

## **OFFICIAL NOTICE AND AGENDA**

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, February 8, 2018 at 7:00 pm** in the **Hall of Fame Room, Lower Level, City Hall, 381 E. Main Street**, Stoughton, Wisconsin, 53589.

### **AGENDA:**

1. Call to order.
2. Consider approval of the Landmarks Commission meeting minutes of January 4, 2018.
3. Request by Michael Engelberger for a certificate of appropriateness to allow repairs associated with the redirection of stormwater away from the foundation at South School, 1009 Summit Avenue. (Tabled on January 4, 2018)
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.
  - Recommendation to the Common Council
5. Discuss prospective new Commissioner.
6. Discuss request to update the Linderud photo display at the Public Library for their upcoming 110 year anniversary.
7. Status update for Highway Trailer / Moline Plow building redevelopment.
8. Status update for 2017 local landmark grants.
9. Commission Reports/Calendar.
10. Future agenda items.
11. Adjournment.

1/30/18mps

### **COMMISSIONERS:**

Peggy Veregin, Chair  
Alan Hedstrom, Vice-Chair

Tim Swadley (Council Rep)  
Greg Pigarelli, Secretary

Kimberly Cook  
Todd Hubing

### **EMAIL NOTICES:**

Art Wendt  
Council Members  
Receptionists  
Joe DeRose

Desi Weum  
Matt Dregne, City Attorney  
smonette@stolib.org  
Patricia Micetic

Stoughton Hub  
Leadership Team  
Steve Kittelson

**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 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> by **Cook**. Motion carried 5 - 0.

Respectfully Submitted,

*Michael P. Stacey*

**City of Stoughton Certificate of Appropriateness  
Application Form**

1. Name of Property: South School

Address of Property: 1009 Summit Ave

Name of historic district in which property is located: \_\_\_\_\_

2. Owner & Applicant Information

Owner Name: South School Condo Association

Street Address: 1011 Summit Ave #10

City: Stoughton State: WI Zip: 53589

Daytime Phone, including Area Code: 608-444-5990

Applicant (if different from owner): Michael Engelberger

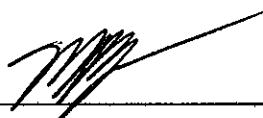
Applicant's Daytime Phone, including Area Code: 608-444-5990

3. Attachments. The following information is enclosed:

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

4. Description of Proposed Project (on next page)

5. Signature of Applicant

Signed:  Date: 12/11/2017

Printed: Michael Engelberger

**Return To:** Zoning Administrator, Stoughton City Hall, 381 E. Main Street

## Description of Proposed Project

(attach additional sheets as necessary)

Architectural Feature: South School Water Damage Repairs

Approximate date of feature: 1900 foundation + basement - Brick + Stone

Describe existing feature: Water Damage

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

Redirect storm water from foundation, check  
Gutters + drainage, re-landscape area near front  
foundation, repair water damage drywall + flooring, control  
+ remove mold, re-finish interior walls + flooring.

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:

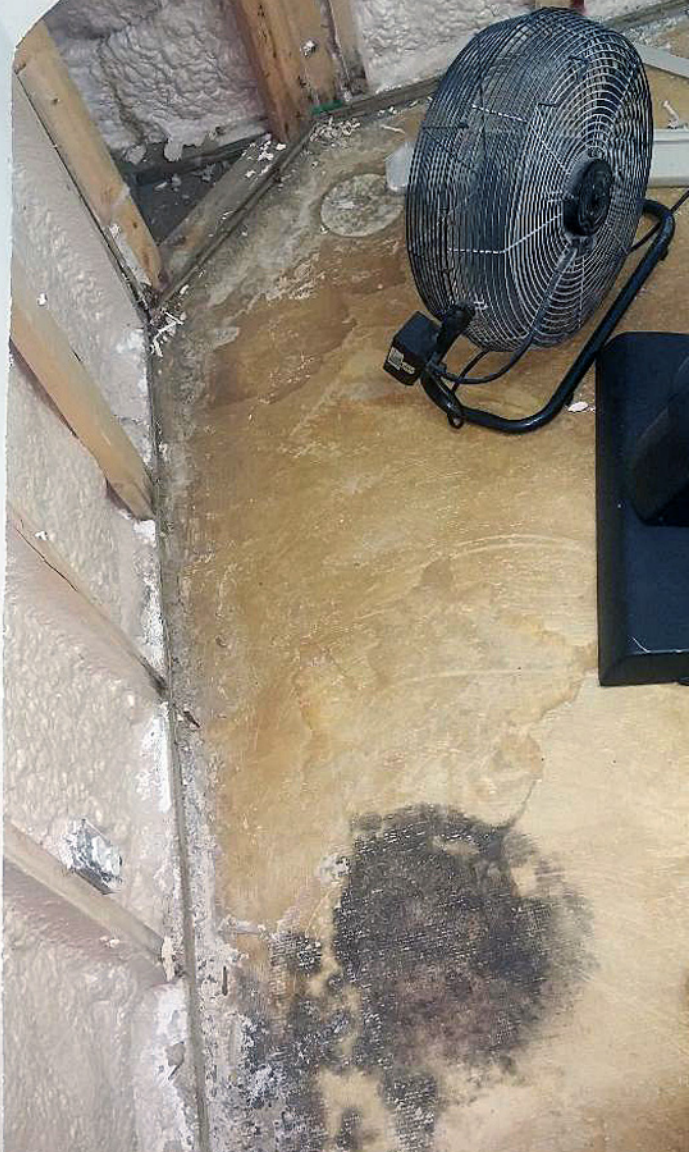
Photograph No. \_\_\_\_\_ Drawing No. \_\_\_\_\_











## **Chapter 38 – HISTORICAL PRESERVATION**

Footnotes:

-- (1) --

**Cross reference** – Buildings and building regulations, ch. 10; utilities, ch. 74, zoning, ch. 78.

### **ARTICLE I. – IN GENERAL**

**Secs. 38-1—38-30. – Reserved.**

### **ARTICLE II. – LANDMARKS PRESERVATION COMMISSION**

#### **8-31. - Intent.**

The protection, enhancement, perpetuation and use of improvements and districts of special character or historical interest is a public necessity required in the interest of the health, prosperity, safety and welfare of the people of the city. This article is intended to:

- (1) Accomplish the protection, enhancement and perpetuation of such improvements and districts which reflect elements of the city's cultural, social, economic, political and architectural history.
- (2) Safeguard the city's historic and cultural heritage, as embodied in our landmarks and historic districts.
- (3) Stabilize and improve property values.
- (4) Foster civic pride in the beauty and accomplishments of the past.
- (5) Protect and enhance the city's attractions to residents, tourists and visitors.
- (6) Support the business, industry and economy of the city.
- (7) Promote the use of landmarks and historic districts for the education, aesthetic pleasure and welfare of the city's people.

(Code 1986, § 12.135(1))

## **Sec. 38-32. - Definitions.**

As used in this article, unless the context clearly requires otherwise, the words defined in this section have the following meanings:

*Alteration* is any construction on or change to the exterior of a building, structure, object, or site including, but not limited to, the changing of foundation, wall or roofing and the changing, eliminating or adding of doors, windows, steps, railings, porches, balconies, signs or other ornamentation, new construction or relocation of any property, structure or object, or any part of a property, structure or object. Ordinary maintenance and repairs shall not be considered an alteration.

*Certificate of appropriateness (COA)* is a document that describes exterior repair or alteration to a landmark property or interior repair or alteration that affects an exterior feature. Approval of the COA by the landmarks commission is required prior to obtaining a building permit and commencement of work.

*Commission* means the landmarks preservation commission created by this article.

*Contributing property* is any building, structure or object which adds to the historical integrity or architectural qualities that make a historic district, listed locally or federally, significant.

*Demolition* is any act that destroys in whole or in part a building, structure, object or site.

*Historic district (local)* means an area designated by the commission which contains one or more landmarks or landmark sites, as well as those abutting improvement parcels within the designated area which the commission determines should fall within the provisions of this article to ensure that their appearance and development is harmonious with the abutting landmarks or landmark sites.

*Historic downtown design guidelines* guide the renovation and rehabilitation of commercial buildings on Main Street.

*Improvement* means any building, structure, landscape feature, work of art or other object which is all or part of any physical betterment of real property.

*Landmark* means an improvement which has a special character or historic interest in showing the development, heritage or cultural character of the city, state or nation which has been designated as a landmark under this article. All mention of landmark within this text is meant to mean "local landmark."

*Landmark site* means a parcel of land having historic significance due to its value in tracing the prehistoric activities of Native Americans or is the location of an historic event.

*Ordinary maintenance and repairs* is work that corrects any deterioration or damage to a building or structure in order to restore it to its condition prior to the deterioration or damage. The work does not involve a change in the design, material, or outer appearance of the building or structure.

*Structure* means any building or improvement attached to land (see improvement).

(Code 1986, § 12.135(2); Ord. No. 0-2-2015, 7-14-015)

**Cross reference**—Definitions generally, § 1-2.

### **Sec. 38-33. - Composition and terms.**

The commission shall be composed of seven persons competent and informed in the historical, architectural and cultural traditions of the city, to be appointed by the mayor subject to city council confirmation by majority vote. All commission members may be appointed for three years as terms expire. Commission members may be appointed to successive terms. In addition, the zoning administrator shall be an ad hoc member of the commission and shall not be entitled to a vote. If any vacancy occurs, the mayor shall appoint a person subject to the city council confirmation for the unexpired term. The commission may suggest a candidate to the mayor for appointment. No compensation shall be paid to commission members except for expenses necessary in carrying out their duties. The commission shall annually select from its members a chair, vice-chair and secretary and shall fill vacancies in such offices.

(Code 1986, § 12.135(3); Ord. No. 0-2-2015, 7-14-2015)

### **Sec. 38-34. - Landmark and landmark site designation criteria.**

- (a) The commission shall consider the following criteria in determining whether or not to recommend that the city council designate an improvement or improvement parcel as a landmark or landmark site:
  - (1) Whether it exemplifies or reflects the cultural, political, economic or social history of the city, state or nation.
  - (2) Whether it is identified with important historic or prehistoric persons or events in community, state or national history.
  - (3) Whether it embodies distinguishing characteristics or an architectural type specimen, valuable for a study of a period, style, construction method or indigenous materials or craftsmanship.

- (4) Whether it is representative of the notable work of a master builder, engineer or architect.
  - (5) Whether it is a unique and irreplaceable asset to its neighborhood and the city.
  - (6) Whether it provides an example of the physical surroundings in which past generations lived.
- (b) The commission may adopt specific written guidelines for designation of landmarks, landmark sites and historic districts providing such conform to the provisions of this article.

(Code 1986, § 12.135(4))

### **Sec. 38-35. - Powers and duties.**

- (a) The commission may, subject to section 38-36, recommend that the city council designate landmarks, landmark sites and historic districts within the city, based upon the criteria of section 38-34. Once so designated, such landmarks, landmark sites and historic districts shall be subject to all the provisions of this article.
- (b) The commission may regulate, approve or deny proposed changes or alterations to landmark properties in accordance with section 38-36.
- (c) The commission shall cooperate with the state liaison officer and the governor's liaison committee for the National Register of Historic Places of the United States National Park Service in trying to include city landmarks or landmark sites as national landmarks or landmark sites in the National Register of Historic Places.
- (d) The commission shall work for the continuing education of the citizens of the city about the historic heritage of the city.
- (e) The commission shall actively work for the passage of legislation which would permit the granting of full or partial tax exemptions to properties designated under this article in order to encourage owners to assist in carrying out the intent of this article.
- (f) The commission may, as it deems advisable, solicit and receive funds for the purpose of landmarks preservation in the city. Any funds so received shall be placed in a special city account for such purpose.

