

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a **Regular** meeting of the **Landmarks Commission** on **Thursday, June 14, 2018 at 6:30 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 May 10, 2018.
3. Discuss 2019 budget request.
4. Review 2019 mini-grant applications.
5. Discuss Main Street outreach.
6. Commission Reports/Calendar.
7. Future agenda items.
8. Adjournment.

6/4/18mps

COMMISSIONERS:

Peggy Veregin, Chair

Alan Hedstrom, Vice-Chair

Kristi Panthofer

Tom Majewski (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

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 May 10, 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; Greg Pigarelli, Secretary; Kimberly Cook; Todd Hubing and Tom Majewski

Absent: Kristi Panthofer

Staff: Michael Stacey, Zoning Administrator

Guests: None

1. **Call to order.** Veregin called the meeting to order at 7:05 pm.
2. **Elect Chair.** Hubing nominated Veregin to be Chair. There were no other nominations. Motion by **Hubing**, 2nd by **Cook** to approve Veregin as Chair. Motion carried 6-0
3. **Elect Vice-Chair.** Cook nominated Hedstrom to be Vice-Chair. There were no other nominations. Motion by **Cook**, 2nd by **Hubing** to approve Hedstrom as Vice-Chair. Motion carried 6-0
4. **Elect Secretary.** Hubing nominated Pigarelli to be Secretary. There were no other nominations. Motion by **Hubing**, 2nd by **Cook** to approve Pigarelli as Secretary. Motion carried 6-0
5. **Consider approval of the Landmarks Commission meeting minutes of April 12, 2018.** Motion by **Cook** to approve the minutes as presented, 2nd by **Pigarelli**. Motion carried 6-0.
6. **Discuss exhibit for the Linderud photo collection.**
Hubing has been checking on display options before contacting the Bryant Foundation. Hubing stated the cost is between \$3000 and \$5000 for folding displays/easels. Hubing is looking in to online access to the photo collection. The Commission discussed options for the public to access the collection.
7. **Discuss local landmark designation plaques.**
Stacey provided an inventory of the known plaques. Veregin plans to send a letter to the property owner's where it is unknown if there are plaques. Veregin plans to seek costs to provide plaques to the properties that have none for next year's budget request. The commission discussed providing instructions for proper installation of the plaques.
8. **Discuss outreach to Main Street property owners.**
Hubing and Hedstrom plan to work together to come up with outreach ideas. The commission discussed the purpose of providing outreach. There is much confusion related to regulations for the downtown properties. Cook suggested the commission have a specific meeting to just discuss this topic. The commission agreed to meet next month regarding this topic.

Hubing left at 8:00 pm.
9. **Local landmark status update for 148/154 E. Main St, 118 N. Page St and 515 E. Main St.**
Stacey provided nomination paperwork for all but 118 N. Page Street. There is nothing else to report at this time.

10. Status update for Highway Trailer / Moline Plow building redevelopment.

Majewski gave an update regarding the blacksmith shop. Stacey stated the highway trailer building demolition is planned to start June 11th with E. South Street reopening by July 4th.

Majewski stated the Jeffris Foundation came to look at the site.

11. Status of Power Plant building redevelopment.

Nick and Abby Abramovich continue to seek development of the power plant. The commission discussed potential changes to the power plant if the parks plan for the river moves forward.

12. Status of 2017 local landmark grants.

Currently 2 of the 3 grants awarded have approved COA's to proceed. An extension has been requested for 3rd.

Motion by Hedstrom to allow a 1-year extension for the property at 327 E. Washington Street with a grant award of \$625, 2nd by Cook. Motion carried 5-0.

13. Discuss 2018 local landmark grant applications.

Letters will be sent tomorrow to the local landmark property owners. This item will need to be on the June agenda. Veregin will mail the meet-up postcards from Madison tomorrow.

The commission reviewed the application from Woodland Studios. Cook stated we need more details about the repair of the windows.

14. Commission Reports/Calendar.

- The commission discussed upcoming budget items.
- Hedstrom mentioned he talked to Richard Albright who would like to discuss possible options for use of the McFarland State Bank building.
- Majewski stated the City recently approved the gift of the building to the City from McFarland State Bank with details still pending.
- Stacey stated Dave Kalland is seeking interested parties to become a members of the Stoughton Historical Society.
- Stacey suggested an earlier meeting time and the group agreed with a 6:30 start time. Veregin to contact Hubing and Panthofer for confirmation.

15. Future agenda items.

Next agenda shall be:

1. Budget; 2. Mini grant applications; 3. Main Street outreach

16. Adjournment. Motion by Hedstrom to adjourn at 9:05 pm, 2nd by Pigarelli. Motion carried 5 - 0.

Respectfully Submitted,

Michael P. Stacey

The Stoughton Landmarks Commission is requesting funding to continue a Pilot Program that began in 2017. The program provides façade improvement and repair matching grants to help facilitate reinvestment in our community. Only owners of locally landmarked buildings are eligible for the grants. These mini-grants will be for exterior repair projects although interior projects may be considered if those projects involve structural issues or mechanical improvements. Since many local landmarks are on Main Street, these grants will facilitate reinvestment in downtown buildings while grants to other local landmarks will help maintain the character of our historic neighborhoods.

Building owners must apply to the Landmarks Commission for the matching grants with a thoroughly developed scope of work that complies with Stoughton's historic preservation design guidelines and meets the National Park Service's Secretary of the Interior's Standards for Rehabilitation. The Landmarks Commission will reach out to owners of Stoughton local landmark buildings to inform them of this matching grant program. These matching grants are an excellent way for the City to demonstrate its commitment to local reinvestment in our historic Main Street and neighborhoods while supporting residents who own historic buildings in our community.

