

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, March 13, 2014, at 7:00 pm** in the **Hall of Fame Room, Lower Level, City Hall, 381 E. Main Street, Stoughton, WI.**

AGENDA:

1. Call to order.
2. Consider approval of the Landmarks Commission meeting minutes of February 13, 2014.
3. Request by Lisa Mensink for a Certificate of Appropriateness to reroof the West Elementary School, 400 Garfield Street.
4. Discuss roof repair work and future of the Power Plant #1 Building.
5. Commission Reports.
6. Discuss projects and grants.
7. Future agenda items.
8. Adjournment.

3/5/14mps

COMMISSIONERS:

Alan Hedstrom, Chair
Peggy Veregin, Vice-Chair
Andrea Rainka, Secretary

Michael Engelberger (Council Rep)
Connie Kraus

Kathleen Kelly
Anna Stracener

EMAIL NOTICES:

Art Wendt
Council Members
DErickson@madison.com

Receptionist
Matt Dregne, City Attorney
lisa@acacia-web-design.com

Stoughton Hub
Leadership Team

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

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

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

Landmarks Commission Meeting Minutes

Thursday, February 13, 2014 – 7:00 p.m.

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

Members Present: Alan Hedstrom, Chair; Peggy Veregin, Vice-Chair; Connie Kraus; Anna Stracener; and Andrea Rainka

Absent and Excused: Kathleen Kelly and Michael Engelberger.

Staff: Zoning Administrator, Michael Stacey

Guests: None

1. **Call to order.** Alan Hedstrom, Chair called the meeting to order at 7:03 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of January 9, 2014.**
Motion by **Peggy** to approve the January 9, 2014 minutes as presented, 2nd by **Connie**.
Motion carried 5 – 0.
3. **Certificate of Appropriateness for the roof repair at the Power Plant Building.**
The commission members discussed what the repair would entail.

Motion by **Peggy** to approve the COA as presented, 2nd by **Connie**. Motion carried 5 – 0.
4. **Discuss reducing the commission to 7 members.**
The commission members discussed the possibility of reducing the membership from 9 to 7. The timing is right now since another member has resigned, reducing the current membership to 7.

Motion by **Connie** to reduce the commission to 7 members and amending the ordinance to reflect the change, 2nd by **Andrea**. Motion carried 5 – 0.
5. **Commission Reports.**
Peggy asked the commission members to provide input for what they would like to see offered as a session at the statewide preservation conference to be held in Elkhart Lake, October 24 & 25, 2014. The members discussed various session interests.
6. **Discuss Project and Grants.**
Peggy suggested a new survey; National Register Nomination and Depot Hill Historic District. The members discussed these topics.

Anna provided information related to the Linderud exhibit update scheduled for May.
7. **Future agenda items.**
COA request coming for the West School apartment building on Garfield Street.
8. **Adjournment.** Motion by **Connie** to adjourn at 8:47 pm, 2nd by **Anna**. Motion carried 5 – 0.

City of Stoughton Certificate of Appropriateness

Application Form

1. Name of Property: West Elementary School
Address of Property: 400 Garfield St., Stoughton 53589
Name of historic district in which property is located: Southwest side historic district

2. Owner & Applicant Information

Owner Name: Elisabeth A.H. Mensink ('Lisa')

Street Address: 409 Midland Lane

City: Monona State: WI Zip: 53716

Daytime Phone, including Area Code: 608-223-9778
cell: 608-239-6332

Applicant (if different from owner): _____

Applicant's Daytime Phone, including Area Code: _____

3. Attachments. The following information is enclosed:

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

4. Description of Proposed Project (on next page)

5. Signature of Applicant

Signed: Elisabeth A.H. Mensink Date: 2-21-14

Printed: Elisabeth A.H. Mensink

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

Description of Proposed Project

(attach additional sheets as necessary)

Architectural Feature: Roof

Approximate date of feature: Current roof is > 20 years old, but was unable to find exact date of last roof.

Describe existing feature: Building built 1886

Current roof is brown asphalt shingles.

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

I will replace deteriorating and leaking roof. I researched original roof on Sanborn maps at State Historical Society. original roof was wooden shingles. I propose to use asphalt shingles but same shape shingles as original (us, say, architectural shingles) and use color of brown closest to look of wood. Shape of Roof will not be altered.

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. _____





03.05.2014 14:48

Rodriguez Quality Roofing

2601 Waltham Road
Madison, WI 53711
Phone 608 217 2214
Fax 608 298 9001



Proposal

DATE December 18th 2013

Name	Jim Stoppie	Phone Day	
Address	400 Garfield St	Phone Eve	
City, State Zip	Stoughton, WI 53590	Cell:	
		e-mail:	

We hereby submit specifications and estimates for:

Repair existing rubber roof (IN SPRING)
Prepare holes on existing rubber
Apply adhesive to damaged areas
apply patches to damaged areas
seal and apply plastic cement
Seal perimeter of rubber roof
Clean up and haul away old roofing materials
Price includes all labor and materials
ALL WORKMANSHIP IS GUARANTEED FOR 3 YEARS FROM DATE COMPLETED

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

one thousand seven hundred and fifty dollars (\$1,750.00)