(Code 1986, § 12.135(5); Ord. No. 0-2-2015, 7-14-2015)

### **Sec. 38-36. - Regulation of construction and alteration.**

- (a) No person shall alter, reconstruct or permit any alteration or reconstruction affecting the exterior of any landmark, landmark site or property in a local historic district unless the commission has approved a certificate of appropriateness (“COA”) for such work and unless so approved, the building inspector shall not issue a building permit for such work.
- (b) Upon the filing of an application, the commission shall determine whether:
  - (1) The proposed work would not destroy or affect in a deleterious way any important feature of the landmark, landmark site or local historic district; and
  - (2) The proposed work is appropriate according to the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
  - (3) The exterior of any proposed improvement will be compatible with the exterior appearance and character of neighboring properties.
- (c) If the commission agrees with all the statements in subsection (c) of this section, it shall approve the work and issue a COA. Its decision shall be made within 60 days of filing. If the commission decides any statements in the negative, it shall inform the building inspector to deny issuance of the permit. Denial of a permit may be appealed to the city council. In addition, if the commission denies an application, it shall, at the request of the applicant, cooperate and work with the applicant in an attempt to obtain approval within the guidelines of this article.

(Code 1986, § 12.135(6); Ord. No. 0-20-2015, 7-14-2015)

**Cross reference**— Buildings and building regulations, ch. 10.

### **Sec. 38-37. - Regulation of demolition.**

- (a) Except as otherwise expressly provided herein, no person shall demolish all or part of a landmark, improvement on a landmark site, or any building or structure in a local historic district, unless the commission has approved such work. Unless the commission has approved the work, the building inspector shall not issue a building permit for such work. This section shall not apply to the demolition of a building or structure that has been ordered razed by a court of competent jurisdiction pursuant to Wis. Stat. § 66.0413(2).
- (b) When a person applies for a permit to demolish all or part of a landmark or improvement on a landmark site, such application shall also be filed with the commission.
- (c) A demolition application under this section shall not be approved unless the applicant demonstrates one~~either~~ of the following:



- (1) (i) The physical characteristics of the building or improvement have changed since the landmark designation was made, and (ii) the change has caused the structure to no longer have the physical integrity needed to embody the physical characteristics that led to the landmark designation, and (iii) the change was not caused by a current or prior owner's failure to maintain the building or structure; or

(2) The building or improvement was not a contributing property at the time the local historic district was created, and is still not a contributing property.

~~(2)~~(3) A denial of the permit will result in a taking of the owner's property without just compensation in violation of the Constitution of the State of Wisconsin or the Constitution of the United States of America.

- (d) If the commission has not approved or denied the application within 90 days after the application has been filed with the City, the commission shall be deemed to have approved the application. Denial of a demolition permit may be appealed to the city council, which shall base its decision on the standards in Section 38-37 (c) above.
- (e) The commission shall be informed of all demolition permit requests for any property listed in the National Register of Historic Places.

(Code 1986, § 12.135(7); Ord. No. 0-2-2015, 7-14-2015)

**Cross reference**— Buildings and building regulations, ch. 10.

### **Sec. 38-38. - Recognition of landmarks, landmark sites and historic districts.**

After a landmark, landmark site or historic district has been designated in accordance with sections 38-34 and 38-36, the commission shall cause to be prepared and erected on such property at city expense suitable plaques or signs recognizing the landmark. Such plaques shall be placed for ease of pedestrian visibility. The plaques shall contain all information deemed appropriate for the landmark by the commission.

(Code 1986, § 12.135(8))

### **Sec. 38-39. - Rescission of landmark designation.**

- (a) Designation may be rescinded upon petition to the commission and compliance with the procedures as follows:
  - (1) Petitions for rescission may be submitted to the landmarks commission for consideration and public hearing.



- (2) When considering rescission of a landmark designation, the commission shall consider whether the landmark or district no longer meets the criteria for designation.
  - (3) The commission shall make a recommendation to the city council including a report regarding whether the landmark or district does or does not continue to retain significance and integrity.
  - (4) The council shall make its decision only after the above procedures have been followed.
  - (5) The council shall rescind a designation only upon a finding based on the commission recommendations that the designated landmark or district no longer meets the criteria in accordance with section 38-34.
- (b) In the event of rescission, the commission shall notify the city clerk, building inspector and assessor of the rescission and shall cause the rescission to be recorded at its expense in the county register of deeds.
  - (c) Following any such rescission, the commission may not redesignate the subject property as a landmark or landmark site for at least five years from the date of rescission.

(Code 1986, § 12.135(9); Ord. No. 0-2-2015, 7-14-2015)

#### **Sec. 38-40. - Procedures.**

- (a) Before establishing any landmark or landmark site, the commission shall hold a public hearing thereon after giving at least ten days written notice of such hearing and appeal procedures to the owners and occupants of the affected premises and the owners of land located within 200 feet of the affected property. Notice of such hearing shall also be published as a class 1 notice under the statute. The commission shall also notify the building inspector and the public works committee of the hearing and they may respond to the commission's proposed designation in writing or by appearance. At any time after the closing of the public hearing, the commission may recommend that the city council designate the affected property as either a landmark or landmark site. Upon the request of any aldermember or the owner of a landmark or landmark site, a public hearing shall be held by the city council before it votes on whether or not to establish the landmark or landmark site. Notice of such designation shall be given to the property owner, the city clerk, building inspector, assessor and the county register of deeds.
- (b) The owner of any landmark or landmark site may, following the designation of the property, enter into voluntary restrictive covenants on the property with the commission. The commission may assist the owner in preparing the covenants in the interest of

preserving the landmark or landmark site and the owner shall record such covenant in the county register of deeds and notify the assessor thereof.

(Code 1986, § 12.135(10))

#### **Sec. 38-41. - Historic districts.**

The commission may select geographically defined areas for recommendation for designation by the city council as historic districts and shall prepare, in ordinance form, an historic preservation and land usage plan for each such area. The designation criteria for such historic district shall be in accordance with section 38-36. Each historic preservation and land usage plan shall contain specific guidelines for development, a list of appropriate and banned land usage and a statement of preservation objectives within the district.

- (a) The commission shall hold a public hearing when considering the plan for a historic district. Notice of the time, place and purpose of such hearing shall be given by publication as a class 2 notice under statute in the official city newspaper. Such notice shall also be sent by the city clerk to the aldermember of the aldermanic ward in which the historic district is located as well as the owners of record, as listed by the assessor, of property located at least in part within the district at least ten days prior to the date of such hearing. Following the public hearing, the commission shall vote to recommend, reject or withhold action on the plan. The recommendation, if any, shall be forwarded to the city council for its action.
- (b) Upon receipt of such recommendation, the city council may by majority vote either designate or reject the historic district. Designation of the historic district shall constitute adoption of the district in ordinance form.
- (c) Every person in charge of any landmark, landmark site or improvement in a historic district shall conform to the guidelines for development of land usage for property within the district as well as any regulations developed under this article.
- (d) Following the designation of the historic district, the city council shall direct the department of planning and development staff to modify the official zoning map to reflect this change.

(Code 1986, § 12.135(11); Ord. No. 0-2-2015, 7-14-2015)

**Cross reference**— Districts and areas, § 78-61 et seq.

**Sec. 38-42. - Maintenance of improvement on landmark site or within historic district.**

Every person in charge of an improvement on a landmark site or within a historic district shall keep in good repair all of the exterior portions of such improvement to prevent it from becoming damaged or falling into a state of disrepair. This section shall be in addition to all other provisions of law relating to a premises repair.

(Code 1986, § 12.135(12))

**Sec. 38-43. - Penalties for violations.**

- (a) Failure to perform any action required by the article or performance of any act prohibited by the article shall constitute a violation. Any persons violating any provision of this article shall be subject to a fine of up to \$500.00 for each separate violation. Each and every day during which a violation continues shall be deemed to be a separate offense. Notice of violations shall be issued by the building inspector.
- (b) Additionally, the commission may seek reversal of prohibited work without regard to economic hardship. Procedures for the reversal of prohibited work shall be outlined in a COA approved by the commission.

(Ord. No. 0-2-2015, 7-14-2015)

**Sec. 38-44. - Commission records.**

The city staff person for the commission shall cause to be prepared permanent public records of all actions taken by the commission in connection with landmarks, landmark sites and historic districts. Such records shall be maintained in such form as to permit ease of access and the city staff person shall provide guidance for any person seeking to search its records. The commission secretary is responsible for taking minutes and maintaining records if the city staff person is unable to attend a commission meeting.

(Code 1986, § 12.135(13); Ord. No. 0-2-2015, 7-14-2015)

**Editor's note**— Ord. No. 0-2-2015, adopted July 14, 2015, renumbered § 38-43 as § 38-44 to read as set out herein.

## **Chapter 38 – HISTORICAL PRESERVATION**

Footnotes:

-- (1) --

**Cross reference** – Buildings and building regulations, ch. 10; utilities, ch. 74, zoning, ch. 78.

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*Landmark site* means a parcel of land having historic significance due to its value in tracing the prehistoric activities of Native Americans or is the location of an historic event.

*Ordinary maintenance and repairs* is work that corrects any deterioration or damage to a building or structure in order to restore it to its condition prior to the deterioration or damage. The work does not involve a change in the design, material, or outer appearance of the building or structure.

*Structure means any building or improvement attached to land (see improvement).*

(Code 1986, § 12.135(2); Ord. No. 0-2-2015, 7-14-015)

**Cross reference**—Definitions generally, § 1-2.

### **Sec. 38-33. - Composition and terms.**

The commission shall be composed of seven persons competent and informed in the historical, architectural and cultural traditions of the city, to be appointed by the mayor subject to city council confirmation by majority vote. All commission members may be appointed for three years as terms expire. Commission members may be appointed to successive terms. In addition, the zoning administrator shall be an ad hoc member of the commission and shall not be entitled to a vote. If any vacancy occurs, the mayor shall appoint a person subject to the city council confirmation for the unexpired term. The commission may suggest a candidate to the mayor for appointment. No compensation shall be paid to commission members except for expenses necessary in carrying out their duties. The commission shall annually select from its members a chair, vice-chair and secretary and shall fill vacancies in such offices.

(Code 1986, § 12.135(3); Ord. No. 0-2-2015, 7-14-2015)

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- (4) Whether it is representative of the notable work of a master builder, engineer or architect.
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  - (6) Whether it provides an example of the physical surroundings in which past generations lived.
- (b) The commission may adopt specific written guidelines for designation of landmarks, landmark sites and historic districts providing such conform to the provisions of this article.

(Code 1986, § 12.135(4))

#### **Sec. 38-35. - Powers and duties.**

- (a) The commission may, subject to section 38-36, recommend that the city council designate landmarks, landmark sites and historic districts within the city, based upon the criteria of section 38-34. Once so designated, such landmarks, landmark sites and historic districts shall be subject to all the provisions of this article.
- (b) The commission may regulate, approve or deny proposed changes or alterations to landmark properties in accordance with section 38-36.
- (c) The commission shall cooperate with the state liaison officer and the governor's liaison committee for the National Register of Historic Places of the United States National Park Service in trying to include city landmarks or landmark sites as national landmarks or landmark sites in the National Register of Historic Places.
- (d) The commission shall work for the continuing education of the citizens of the city about the historic heritage of the city.
- (e) The commission shall actively work for the passage of legislation which would permit the granting of full or partial tax exemptions to properties designated under this article in order to encourage owners to assist in carrying out the intent of this article.
- (f) The commission may, as it deems advisable, solicit and receive funds for the purpose of landmarks preservation in the city. Any funds so received shall be placed in a special city account for such purpose.

