company shall commence work within _____ working days, or on a start date mutually agreed upon by the Company and Customer. Completion shall occur on or before _____ working days thereafter, subject to the Terms and Conditions of this Agreement. Notwithstanding the foregoing, the Company in no event shall commence work until all required permits have been issued.

Customer. Completion shall occur on or before _____ working days after start, subject to the terms _____
Notwithstanding the foregoing, the Company in no event shall commence work until all required permits have been issued.

APPROVAL AND ACCEPTANCE



Signature
Date 12/11/20
Diaz Roofing Co. LLC



Signature
Date * 12-11-2020
Customer