Payment to be made as follows:

paid in full at job completion

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to 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 accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized
Signature _____

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

Acceptance of Proposal

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

Signature _____

Date of Acceptance: _____

Signature _____

Rodriguez Quality Roofing

2601 Waltham Road
Madison, WI 53711
Phone 608 217 2214
Fax 608 298 9001



Proposal

DATE December 18th 2013

Name	Jim Stoppie	Phone Day	
Address	400 Garfield St	Phone Eve	
City, State Zip	Stoughton, WI 53590	Cell:	
		e-mail:	

We hereby submit specifications and estimates for:

Shingle Roof Only
Tear off and remove 1 layer of shingles down to decking, remove and replace roof vents
Install Owens Corning Weather Lock Ice and Water Shield 6 feet from bottom of all edges of roof and up all valleys
Install # 15 pound felt underlayment to roof. Install ice and water to approx 72 feet of valleys
Install aluminium gutter apron and drip edge to edges of roof, install new flashing and step flashing to chimney
Install Owens Corning Starters to edges of roof.
Install 4 new 4" pipe jacks, Remove and replace any flapper vents
Install Owens Corning Tru Definition lifetime manufacturers warranted architectural shingles in color of choice
Install approx 186 feet of ridge cap matching shingle color and quality.
Clean up and haul away old roofing materials
Price includes all labor and materials except for board replacement where needed (only if existing is rotten)
Board replacement will be charged at \$20 dollars a sheet of OSB 1/2 inch 4 X 8 installed
ALL WORKMANSHIP IS GUARANTEED FOR TWENTY YEARS FROM DATE COMPLETED

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

twenty one thousand three hundred dollars (\$21,300.00)

Payment to be made as follows:

paid in full at job completion

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to 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 accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized
Signature _____

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

Acceptance of Proposal

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

Signature _____

Date of Acceptance: _____

Signature _____

Rodriguez Quality Roofing

Ramiro Rodriguez

2601 Waltham Rd

Madison WI 53711 (Map it)

(608) 215-6678

(608) 217-2214

(608) 298-9001 (fax)

www.rqroofing.com

Business Description

LICENSE NUMBERS: 1035131 & 1035138.

Service Area: Entire Area

Operating Hours: By Appointment

Services Include: Residential & commercial roofing.

Payment Options



24 Hour/Emergency Service: Yes

In Business Since: 2002

On Angie's List Since: August 2008

Free Estimates: Yes

Warranties/Guarantees: Ask For Details

Trade License Information Yes, I am appropriately licensed for my trade

Trade License Num: 1035131

Trade License Locale: 1035138

Trade License Authority: Wisconsin Department Of Commerce

Trade License Description: Wisconsin Licenses

Bonded: Yes

Insured: Yes

CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
BUILDING/ZONING PERMIT APPLICATION

Date 2-21-14
Owners Name Elisabeth Mensink Address 409 Midland Lane, Monona 53716
Property Address (if different than above) 400 Garfield St., Stoughton WI 53589
Telephone # cell: 608-239-6332 Zoning District MR-10 Multi-Family Res.
Permit for Roof replacement - current roof is deteriorated and leaking
Proposed use _____ Project area (sq. ft.) Entire Roof
Estimated cost including labor \$25,780.00 Permit fee _____

Contractor Information:

Construction Rodriguez Quality Roofing Phone# 608-215-6678 Lic# 1035131 and 1035138
Electrical _____ Phone# _____ Lic# _____
Plumbing _____ Phone# _____ Lic# _____
HVAC _____ Phone# _____ Lic# _____

Cautionary Statement to Owners Obtaining Building Permits

Section 101.65 (1r) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under Section 101.654(2)(a), the following consequences might occur:
The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under this building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under this building permit.
The owner may not be able to collect from the contractor, damages for any loss sustained by the owner because of a violation by the contractor of the one and two-family dwelling code or an ordinance enacted under sub. (1)(a), because of any bodily injury to or death of others or damage to property of others that arises out of the work performed under this building permit or because of any bodily injury to or death of others or damage to property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under this building permit.

Cautionary Statement to Contractors for Projects Involving Buildings Built Before 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of Chapter DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)266-6876 or go to <http://dhs.wisconsin.gov/lead/WisconsinRRPRRule.htm>

Wetlands Notice to Permit Applicants

"You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page: (<http://dnr.wi.gov/wetlands/delineation.html>) or contact a department of Natural Resources service center."

Additional Responsibilities for Owners with Projects Disturbing One or More Acres of Soil

I understand that this project is subject to Chapter NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

IF APPLICABLE, A PLAN MUST BE SUBMITTED SHOWING LOT LINES AND ALL DIMENSIONS OF THE PROJECT. NO WORK SHALL BEGIN WITHOUT A BUILDING PERMIT. ANY QUESTIONS, CALL THE DEPARTMENT OF PLANNING & DEVELOPMENT AT 608-873-6677. THERE IS ADDITIONAL INFORMATION AT WWW.CITYOFSTOUGHTON.COM/PLANNING

Owner/Applicant/Contractor Signature  Date 2-21-14

Approved By _____ Date _____