(Code 1986, § 12.135(5); Ord. No. 0-2-2015, 7-14-2015)

## Sec. 38-36. - Regulation of construction and alteration.

~~(a)~~ ~~Any person filing an application for a building permit involving property which has been designated as a landmark or landmark site shall also file such application in the form of a certificate of appropriateness (COA) with the commission, for approval.~~

~~(e)~~(a) No person shall alter, reconstruct or permit any alteration or reconstruction affecting the exterior of any landmark, ~~or~~ landmark site or property in a local historic district unless the commission has approved a certificate of appropriateness ("COA") for such work and unless so approved, the building inspector shall not issue a building permit for such work.

~~(d)~~(b) Upon the filing of an application, the commission shall determine whether:

- (1) The proposed work would not destroy or affect in a deleterious way any important feature of the landmark, ~~or~~ landmark site or local historic district; and
- (2) The proposed work is appropriate according to the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
- (3) The exterior of any proposed improvement will be compatible with the exterior appearance and character of neighboring properties.

~~(e)~~(c) If the commission agrees with all the statements in subsection (c) of this section, it shall approve the work and issue a COA. Its decision shall be made within 60 days of filing. If the commission decides any statements in the negative, it shall inform the building inspector to deny issuance of the permit. ~~Denial~~Review of a permit may be appealed~~denial of permits shall lie~~ to the city council. ~~pursuant to chapter 2, article V, and [Wis. Stats.]~~ In addition, if the commission ~~denies~~fails to approve an application, it shall, at the request of the applicant, cooperate and work with the applicant in an attempt to obtain approval within the guidelines of this article.

(Code 1986, § 12.135(6); Ord. No. 0-20-2015, 7-14-2015)

**Cross reference**— Buildings and building regulations, ch. 10.

## Sec. 38-37. - Regulation of demolition.

(a) Except as otherwise expressly provided herein, no~~No~~ person shall demolish all or part of a landmark, ~~or~~ improvement on a landmark site, or any building or structure in a local historic district, unless the commission has approved such work. Unless the commission has approved the work, the building inspector shall not issue a building permit for such work. This section shall not apply to the demolition of a building or structure that has been ordered razed by a court of competent jurisdiction pursuant to Wis. Stat. § 66.0413(2).



(b) When a person applies for a permit to demolish all or part of a landmark or improvement on a landmark site~~such property~~, such application shall also be filed with the commission.

(c) A demolition application under this section shall not be approved unless the applicant demonstrates either of the following:

(1) (i) The physical characteristics of the building or improvement have changed since the landmark designation was made, and (ii) the change has caused the structure to no longer have the physical integrity needed to embody the physical characteristics that led to the landmark designation, and (iii) the change was not caused by a current or prior owner's failure to maintain the building or structure; or

(2) A denial of the permit will result in a taking of the owner's property without just compensation in violation of the Constitution of the State of Wisconsin or the Constitution of the United States of America.

~~(c)(d)~~ If the commission has not approved or denied the application within 90 days after the application has been filed with the City, the commission shall be deemed to have approved the application. Denial of a demolition permit may be appealed to the city council, which shall base its decision on the standards in Section 38-37 (c) above.~~Upon the filing of an application, the commission may refuse to approve the work for up to ten months from the date of filing, during which time the commission and the applicant shall undertake serious, continuing discussions to try to find a method to save such property. During such time, the applicant and the commission shall cooperate to try to avoid demolition of the property. At the end of the ten months, if no mutually agreeable method of saving the property bearing a reasonable prospect of eventual success is underway, or if no formal application for funds from any governmental unit or nonprofit organization to preserve the property is pending, the commission shall inform the building inspector to deny issuance of the permit. Appeal of the denial of the demolition permit shall go to the city council pursuant to chapter 2, article V, and Wis. Stats.~~

~~(d)(e)~~ The commission shall be informed of all demolition permit requests for any property listed in the National Register of Historic Places.

(Code 1986, § 12.135(7); Ord. No. 0-2-2015, 7-14-2015)

**Cross reference**— Buildings and building regulations, ch. 10.

## **Sec. 38-38. - Recognition of landmarks, landmark sites and historic districts.**

After a landmark, landmark site or historic district has been designated in accordance with sections 38-34 and 38-36, the commission shall cause to be prepared and erected on such property at city expense suitable plaques or signs recognizing the landmark. Such plaques shall

be placed for ease of pedestrian visibility. The plaques shall contain all information deemed appropriate for the landmark by the commission.

(Code 1986, § 12.135(8))

#### **Sec. 38-39. - Rescission of landmark designation.**

- (a) Designation may be rescinded upon petition to the commission and compliance with the procedures as follows:
  - (1) Petitions for rescission may be submitted to the landmarks commission for consideration and public hearing.
  - (2) When considering rescission of a landmark designation, the commission shall consider whether the landmark or district no longer meets the criteria for designation.
  - (3) The commission shall make a recommendation to the city council including a report regarding whether the landmark or district does or does not continue to retain significance and integrity.
  - (4) The council shall make its decision only after the above procedures have been followed.
  - (5) The council shall rescind a designation only upon a finding based on the commission recommendations that the designated landmark or district no longer meets the criteria in accordance with section 38-34.
- (b) In the event of rescission, the commission shall notify the city clerk, building inspector and assessor of the rescission and shall cause the rescission to be recorded at its expense in the county register of deeds.
- (c) Following any such rescission, the commission may not redesignate the subject property as a landmark or landmark site for at least five years from the date of rescission.

(Code 1986, § 12.135(9); Ord. No. 0-2-2015, 7-14-2015)

#### **Sec. 38-40. - Procedures.**

- (a) Before establishing any landmark or landmark site, the commission shall hold a public hearing thereon after giving at least ten days written notice of such hearing and appeal procedures to the owners and occupants of the affected premises and the

owners of land located within 200 feet of the affected property. Notice of such hearing shall also be published as a class 1 notice under the statute. The commission shall also notify the building inspector and the public works committee of the hearing and they may respond to the commission's proposed designation in writing or by appearance. At any time after the closing of the public hearing, the commission may recommend that the city council designate the affected property as either a landmark or landmark site. Upon the request of any aldermember or the owner of a landmark or landmark site, a public hearing shall be held by the city council before it votes on whether or not to establish the landmark or landmark site. Notice of such designation shall be given to the property owner, the city clerk, building inspector, assessor and the county register of deeds.

- (b) The owner of any landmark or landmark site may, following the designation of the property, enter into voluntary restrictive covenants on the property with the commission. The commission may assist the owner in preparing the covenants in the interest of preserving the landmark or landmark site and the owner shall record such covenant in the county register of deeds and notify the assessor thereof.

(Code 1986, § 12.135(10))

#### **Sec. 38-41. - Historic districts.**

The commission may select geographically defined areas for recommendation for designation by the city council as historic districts and shall prepare, in ordinance form, an historic preservation and land usage plan for each such area. The designation criteria for such historic district shall be in accordance with section 38-36. Each historic preservation and land usage plan shall contain specific guidelines for development, a list of appropriate and banned land usage and a statement of preservation objectives within the district.

- (a) The commission shall hold a public hearing when considering the plan for a historic district. Notice of the time, place and purpose of such hearing shall be given by publication as a class 2 notice under statute in the official city newspaper. Such notice shall also be sent by the city clerk to the aldermember of the aldermanic ward in which the historic district is located as well as the owners of record, as listed by the assessor, of property located at least in part within the district at least ten days prior to the date of such hearing. Following the public hearing, the commission shall vote to recommend, reject or withhold action on the plan. The recommendation, if any, shall be forwarded to the city council for its action.
- (b) Upon receipt of such recommendation, the city council may by majority vote either designate or reject the historic district. Designation of the historic district shall constitute adoption of the district in ordinance form.

- (c) Every person in charge of any landmark, landmark site or improvement in a historic district shall conform to the guidelines for development of land usage for property within the district as well as any regulations developed under this article.
- (d) Following the designation of the historic district, the city council shall direct the department of planning and development staff to modify the official zoning map to reflect this change.
- ~~(e) — To the extent to which such is reasonably possible, the commission is empowered to invoke the provisions of sections 38-36 and 38-37, giving due consideration to the larger area of land involved and the degree to which the proposed change would materially affect the preservation objectives and design criteria of the historic preservation plan as duly adopted by the city council.~~

(Code 1986, § 12.135(11); Ord. No. 0-2-2015, 7-14-2015)

**Cross reference**— Districts and areas, § 78-61 et seq.

#### **Sec. 38-42. - Maintenance of improvement on landmark site or within historic district.**

Every person in charge of an improvement on a landmark site or within a historic district shall keep in good repair all of the exterior portions of such improvement to prevent it from becoming damaged or falling into a state of disrepair. This section shall be in addition to all other provisions of law relating to a premises repair.

(Code 1986, § 12.135(12))

#### **Sec. 38-43. - Penalties for violations.**

- (a) Failure to perform any action required by the article or performance of any act prohibited by the article shall constitute a violation. Any persons violating any provision of this article shall be subject to a fine of up to \$500.00 for each separate violation. Each and every day during which a violation continues shall be deemed to be a separate offense. Notice of violations shall be issued by the building inspector.
- (b) Additionally, the commission may seek reversal of prohibited work without regard to economic hardship. Procedures for the reversal of prohibited work shall be outlined in a COA approved by the commission.

(Ord. No. 0-2-2015, 7-14-2015)

**Sec. 38-44. - Commission records.**

The city staff person for the commission shall cause to be prepared permanent public records of all actions taken by the commission in connection with landmarks, landmark sites and historic districts. Such records shall be maintained in such form as to permit ease of access and the city staff person shall provide guidance for any person seeking to search its records. The commission secretary is responsible for taking minutes and maintaining records if the city staff person is unable to attend a commission meeting.

(Code 1986, § 12.135(13); Ord. No. 0-2-2015, 7-14-2015)

**Editor's note**— Ord. No. 0-2-2015, adopted July 14, 2015, renumbered § 38-43 as § 38-44 to read as set out herein.

# REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, December 13, 2017 – 5:30 p.m.

Hall of Fame Room

## **Present:**

Scott Truehl, Roger Springman, Peter Sveum, Regina Hirsch, Denise Duranczyk, John Kramper and Finance Director Tammy LaBorde

## **Absent and excused:**

Ron Christianson

## **Others Present:**

Gary Becker, Parks and Recreation Director Tom Lynch and Recreation Secretary Dan Glynn

## **Call to order:**

Truehl called the meeting to order at 5:30 p.m.

## **Communications:**

None

## **Approval of the November 8, 2017 RDA Meeting Minutes:**

Moved by Sveum, seconded by Duranczyk, to approve the minutes of the November 8, 2017 RDA meeting as presented. Discussion took place regarding outstanding items (Press Release, Access to Blacksmith Shop for photos, Handouts added to packet and how to alert residents that the packet was updated, and minutes should reflect what items were assigned to which individual for completion). Motion carried unanimously.

## **Discussion regarding whitewater park with Park/Recreation staff:**

Recreation Supervisor Dan Glynn distributed several handouts. The cost for the proposed study is \$23,000. The water quality is fine, flow of water is good, and they liked the proximity to the downtown area as well as being a good location for access to Madison, Milwaukee and Chicago. Glynn is meeting with the DNR on January 11<sup>th</sup> to do a walk-through of the site and plans with Mandt Park. If the DNR is in favor of the project then staff will look to funding for the conceptual design. Staff is looking at a Stewardship Grant through the DNR. UW-Madison will conduct an economic impact report at no cost to the City. These reports usually cost between \$20,000 and \$50,000. The report would include how to pay for the project as well as a market analysis. UW-Madison will be utilizing student assistance to complete the report the end of May or early June. Staff will need to then meet with stakeholders – the fishing community, kayakers, canoers, etc. and that would start happening in January. Springman reported that he toured a similar project in Ann Arbor Michigan and provided information on that park. Issues of concern from the RDA were increased traffic to the riverfront area, explore how this would attract small families to the community, how much space along the riverfront would be needed, make this a planned growth, explore a Linear Recreation Corridor for Boats, contact the Town of Dunkirk to involve in the process as this has more implications for the region, look at potential cost sharing opportunities through grants or private foundations. An update will be provided following the meeting with the DNR.

**Discussion and possible action regarding demolition estimates for Highway Trailer and update on Millfab demolition:**

Gary Blazek from Vierbicher was present for this item. He stated that the first of the five buildings will begin demolition in January and the last building should be completed by the end of March. The company will haul scrap at the end of the day and then be back in the morning. They are currently working with the Police Department to establish routes to remove the items. They are also looking at the cost to demolish the Carpet Warehouse building, True North submitted a proposal for \$48,300. By February the RDA needs to let Earth Construction know about the demolition of the Carpet Warehouse building.

Moved by Hirsch, seconded by Duranczyk, to recommend to the Common Council approval of the bid for Earth Construction LLC for \$48,300 to demolish the Carpet warehouse building at 425 E. South Street. It was noted that the abatement report is pending and will cost an additional \$10,000. Mr. Blazek noted that the contractor plans to salvage materials. Motion carried unanimously.

**Update and possible action regarding TIF restructure:**

Mr. Becker provided an update of the Council's approval to move forward with the TIF restructure. He recommends that there be a standing item on each agenda. The next step will be to look at land uses, general layout, and housing types. Discussion took place regarding how to let residents know that the RDA is working on a vision. The RDA will look to schedule meetings in early January/February in order to be able to report back. The agenda needs to be set for the vision sessions and be able to drive the discussion at the sessions. Mr. Springman will contact someone with Dane County UW Extension to see if we can get a facilitator to conduct the process. Members would like the visioning session to be at a meeting other than the regular RDA meeting and plan to work on the objective for the session at the January 10<sup>th</sup> RDA meeting.

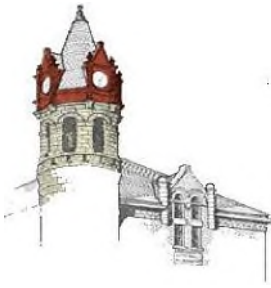
**Future agenda items – Review and Discussion:**

By-Laws  
Financial Report  
TIF Process  
Grants  
Demolitions

**Adjourn:**

Moved by Sveum, seconded by Springman, to adjourn at 7:20 p.m. Motion carried unanimously.

Respectfully submitted,  
Lisa Aide  
Deputy Treasurer



## OFFICIAL NOTICE AND AGENDA

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

Meeting of the:

**Redevelopment Authority of the City of Stoughton**

Date /Time:

**Wednesday, February 14, 2018 @ 5:30 pm.**

Location:

**Hall of Fame Room, 381 East Main St., Stoughton WI 53589**

Members:

Scott Truehl (Chair), Roger Springman (Vice Chair), Peter Sveum, Regina Hirsch, John Kramper, Denise Duranczyk, Ron Christianson and Finance Director Tammy LaBorde

1. Call to Order
2. Communications
  - Access to Blacksmith Shop for Photographs
3. Approval of the January 10, 2017 RDA Meeting Minutes
4. RDA Financial Report
5. Update regarding Visioning session held on January 31, 2018
6. Discussion and possible action regarding TIF restructure
  - a. Discussion of TID boundary changes
  - b. Discussion of future land uses for redevelopment area
7. Review, discussion and possible action regarding RDA Bylaws
8. Riverfront Redevelopment Area
  - a. Millfab demolition update
  - b. Grants update
  - c. Next steps for RDA/Council
  - d. Budget Summary update
  - e. Duranczyk RDA action plan ~ draft
  - f. Duranczyk Redevelopment ~ Cost/Benefit Analysis
  - g. Moline building initiative
9. Discussion and possible action regarding Cost Estimates for Highway Trailer demolition
10. Update regarding Whitewater park
11. Future agenda items
12. Adjournment

**Next RDA meeting is scheduled for Wednesday, March 14, 2018 at 5:30 p.m.**

**NOTE: An expanded meeting may constitute a quorum of the Council.**

**If you are disabled and in need of assistance, please call 873-6677 prior to this meeting.**



## **Landmarks Commission Meeting Minutes**

**Thursday, June 22, 2017 – 7:00 pm**

**City Hall, Hall of Fame Room, Lower Level, 381 E. Main Street, Stoughton, WI.**

**Members Present:** Peggy Veregin, Chair; Kimberly Cook; Alan Hedstrom, Vice-Chair; Stephen Mar-Pohl; Greg Pigarelli and Tim Swadley

**Absent:** None

**Staff:** Michael Stacey, Zoning Administrator

**Guests:** Greg Jenson

1. **Call to order.** Veregin called the meeting to order at 7:00 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of June 8, 2017.**  
Motion by **Swadley** to approve the minutes as presented, 2<sup>nd</sup> by **Hedstrom**. Motion carried 6 – 0.

3. **Consider appointment of Todd Hubing as a new Landmarks Commission member.**  
This is a new process to appoint members of a commission whereby the commission sends a recommendation to Council for approval.

Swadley recommended creating criteria for future appointments in the event there is more than one interested candidate. The commissioners agreed.

Motion by **Hedstrom** to recommend the Common Council appoint Todd Hubing as a new Landmarks Commissioner, 2<sup>nd</sup> by **Cook**. Motion carried 6 – 0.

4. **Discussion and consideration of local landmark mini-grant applications.**  
The commission discussed the four mini-grant applications as follows:

The South School, 1009 Summit Avenue application is for prevention of future water damage to the foundation. Mar-Pohl suggested money would be better spent to first take care of the mortar joint repair. A certificate of appropriateness (COA) would be necessary for any exterior work.

The Village Players Theater, 255 E. Main Street application is to repair the crumbling front façade. This application is favored by the commission. A COA would be required since this repair was not part of the latest COA in 2016.

The Joe Cabibo House, 404 S. 5<sup>th</sup> Street application is for a shower installation in a first floor closet. This proposed project is considered new construction and is therefore outside of the scope of eligible work for the mini grant program which targets restoration and repair.

The Dragon House, 327 E. Washington Street application is for foundation repair. This request is also favored by the commission. A COA would be necessary for this work.

Motion by **Mar-Pohl** to award a grant of \$625.00 to Eric Francksen for the Dragon House, 327 E. Washington Street contingent on a certificate of appropriateness (COA) being approved by the commission; award a grant of \$2500.00 to Tony Hill, Village Players Theater, 255 E. Main Street contingent on a COA being approved by the commission; award a grant of \$875.00 to the

South School Condo Association contingent on no water control liner being installed, gaining official local landmark status and a COA being approved by the commission, 2<sup>nd</sup> by Hedstrom. Motion carried 6 – 0.

The commission discussed improving the application form based on the experience gained going through this first grant cycle assuming funding continues for the mini-grant program.

5. **Future agenda items.** Veregin will not be at the July 13<sup>th</sup> meeting. There is a COA request for the Depot on that agenda. Stacey to forward appointment information to Mayor Olson so Todd Hubing is appointed at the June 27<sup>th</sup> Council meeting.
6. **Adjournment.** Motion by Mar-Pohl to adjourn at 8:15 pm, 2<sup>nd</sup> by Cook. Motion carried 6 - 0.

Respectfully Submitted,

*Michael P. Stacey*

# Stoughton Landmarks Mini Grant Application – 2017

Deadline for submittal is June 5, 2017

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.

**We will award up to \$4,000 in matching cash grants to one or more projects.**

Name of Applicant Eric Francksen

Contact Address (full) 327 E. Washington St. Stoughton, WI 53589

Contact E-Mail Ericfrancksen@gmail.com Contact Phone Number 608-322-6841

Landowner Name (if different) \_\_\_\_\_

Address of property 327 E. Washington St. Stoughton, WI 53589

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

Foundation Repair

Amount of grant request: \$1,250.00

## 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 a year of grant notification. 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. Copies of the Standards are available on the National Park Service website at: <http://www.nps.gov/history/hps/tps/standguide/index.htm>

Award winners will 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 EF Date 6-1-2017

Print Name Eric Francksen

Landowner Signature (if different) — Date \_\_\_\_\_

Mail completed form to: Michael Stacey, Zoning Administrator  
City Hall, 381 E. Main Street, Stoughton, WI 53589

# Stoughton Landmarks Mini Grant Application

## The Dragon House

### Additional Material

#### **Statement of Significance**

The Iverson-Johnson House, also known as The Dragon House, is a Queen Anne historic Victorian home build by Dr. Michael Iverson. Dr. Iverson, a Norwegian immigrant to Stoughton, WI built the home in 1898 and operated his medical practice out of the home for ten years until he founded the Stoughton Hospital. The patient's entrance and doctor's office are still an integral part of the home.

The house earned its nickname, The Dragon House, because of the four distinctive wooden dragons seen along a number of the houses' peaks (original to the house). Due to the proud Norwegian heritage of Stoughton, many visitors enjoy walking past The Dragon House and pointing out the Viking-styled dragon silhouettes high in the sky.

The unique history and architectural detail of the Iverson-Johnson House makes it stand apart in a town full of beautiful period homes. It is our privilege to own and maintain a piece of Wisconsin history. It is our hope that the work we continually do to preserve it means that it will be around for generations to come.

#### **Description of Work**

Over the past few years, we have put a considerable amount of effort into repairing and restoring the outside of the house. One critical project which still needs to be done is the repair of the houses foundation. The mason's estimate to repair it in the original style of the home came to \$1,250.00. If awarded this grant, this is what the money would be used for. Please find the attached estimate.



Dane County Chimney  
Service & Masonry

Eric Francksen  
327 E Wash  
Stoughton WI  
(608)332-6841  
05/18/16

P.O. Box 6035  
Monona , WI  
53716-0035  
[www.danecountychimney.com](http://www.danecountychimney.com)  
[sales@danecountychimney.com](mailto:sales@danecountychimney.com)

### **Proposal For Preservation Of Historical Stone Foundation**

- Remove approximately 43 lineal feet of deteriorated mortar joints in exterior foundation
- Removal will be done with hammer and chisel in a historical fashion
- Will analyze heart mortar to replicate original mortar
- Clean,prep and repoint joints, finishing to match original application

**Price**

**\$1250.00**

**Dane County Chimney Service & Masonry will cover all debris removal and site clean-up as related to this proposal . This proposal presumes water & electricity to be furnished on site at the time of construction. This proposal does not include anything not specifically stated herein . This proposal covers only those items included above, any change in the intended scope of work outlined here or any additional items will be handled as a change and may result in additional cost.**



Dane County Chimney  
Service & Masonry

**WE PROPOSE** hereby to furnish material and labor - complete in accordance with above specifications.

Any Changes to this form without prior approval will render this contract null and void.

---

PAYMENT TO BE MADE AS FOLLOWS: 1) 50% REQUIRED WITH SIGNED CONTRACT. 2) 50% DUE UPON COMPLETION OF JOB. CASH/CHECK/ CREDIT ACCEPTED

---

All materials are guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices . Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate . All agreements contingent upon strikes, accidents, or delays beyond our control. Note : This proposal may be withdrawn by us if not accepted within 20 days .

P.O. Box 6035

Monona , WI

53716-0035

[www.danecountychimney.com](http://www.danecountychimney.com)

[sales@danecountychimney.com](mailto:sales@danecountychimney.com)

**Company Authorization** \_\_\_\_\_

---

**ACCEPTANCE OF PROPOSAL** The above prices, specifications and conditions are satisfactory and hereby accepted . You are authorized to do the work as specified.

---

Signature : \_\_\_\_\_

Date: \_\_\_\_\_

---

# Stoughton Landmarks Mini Grant Application

## The Dragon House

### Additional Material

#### **Statement of Significance**

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Current Pictures of the Home









Current Pictures of the Home









# Stoughton Landmarks Mini Grant Application – 2017

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**We will award up to \$4,000 in matching cash grants to one or more projects.**

Name of Applicant Tony Hill, Treasurer - Stoughton Village Players Board

Contact Address (full) 777 Hwy 51 Stoughton, WI 53589

Contact E-Mail tonymhill@charter.net Contact Phone Number (608) 873-7820

Landowner Name (if different) Stoughton Village Players

Address of property 255 E Main St.

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

We desire to fix the facade on the front of our building by correcting the crumbled concrete shown in the enclosed photos along with updating the marquee.

Amount of grant request: \$4,000.00

## 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 a year of grant notification. 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. Copies of the Standards are available on the National Park Service website at: <http://www.nps.gov/history/hps/tps/standguide/index.htm>

Award winners will 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 Tracy Markle Date 6/3/17

Print Name Tracy Markle, Secretary - Stoughton Village Players Board of Directors

Landowner Signature (if different) \_\_\_\_\_ Date \_\_\_\_\_

Mail completed form to: Michael Stacey, Zoning Administrator  
City Hall, 381 E. Main Street, Stoughton, WI 53589

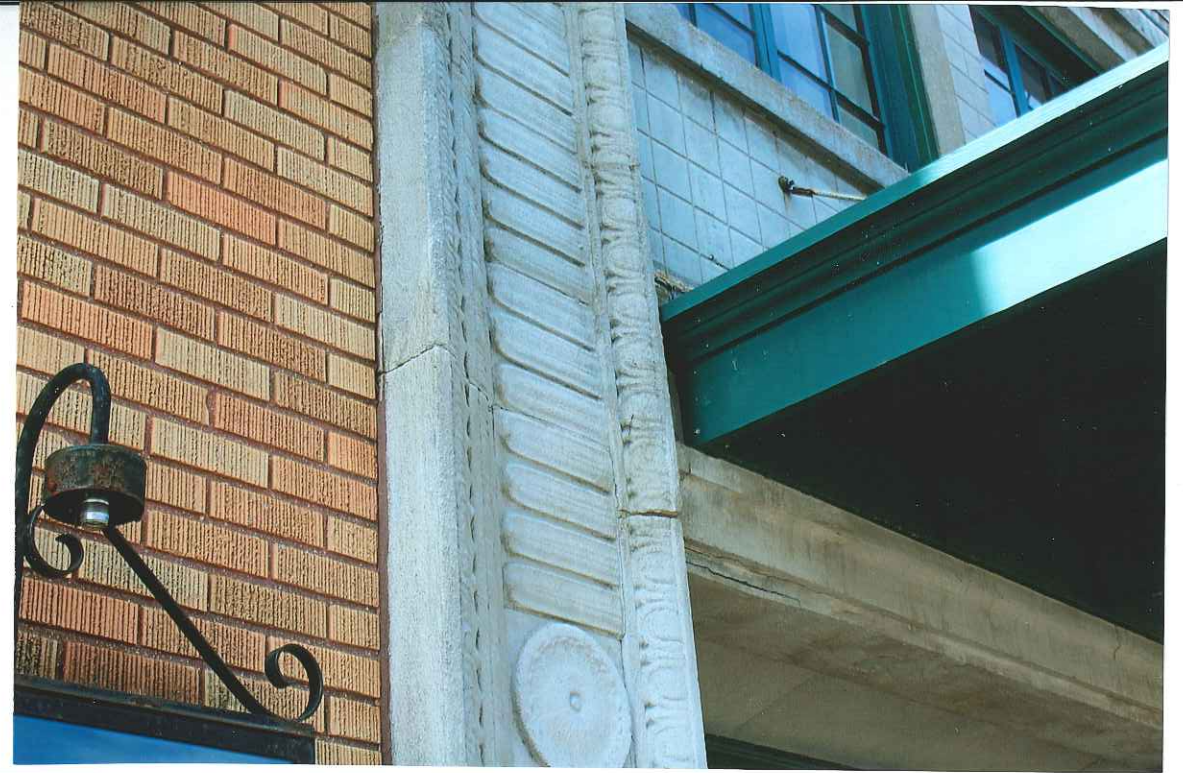


## Stoughton Village Players

We are in process of refinishing the marquee located in the front of our building. Wood rot had been an issue and the painting needed sprucing up. In so doing, we also discovered a need to fix the roof. That part of the project is going along well. The proposed project cost is \$18,000. We have spent \$8,500 thus far.

In doing this project, we realize we need to fix the crumbling concrete façade as well. That is included in our \$18,000 price tag.

We would appreciate being the recipient of a \$4,000 grant to help complete this project of beautifying the front of our building and making it safe for pedestrians along the sidewalk.





# Stoughton Landmarks Mini Grant Application – 2017

Deadline for submittal is June 5, 2017

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.

**We will award up to \$4,000 in matching cash grants to one or more projects.**

Name of Applicant South School Condo Association

Contact Address (full) 1011 Summit Ave #10, Stoughton, WI 53589

Contact E-Mail smwmikee@yahoo.com Contact Phone Number 608-444-5990

Landowner Name (if different) same

Address of property 1009 Summit Ave, Stoughton, WI 53589

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

Install Waterproof System to prevent further water damage to the foundation & repair damage from water infiltration

Amount of grant request: \$4,000

## 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 a year of grant notification. 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. Copies of the Standards are available on the National Park Service website at: <http://www.nps.gov/history/hps/tps/standguide/index.htm>

Award winners will 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  Date 6/5/2017

Print Name Michael Engelberger SSCA Board Member

Landowner Signature (if different) \_\_\_\_\_ Date \_\_\_\_\_

Mail completed form to: Michael Stacey, Zoning Administrator  
City Hall, 381 E. Main Street, Stoughton, WI 53589

Form Revised April 2017

## **South School Condo Association June 2017**

### **Budget for Emergency Maintenance and Repairs**

\$4000 to match full amount of grant funds from Landmarks Commission

This money comes from reserves of the Association of \$10,760.25

Possible assessment from Association members may be needed to pursue this project

# TRI-STATE Basement Repair

Fred Pfanku, Senior Project Manager

Direct: 608-235-2342

608-647-4158  
877-4-WET-FIX

Basement Health   
A healthy basement should be a pleasant part of a home.

[www.tristatebasementrepair.com](http://www.tristatebasementrepair.com)

E-mail: FredBasementGuy@gmail.com

Tri-state

	4,300
For full warranty?	Liner 1,000
	dehumid. 1,750
	ducting 400
	<u>7,450</u>

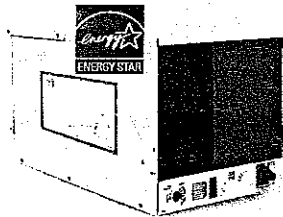
→ possible extra electric outlet?

→ extra costs → customer to remove finished wall & carpet and replace.

PROPOSAL SUBMITTED TO (HOMEOWNER)	PHONE (HOME)	DATE OF ESTIMATE
	PHONE (WORK)	
STREET	CELL PHONE	FAX
	TSBR REP. PHONE <i>Fred 608-235-2342</i>	
CITY, STATE AND ZIP CODE	JOB LOCATION <i>Same</i>	

### Compact Features

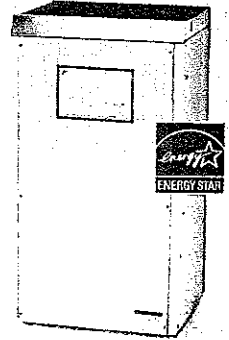
- Water Removal of 70 pints/day @80°F/60%RH
- 5.0 pints/kWh Efficiency
- 5.1 Amp draw
- Energy Factor of 2.4 L/kWh
- Operating Range of 49°F-95°F
- MERV 8 Air Filter
- Sized for up to 1800 Sq.Ft.
- 12"W x 12"H x 21"L (55 lbs.)



# \$1450

### Classic Features

- Water Removal of 110 pints/day @80°F/60%RH
- 6.3 pints/kWh Efficiency
- 6.4 Amp draw
- Energy Factor of 3.0 L/kWh
- Operating Range of 56°F-95°F
- MERV 11 Air Filter
- Sized for up to 2500 Sq.Ft.
- 20"W x 36"H x 17"L (110 lbs.)



# \$1750

**WE DO NOT INVOICE - PAYMENT TO BE MADE IN FULL TO THE FOREMAN UPON COMPLETION OF WORK**

☐ YES ☒ NO See attached Proposal Diagram Sheet

NOTE: We do our best to keep scheduled appointments, but due to the nature of construction, it is possible that changes to dates and times may occur.

The Tri State Basement Repair's (TSBR) representative has fully explained the merits of the waterproofing system as estimated above on the proposal. I understand a subfloor drainage system will remedy the problem in the areas installed. I fully understand the warranty covers only the areas of the basement treated by TSBR and accept the warranty which is transferable. There will be no charge for service calls for leaks in the system covered under warranty. Any service calls which are not leaks in the system or are leaks from damage or abuse will be charged at \$165 minimum, and \$75 per man hour. Sump pumps and Battery Backups are covered under a separate manufacturer's warranty which does not include labor for pump service. Electrical outlets for pumps are not included. It may be necessary to upgrade the pump size to accommodate high volumes of water and is the customer's responsibility. Optional 1/3 and 3/4 H.P. are available. The contractor cannot be held responsible for the increase in costs if an upgrade of the pump system is necessary. Customer consents to receive follow-up communication from TSBR via phone, fax, email, or mail service. TSBR cannot assume the responsibility of calculating the water volume and/or the pump size. An additional pump location with discharge line can be added to the initial system at an additional cost. Full perimeter warranty also covers water seepage from the entire floor and floor cracks. Installation of the system does not include painting, finished carpentry, extending discharge lines, electrical work, or replacement of floor tile or carpeting unless previously specified in writing. TSBR cannot be responsible for the volume of water or location of discharge line or surface water on lawn or driveways. TSBR is not responsible for location of discharge line, volume of water discharged, sewer tie ins, existing discharges-in fact, no claims at all over water exiting the home. TSBR specifically makes no warranties, either implied or in fact, regarding any matter concerning mold, mildew, or condensation in any basement environment. TSBR shall not be responsible for any mold and mildew in the basement, either before or after the installation of a basement waterproofing system. TSBR is not responsible for using customer's existing discharge line for the pump, and in fact discourages it. TSBR is not responsible for existing iron ochre which may be present under the existing floor. TSBR can assume no responsibility for oil tanks or leakage into the subfloor area. *Oil lines, water lines, and unforeseen pipes in floors are the sole responsibility of the homeowner. TSBR is not responsible for damage incurred from penetrating the floor or yard.* Homeowner understands that liquid nails must be used when reinstalling carpet tack strips or finished walls to floor. Nails penetrating the concrete after the system is installed will void the warranty. TSBR is not responsible for frozen discharge lines without an anti-freezing backup device, condensation, water once pumped from the house (regardless of anti-freezing backup device installation), window well flooding, or fuel tanks or lines. Homeowner is responsible for moving objects away from and back to the walls. Some dust should be expected from the work. Dust clean-up will be done by broom only. The homeowner understands he/she must turn A/C or heat off during construction and put damp towels over all exposed grates. TSBR shall fix system failures only and is not responsible for contents damage due to flooding, regardless of reason for flood. Parties agree to submit any and all disputes to the BBB Arbitration Bureau. Should it become necessary to place this account into the hands of an attorney for collection, the property owner shall be responsible for all costs of collection including reasonable attorney fees. Power outages or pump failures are always a possibility and can result in a flooded basement. Battery backup pumps are an option and are available for an additional charge. TSBR is not responsible for pump failures, pumps are water tested thoroughly before we leave the job. Sump pump location may be moved at the discretion of the foreman. Job length can be 1-10 days. TSBR is not responsible for surface water that can get in through floor grates, windows, or doors. Maintenance of floor grates and extension of downspouts is required of property homeowners.

**FULL PERIMETERS, BATTERY BACKUPS, EXTERIOR DRAINAGE SYSTEMS, AND DEHUMIDIFIERS ARE ALWAYS RECOMMENDED FOR FULL PROTECTION. ELECTRICAL OUTLET NOT INCLUDED.**

We Propose to furnish material and labor - complete, in accordance with above specifications, for the sum of:

*Delivered Price* dollars \$

*50%*

Deposit Required \$ Deposit Paid \$ Balance Due Upon Installation \$

Payments are to be made in full upon completion to the foreman. If Credit Card is on file, it will automatically be processed on final day of job. During the winter months it may be necessary to return to bury the UDE in the spring. A promissory notification will be issued and full payment still stands due.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to the standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Property owner is to carry fire and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Property owner assumes all responsibility for damages due to breakage of any hidden fuel/utility service lines, though we will do our best to avoid such damage. All proposals based primarily on homeowner's description of problem.

Authorized Signature

*Fred Pfanku*

Note: This proposal may be withdrawn by us if not accepted within *30* days.

**Do not sign this contract if there are blank spaces.**

Signature *X*

Signature

Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. TSBR is authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance

basement mold?  
structural damage? mildew?  
musty odors? allergies?

## High efficiency, high-capacity dehumidification for basements.

### LARGE CAPACITY DEHUMIDIFICATION

The cooler temperatures in basements (and crawlspaces) create unique humidity control challenges for homeowners.

The earth under the basement slab (or under the soil in a crawlspace) remains at a near constant temperature of 50-60°F year round. The ground keeps the slab in a basement (or the surface soil in a crawlspace) cool. These cool surface temperatures create micro-environments where the relative humidity of the air approaches its saturation point (100%RH) and condensation (or sweating) can occur. The conditions that result support mold/microbial growth and cause musty odors.

Often the only way to maintain the EPA's recommended humidity levels for homes is 50%RH or less year round is with the addition of a high capacity, high efficiency dehumidifier.

Capacities for residential dehumidifiers are measured in pints of water removed per day at standard conditions. Standard conditions are determined by the American Home Appliance Manufacturers (AHAM) and are used because capacity will vary under different conditions. AHAM standard rating conditions are 80°F and 60% RH.

Studies have shown that as much as 50% of the air in your home comes up from your basement or crawlspace. This air is often higher in moisture content and carries with it various allergens and musty odors. When conditions linger above 60% relative humidity for extended periods of time, mold, mildew, and bacteria growth is stimulated. A dehumidifier helps turn your basement space into living space.

The American Lung Association, American Medical Association, and the EPA recommend maintaining relative humidity level in the 30% - 50% range. Ventilation and air conditioning alone cannot provide the protection offered by a high capacity dehumidifier.

Protecting your family and your biggest investment is worth the best.



One of the best  
Limited Warranties  
in the industry today –

1 YEAR – All Parts and Labor  
5 YEARS – Sealed  
Refrigeration System

**Fred Pfanku**  
**608-235-2342**



**NAHB**  
NATIONAL ASSOCIATION  
OF HOME BUILDERS



Customer Name: South School Condo  
Town: Stoughton



• Customer To Remove finished wall and Carpet.

- The Tri-State Basement Repair (TSBR) representative has fully explained the merits of the waterproofing system as estimated on the proposal.
- I understand a subfloor drainage system will remedy the water problem in the areas installed. I fully understand the warranty covers **only** the areas of the basement treated by TSBR, and accept the warranty which is transferrable.
- There will be no charge for service calls for leaks in the system covered under the warranty.
- Any service calls which are not leaks in the system, or are leaks from damage or abuse, **will** be charged a \$165 minimum and \$75 per man hour.
- Sump pumps and battery backups are covered under a separate manufacturer's warranty which does not include labor for pump service. Electrical outlets for pumps are not included.
- It may be necessary to upgrade the pump size to accommodate the volume of water and is the customer's responsibility. Optional 1/3 or 3/4 H.P. pumps are available.
- The contractor cannot be held responsible for the increase in costs if an upgrade of the pump system is necessary.
- Customer consents to receive follow-up communication from TSBR via phone, fax, email, or mail service.
- TSBR cannot assume the responsibility of calculating the water volume and/or the pump size. An additional pump location with discharge line can be added to the initial system at an additional cost.
- Full perimeters warranty entire floor and floor cracks. Installation of the system does not include painting, finished carpentry, extending discharge lines, electrical work, or replacement of floor tile or carpeting unless previously specified in writing.
- TSBR cannot be responsible for the volume of water or location of the discharge line or surface water on lawn or driveways. Additional discharge lines and dry wells can be purchased at an additional cost.
- TSBR is not responsible for location of discharge line, volume of water discharged, sewer tie ins, existing discharges – in fact no claims at all over water exiting the home.
- TSBR specifically makes no warranties either implied or in fact regarding any matter concerning mold, mildew, or condensation in any basement environment.
- TSBR is **not** responsible for using customer's existing discharge line for the pump and in fact, discourages it.
- TSBR is not responsible for existing iron ochre which may be present under the existing floor.
- TSBR can assume no responsibility for oil tanks or leakage into the subfloor area.
- Oil lines, water lines and unforeseen pipes in floors are the sole responsibility of the homeowner. TSBR is not responsible for damages incurred from penetrating the floor or yard.
- Homeowner understands that liquid nails must be used when reinstalling carpet tack strips or finished walls to floor. Nails penetrating the concrete after the system is installed will void the warranty.
- TSBR is not responsible for: frozen discharge lines without freeze protection, condensation, water once pumped from the house regardless of discharge installation, window well flooding, or fuel tanks or lines.
- Homeowner is responsible for moving objects away from and back to the walls.
- Some dust should be expected from the work. Dust clean-up will be done by broom only. TSBR will tarp, but is not responsible for dust.
- The homeowner understands that the A/C or heat must be turned off during construction, and damp towels should be put over all exposed grates.
- TSBR shall fix system failures only and is not responsible for contents damage due to flooding, regardless of reason for flood.
- Parties agree to submit all disputes to the BBB Arbitration Bureau. Should it become necessary to place this account into the hands of an attorney for collection, the property owner shall be responsible for all costs of collection including reasonable attorney fees.
- Power outages or pump failures are always a possibility and can result in a flooded basement. Battery backup pumps are an option and are available for an additional charge.
- TSBR is not responsible for pump failures. Pumps are water tested thoroughly before we leave the job.
- Sump pump locations may be moved at the discretion of the foreman.
- Job length can be 1-10 days.
- TSBR is **not** responsible for surface water that can get in through: floor grates, windows, or doors.
- Maintenance of floor grates and extension of downspouts is required of property homeowners.
- Full perimeters, battery backups, dry wells, and de-humidifiers, are always recommended for full protection. Electrical outlets not included.

Homeowner's Signature

Date

D. L. ... 2/1/14 Order

Customer Name: South School Condo  
Customer Address: Stoughton  
MA  
Design Technician: FRED

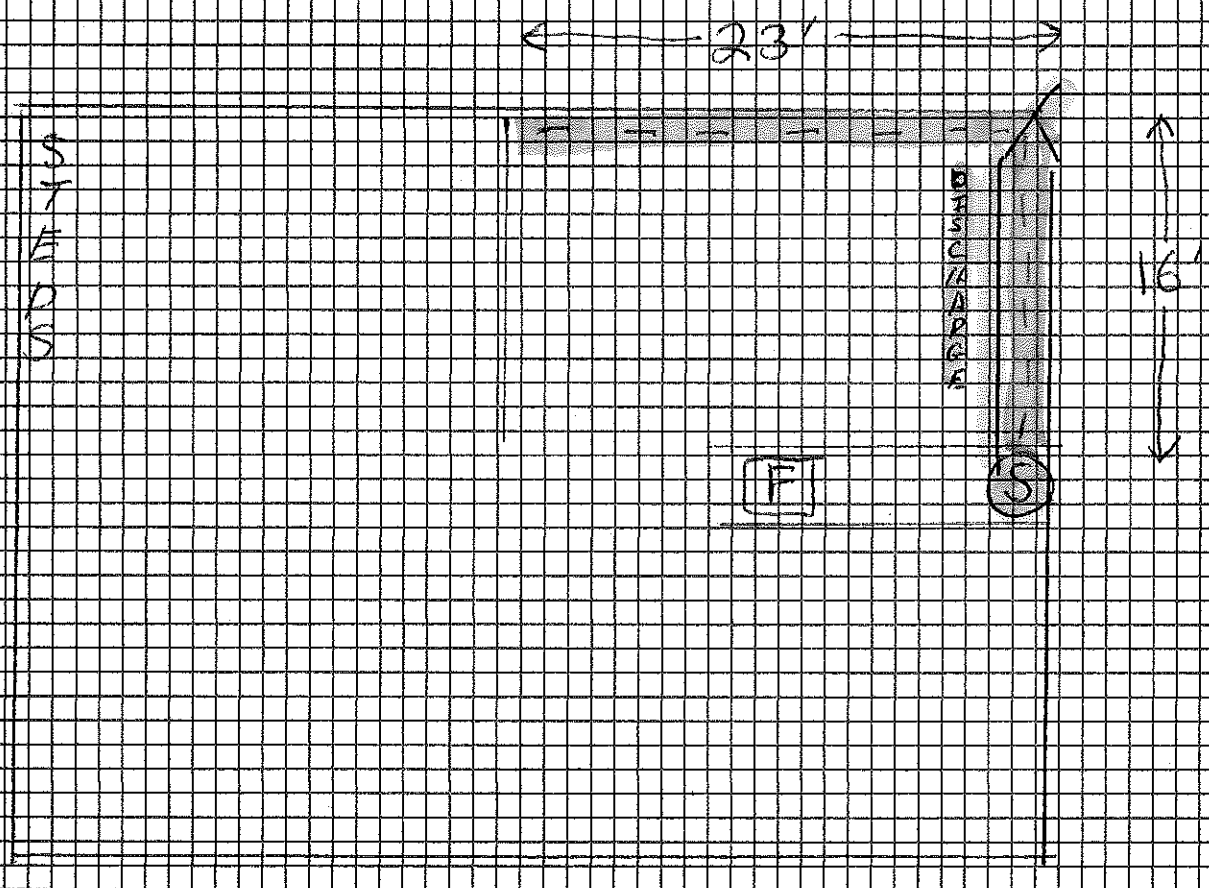
Date: April 18 2016



## Proposal Diagram Sheet

(MUST DRAW TO SCALE 1/8" = 1 FOOT)

(BACK OF PROPERTY)



(FRONT OF PROPERTY)

IB I-Beam Brace R Reinforcer (P/U) Pop up Emitter (W/H) Water Heater Cleanout/Port Wall Crack Waterproofing S/P Sump Pump XXX Floor Grate

NOTES: I Recommend a Classic Dehumidifier at EXTRA COST \$1750  
OPTIONAL DUCTING \$400

### SYSTEM FEATURES

Qty.

Qty.

PLEASE CHECK BOXES

Sump Pump	1
Option Style :	
Waterproofing System	37
Iron Ochre System	
Baseboard System	
Battery Backup Heavy Duty	
Battery Backup Standard Duty	1
Sump Pump - Alarm	1
Sump Pump - Wireless Alarm	
Discharge - UDE	
Discharge - Additional Footage	16'
Drain	
Lawn Discharge (1/3 & 1/2 HP Pumps Only)	
Cleanout / Inspection Ports	1
Dehumidifier	
Option / Style :	

Exterior Tile	
Wall Panels	
Floor Grate	
Hot Water Tank Protection	
Flood Check Hoses	
I-Beam	
Reinforcer	
Fiber - Lock	
Wall Encapsulation	
Crawl Space Encapsulation	
Glass Block Window	
Replacement Window	
Window Well Cover	
Window Well Drain	
Maintenance Program	
Other:	

### DISCHARGE PIPE PENETRATION

#### THROUGH:

- Band Board (Framing)  
☒ Concrete Breakthrough  
☒ Type of Siding (List)  
Stone

☐ Finished Ceiling (Type)

☐ Other

#### TYPE OF FOUNDATION

##### WALL:

- ☒ Block  
☒ Stone  
☐ Poured Concrete  
☐ Other

### SYSTEM TO DRAIN

#### INTO:

- ☒ Sump Pump-New  
☐ Floor Drain  
☐ Existing Sump  
☐ Other  
☒ N Battery Backup

#### TYPE OF WALL FINISH:

- ☐ Concrete  
☐ Paneling  
☐ Sheetrock  
☒ over  
☒ studs & furring

☐ Back of finished wall distance from foundation  
\_\_\_\_\_ inches

### TYPE OF FLOOR

#### FINISH:

- ☐ Tile  
☐ Concrete  
☒ Carpeting  
☐ Raised Sleepers  
☐ Other

#### TYPE OF FLOOR

##### FINISH:

- ☐ Lally Column  
☐ Oil Tank - Behind  
☐ Other  
☐ Y - N Floor grate at  
bulkhead door



(608) 647-4158 • (877) 4-WET-FIX • FAX: (608) 647-4193  
27188 US HWY 14, Richland Center, WI 53581  
info@tsbrinc.com

# PROPOSAL

Revised

PROPOSAL SUBMITTED TO (HOMEOWNER)		PHONE (HOME) 205 2014	DATE OF ESTIMATE
South School Condo		PHONE (WORK) Grant Johnson	April 18 2016
STREET		CELL PHONE	FAX
1009 Summit Ave		TSBR REP. PHONE FRED 235 2342	
CITY, STATE AND ZIP CODE		JOB LOCATION	
Stoughton WI 53589			
CUST. INT'L	BASEMENT: <input type="checkbox"/> FINISHED <input type="checkbox"/> UNFINISHED	FULL PERIMETER PRICE: \$ Not at This Time	
X	If finished, design engineer has fully explained the process involved to waterproof a finished basement.		
X	Pop-up drainage emitter location is to be determined by homeowner and is homeowner's responsibility.		
X	Customer is aware that Tri State Basement Repair is not responsible for any unforeseen pipe damage when opening the slab.		
X	Tri State Basement Repair recommends a minimum of a 1/2hp sump pump; however TSBR cannot be responsible for unknown pump volumes.		

NOTES:

Install a partial perimeter TRI-DRY Water Control System Per Drawing  
39' Hydro Channel Plus Edge Drain  
39' Self Cleaning PVC Smooth Drain Tile  
1 Sump Pump System - Sump Liner - Cover & Heavy Duty Pump  
1 Battery Powered Backup with alarm  
16' In floor discharge pipe to back corner tie into existing downspout  
OPTION AT EXTRA COST  
Cover Stone Wall with Healthy Home Water Control Liner \$1,000 Extra  
WE DO NOT INVOICE - PAYMENT TO BE MADE IN FULL TO THE FOREMAN UPON COMPLETION OF WORK

☒ YES ☐ NO See attached Proposal Diagram Sheet  
NOTE: We do our best to keep scheduled appointments, but due to the nature of construction, it is possible that changes to dates and times may occur.

The Tri State Basement Repair's (TSBR) representative has fully explained the merits of the waterproofing system as estimated above on the proposal. I understand a subfloor drainage system will remedy the problem in the areas installed. I fully understand the warranty covers only the areas of the basement treated by TSBR and accept the warranty which is transferable. There will be no charge for service calls for leaks in the system covered under warranty. Any service calls which are not leaks in the system or are leaks from damage or abuse will be charged at \$165 minimum, and \$75 per man hour. Sump pumps and Battery Backups are covered under a separate manufacturer's warranty which does not include labor for pump service. Electrical outlets for pumps are not included. It may be necessary to upgrade the pump size to accommodate high volumes of water and is the customer's responsibility. Optional 1/3 and 3/4 H.P. are available. The contractor cannot be held responsible for the increase in costs if an upgrade of the pump system is necessary. Customer consents to receive follow-up communication from TSBR via phone, fax, email, or mail service. TSBR cannot assume the responsibility of calculating the water volume and/or the pump size. An additional pump location with discharge line can be added to the initial system at an additional cost. Full perimeters warranty also covers water seepage from the entire floor and floor cracks. Installation of the system does not include painting, finished carpentry, extending discharge lines, electrical work, or replacement of floor tile or carpeting unless previously specified in writing. TSBR cannot be responsible for the volume of water or location of discharge line or surface water on lawn or driveways. TSBR is not responsible for location of discharge line, volume of water discharged, sewer tie ins, existing discharges in fact, no claims at all over water exiting the home. TSBR specifically makes no warranties, either implied or in fact, regarding any matter concerning mold, mildew, or condensation in any basement environment. TSBR shall not be responsible for any mold and mildew in the basement, either before or after the installation of a basement waterproofing system. TSBR is not responsible for using customer's existing discharge line for the pump, and in fact discourages it. TSBR is not responsible for existing iron ochre which may be present under the existing floor. TSBR can assume no responsibility for oil tanks or leakage into the subfloor area. Oil lines, water lines, and unforeseen pipes in floors are the sole responsibility of the homeowner. TSBR is not responsible for damage incurred from penetrating the floor or yard. Homeowner understands that liquid nails must be used when reinstalling carpet tack strips or finished walls to floor. Nails penetrating the concrete after the system is installed will void the warranty. TSBR is not responsible for frozen discharge lines without an anti-freezing backup device, condensation, water once pumped from the house (regardless of anti-freezing backup device installation), window well flooding, or fuel tanks or lines. Homeowner is responsible for moving objects away from and back to the walls. Some dust should be expected from the work. Dust clean-up will be done by broom only. The homeowner understands he/she must turn A/C or heat off during construction and put damp towels over all exposed grates. TSBR shall fix system failures only and is not responsible for contents damage due to flooding, regardless of reason for flood. Parties agree to submit any and all disputes to the BBB Arbitration Bureau. Should it become necessary to place this account into the hands of an attorney for collection the property owner shall be responsible for all costs of collection including reasonable attorney fees. Power outages or pump failures are always a possibility and can result in a flooded basement. Battery backup pumps are an option and are available for an additional charge. TSBR is not responsible for pump failures, pumps are water tested thoroughly before we leave the job. Sump pump location may be moved at the discretion of the foreman. Job length can be 1-10 days. TSBR is not responsible for surface water that can get in through floor grates, windows, or doors. Maintenance of floor grates and extension of downspouts is required of property homeowners.

FULL PERIMETERS, BATTERY BACKUPS, EXTERIOR DRAINAGE SYSTEMS, AND DEHUMIDIFIERS ARE ALWAYS RECOMMENDED FOR FULL PROTECTION. ELECTRICAL OUTLET NOT INCLUDED. X

We Propose to furnish material and labor - complete, in accordance with above specifications, for the sum of:

dollars \$ 4,300.00

Deposit Required \$ 50% Deposit Paid \$ Balance Due Upon Installation \$

Payments are to be made in full upon completion to the foreman. If Credit Card is on file, it will automatically be processed on final day of job. During the winter months it may be necessary to return to bury the UDE in the spring. A promissory notification will be issued and full payment still stands due.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to the standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Property owner is to carry fire and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Property owner assumes all responsibility for damages due to breakage of any hidden fuel/utility service lines, though we will do our best to avoid such damage. All proposals based primarily on homeowner's description of problem.

Authorized  
Signature

Fred Planku

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Do not sign this contract if there are blank spaces.

Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. TSBR is authorized to do the work as specified. Payment will be made as outlined above.

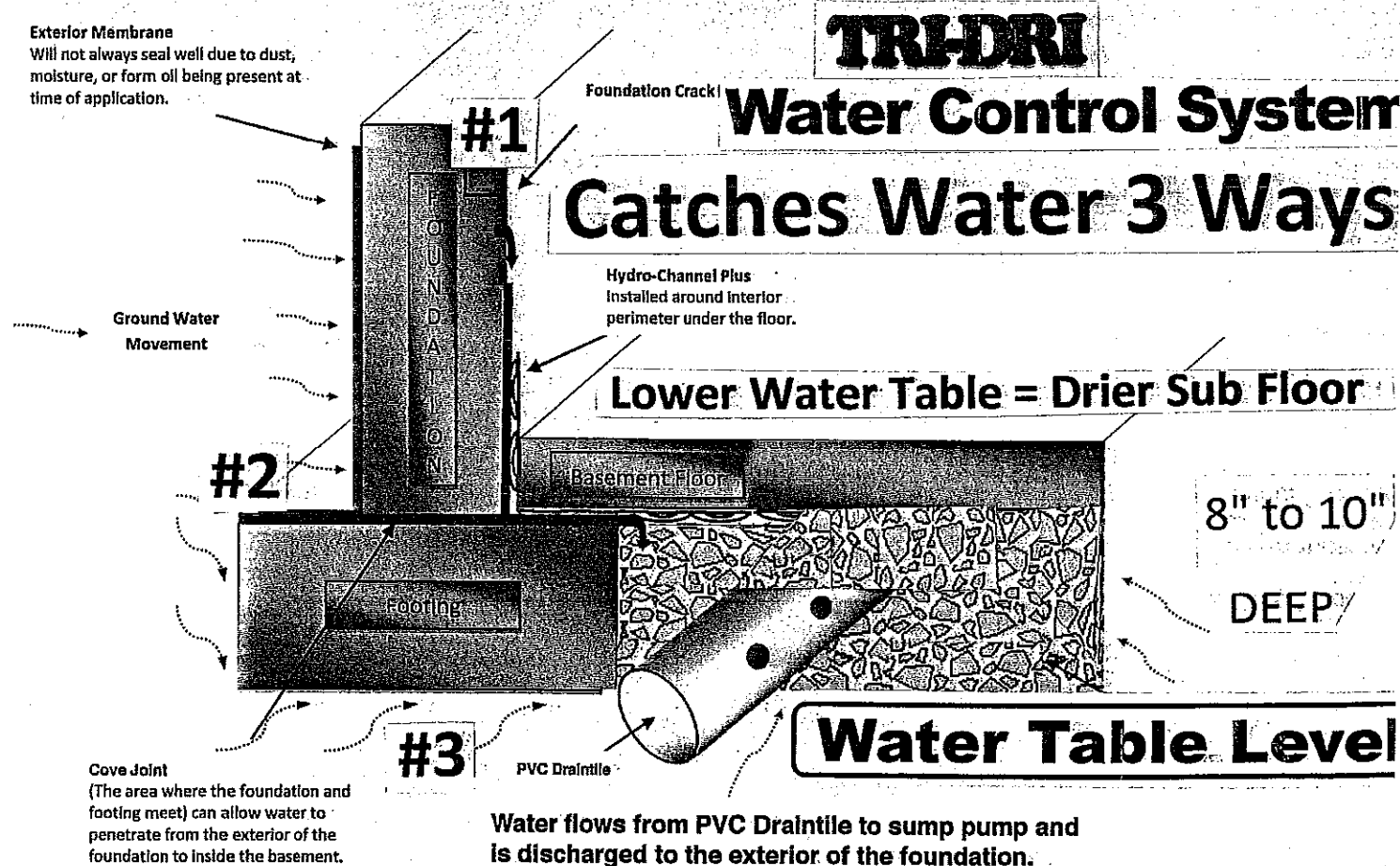
Signature X

Date of Acceptance

Signature



# Nothing Drains Water from Beneath the Middle of the Basement Floor as Effectively as Deep-Draining, Heavy Duty PVC DrainTile



## Why PVC DrainTile Is so Effective:

- 1) Durability.** Its heavy duty construction ensures that it will easily hold up for the life of your home, withstanding all the water nature can throw at it.
- 2) Self-Washability.** With half-inch-wide holes all along two sides of the drainTile, PVC is virtually uncloggable. Any dirt and debris that gets washed into the system will either get washed all the way to the sump pit or get flushed out one of the many opening along the way.
- 3) Deep Placement.** Buried on the side of the footing, 8-10 inches beneath the top of the concrete, a perimeter PVC waterproofing system will easily draw in water from the lowest sections of the middle of the floor.

**TRI-STATE**  
Basement Repair

**1-877-4-WET-FIX**

**Fred Pfanku**  
**608-235-2342**



Date Job Completed: \_\_\_\_\_

Location: \_\_\_\_\_

# SAMPLE

*Floor Wall Joint.*

*For Walls see  
option for wall Liner  
to drain into system  
then we warranty the  
walls.*

This certificate fully warrants the areas waterproofed with the Tri State Basement Repair waterproofing system to be free from water leakage for the **Lifetime of The Structure**, regardless of ownership, and hereby states at **No Additional Cost**, will provide labor and materials as required. This warranty does not cover: backing up or plugging of drains or sewers; floods; condensation caused by high humidity; dampness; discoloration of walls; foundation movement that distorts or damages system integrity, tampering of system; or sump pumps which are covered by original manufacturer's warranty.

Authorized Signature \_\_\_\_\_

**Badger Basement Systems, Inc.**  
**Ron Danielski 608-575-1165**  
*We make basements better*  
 www.badgerbasementsystems.com  
**(800) 262-1880 (920) 563-6136**  
 PO Box 158, N1856 US Hwy 12  
 Fort Atkinson, WI 53538  
 FAX: (920) 563-8359  
 652665



*✓ on warranty  
 may be cheaper if  
 done during winter?*

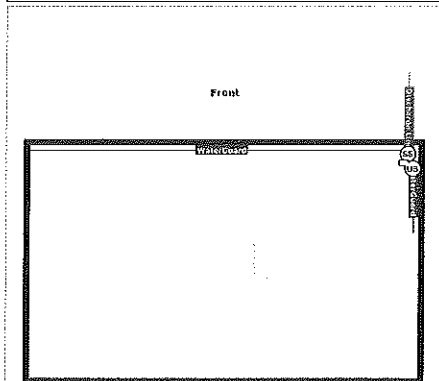
PROPOSAL DATE: 04/05/2016  
 SUBMITTED TO: South School Condos - - - Attn: Grant Johnson  
 ADDRESS: 1011 Summit Ave # 9 Stoughton WI 53589  
 JOB LOCATION: 1009 Summit Ave Stoughton WI 53589

EMAIL: southschoolcondo@gmail.com  
 HOME: --  
 WORK: --  
 CELL: 608-205-2014  
 FAX: --

**System Features**

WaterGuard	35	Millcreek - Mahogany	
WaterGuard Port		Floor Matting	
TrenchDrain		RainChute	
TripleSafe		LawnScape Ext.	
SuperSump	1	RainChute EZ	
UltraSump	1	Basement Windows	
IceGuard		EverLast Window Insert	
LawnScape Outlet		Sunhouse Enclosures	
FloodCheck		WellDuct Window Drain	
FloodRing		RockWell	
ZenWall		SaniDry Upright	
BrightWall		SaniDry CX Air System	
ThermalDry Wall System		SaniDry Ducts	
CleanSpace Wall System		DryTrak	
Wall Restoration		FlexSpan Full Wall	
Basement to Beautiful Panels		Permit if required	1
EverLast Wall Panels		Plumbing if required	
Ceiling Prestige		PowerBraces	
Ceiling Linen		Cut wall	35
Carpet Charcoal		Custom 5	
Tile Beige		Custom 6	
Tile Sandstone		Custom 7	
Carpet Mocha		Custom 8	
Tile Parquet		Custom 9	
MillCreek - Natural Oak			

APPROX. INSTALLATION DATE:  
 APPROX. COMPLETION DATE:  
 (weather & materials permitting)



**DETAILED DRAWING ATTACHED**

**We Propose**

To finish material & labor - complete in accordance with above specifications, for the sum of

MyBasement Price	\$	5845.00
MyCrawlspace Price	\$	0.00
<b>Total Contract Price</b>	<b>\$</b>	<b>5845.00</b>
Deposit Required 50 %	\$	2922.50
Deposit Paid	\$	0.00
Due Upon Installation	\$	5845.00

I fully understand and accept the transferable warranty provided, which covers only the areas of the basement addressed and does not cover water damage. Partial perimeter systems carry a limited warranty. Sump pumps are covered by a separate manufacturer warranty. Installation of the system does not include painting, finished carpentry, extending discharge lines, electrical work, or replacement of floor tile or carpeting. Contractor cannot be responsible for frozen discharge lines without an IceGuard, condensation, damp spot discoloration, water once pumped from house, window well flooding, or fuel tanks or lines. Customer shall grant contractor a 60 day right to remedy any problem after reported. Homeowner responsible for moving objects away from walls and back again. Some dust should be expected from work. Payments to be made in full upon completion. All material is guaranteed to be as specified. All work to be completed according to the standard practices. Any alteration from above specifications will be executed only upon written orders, and will become an extra charge. All agreements contingent upon accidents or delays beyond our control. Our workers are fully covered by workmen's Compensation Insurance. Homeowner assumes all responsibility for damages due to breakage of any hidden fuel/utility service lines, though we will do our best to avoid such damage. All proposals based primarily on homeowners description of problem. Warranty does not cover water damage. This proposal may be withdrawn by us if not accepted within 120 days.

Customer has received a copy of the "Dry Basement Science" or "Crawl Space Science" book ☒

A full perimeter system was recommended ☒

A TripleSafe Pumping System was recommended ☒

Customer is aware of warranty ☒

Type of wall: Stone

Existing wall finish: Sheetrock, Overstuds

Existing floor finish: Concrete, Carpet

Discharge line length away from house:

Approximate wall sqft.: NaN

Wall height ft.: NaN

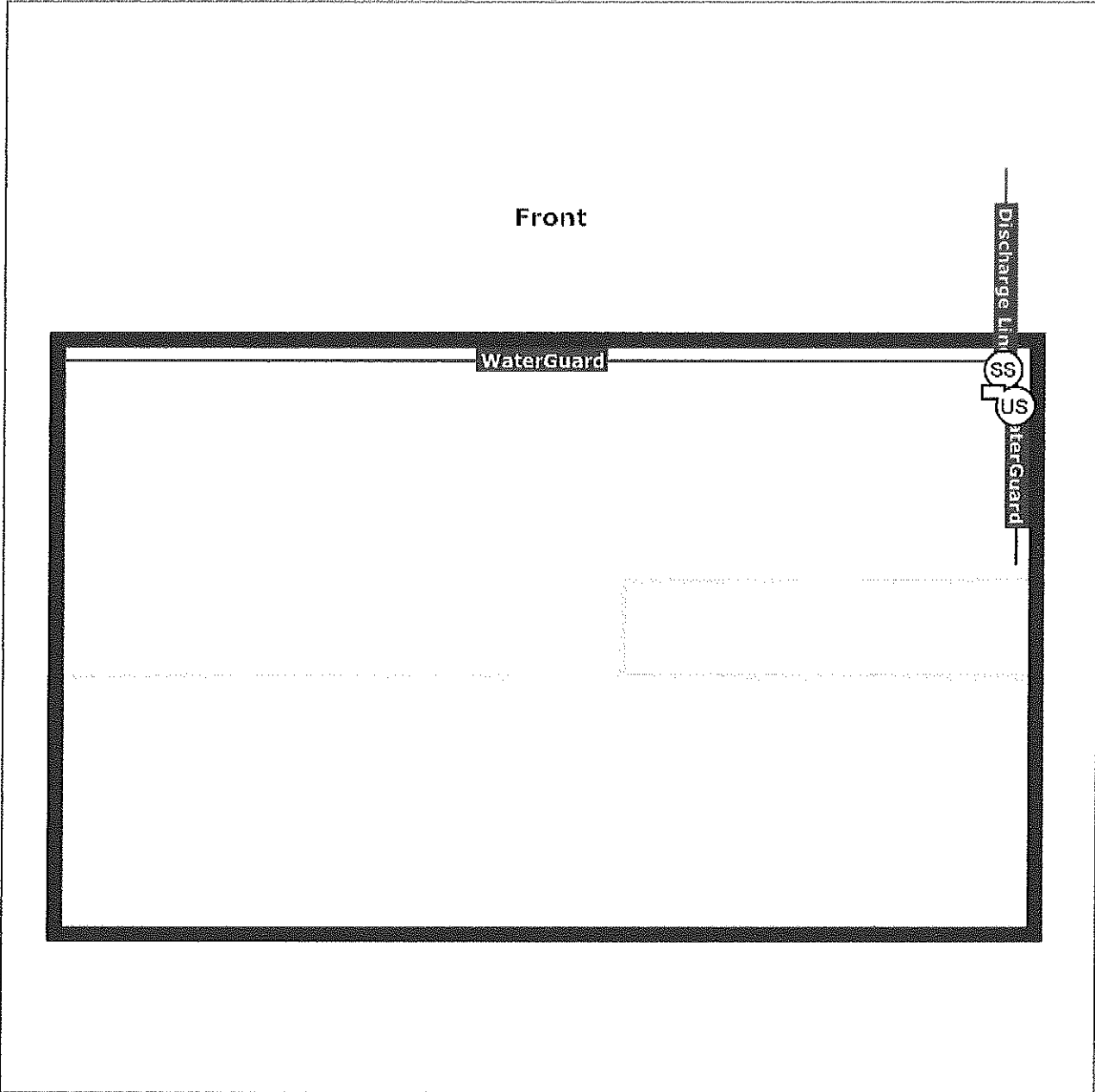
Seller's Signature: Ron Danielski Date 4-5-16

Acceptance of Proposal—The above prices, specifications, conditions and separate warranty are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Buyer's Signature: \_\_\_\_\_ Date \_\_\_\_\_

Buyer's Signature: \_\_\_\_\_ Date \_\_\_\_\_

JOB LOCATION: 1009 Summit Ave Stoughton, WI 53589



**LABELS:**

**SPECIFICATIONS:**

1. Install SuperSump pump system with cast iron pump, liner, airtight lid with airtight floor drain, CleanPump Stand, and WaterWatch alarm system.
2. Install UltraSump battery back-up pumping system with charging/control box with alarm and 120 amp sealed maintenance-free battery.
3. Install WaterGuard, FlowGuard or Cactus Board based on site conditions as indicated in job drawing. If foundation construction is found to be monolithic, which is rare, additional charges may apply. This will be discussed with the customer if found.
4. Discharge Line
- 5.
- 6.

**CONTRACTOR WILL:**

1. Cut finished walls as necessary to install system properly. Homeowner to restore walls.

**CUSTOMER WILL:**

1. Provide proper dedicated electrical outlets for all pumps, and other electrical devices to be installed.
2. Remove carpet.
3. Remove baseboard molding.

**NOTES:**

1. Crew to test buried downspout discharge and connect sump pump discharge to it if functional. If it is not, crew will bury discharge beneath sidewalk/walkway if feasible. --if neither option is doable, crew to discuss with manager

- 2.
- 3.

Signature X: \_\_\_\_\_ Date \_\_\_\_\_