Due to the positive public response, and requests for funding that was more than double our program budget, we are requesting a small increase in our grant amount.

Budget request: \$5,000.00

Stoughton Landmarks Mini Grant Application – 2018

Deadline for submittal is June 1, 2018

Submitted
5-1-18

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

- For 2018, we have a total award budget of \$5,000 and this is a matching grant program.
- We will award one or more projects until our \$5,000 budget is spent.
- Exterior work is prioritized for grant awards, although other projects may be considered.
- New construction is not eligible.

Name of Applicant Woodland Studios LLC
Applicant Address (full) 195 E. Main St. Stoughton, WI 53589
Applicant E-Mail ams@woodland-studios.com Applicant Phone Number 608-877-8007
Property Owner Name (if different) Alan Sheets
Address of property same

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

repaint window trim & repair (7 windows 1st floor) Forrest St side

Amount of grant request: \$3,000

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

Award 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 Alan Sheets Date 5-1-18
Print Name Alan Sheets
Property Owner Signature (if different) _____ Date _____

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

Form revised April 2018

Proposal

Proposal No. 1807

FROM ROGER P. PIERSON JR
dba PERSONAL PAINTING CO.
1717 SUMMIT AVE
MADISON WI 53726-4036

ROGER@TDS.NET
(608) 212-4217 cell

Sheet No. 1 only

Date 4/27/18

Proposal Submitted To

Name ALAN SHEETS/WOODLAND STUDIOS
Street 195 E. MAIN ST.
City STOUT TON
State WISC. 53589
Telephone Number 608-877-8007

Work To Be Performed At

Street SAME
City State
Date of Plans N/A
Architect N/A

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of

Preparation, repairs to wood as needed, pruning, caulking as needed and painting of EXTERIOR windows on East side of building. Scaffolding up to 4 sections to be rented/delivered/picked up from/by ASIENSON'S HARDWARE. (ESTIMATED COST \$42 per week per section X 4 sections for up to 2 WKS. TOTAL \$352) MATERIALS: estimate \$225. LABOR: 4 windows from \$250-400 each. WILL ADDRESS sidewalk level panels if within budget or added by client. CONTRACTOR notes that city does not require permit for painting. CLIENT must bear unforeseen costs in any way. OBJECT is to minimally disturb any paint firmly adhered, seal raw/expressed wood & ensure long-term stability and appearance using best practices. EXTRAS done on TIME & MATERIALS BASIS, with LABOR @ \$50 per hour.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of NOT TO EXCEED THREE THOUSAND Dollars (\$3,000.00). with payments to be made as follows:

\$1,000 on acceptance of contract; \$1,000 @ agreed halfway point; balance on completion to client's complete satisfaction.

OR VERBAL

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. Owner to carry fire, tornado and other necessary insurance upon above work. CONTRACTOR CARRIES \$1,000,000 LIABILITY COVERAGE THROUGH WISCONSIN MUTUAL INS. CO. MADISON. CERTIFICATE ON REQUEST.

Respectfully submitted PERSONAL PAINTING CO

Per Roger P. Pierson Jr.

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.

Accepted

Alan Sheets

Signature

Alan Sheets

Date

4-27-18

Signature







Modelo VV BJAX
Priority Mail
MADE IN THE USA

WARNING
ALUMINUM PANELS MUST BE REMOVED
BEFORE INSTALLING WINDOW





Stoughton Landmarks Mini Grant Application – 2018

Deadline for submittal is June 1, 2018



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

- For 2018, we have a total award budget of \$5,000 and this is a matching grant program.
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- Exterior work is prioritized for grant awards, although other projects may be considered.
- New construction is not eligible.

Name of Applicant Kathy Horton

Applicant Address (full) 2709 Rolling View Rd.

Applicant E-Mail Khort128@gmail.com Applicant Phone Number 608-873-7455

Property Owner Name (if different) Stoughton Village Players

Address of property 255 E. Main St Stoughton

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

Replace windows in historic front doors for energy efficiency,

Amount of grant request: 2500.00 *while maintaining historic value. Also, replacing glass w/energy rated glass in display window*

Attachments (REQUIRED)

☒ Current photographs of building and proposed project area.

☒ Proposed project budget.

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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 Kathy Horton Date 5-29-18

Print Name KATHY HORTON, Board of Directors

Property Owner Signature (if different) _____ Date _____

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



Replace 10 windows X 4 doors plus display window. This includes installation. \$6500.00

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Name of Applicant Bill WEBER

Applicant Address (full) 529 EAST MAIN ST W9561 LAKE DRIVE EDGERTON WI 53534

Applicant E-Mail the web@charter.net Applicant Phone Number 608 751 6321

Property Owner Name (if different) _____

Address of property 529 EAST MAIN ST Stoughton

Proposed Project (please be specific; attach additional sheets as necessary): WEST SIDE OF Building
hook point + Brick - REPLACE Freight DOOR replace SOFFIT ARCH + MOULDING

Amount of grant request: \$16,000.⁰⁰

Attachments (REQUIRED)



Current photographs of building and proposed project area.



Proposed project budget.

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Signed William J Weber Date 5-30-2018

Print Name WILLIAM J WEBER

Property Owner Signature (if different) _____ Date _____

Mail completed form to: Michael Stacey, Zoning Administrator

City Hall, 381 E. Main Street, Stoughton, WI 53589

Servpro of North Rock County

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

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

Operator: GREGL

Estimator: Greg Lory
Company: ServPro of Rock County

Business: (608) 754-7202

Type of Estimate: Repair
Date Entered: 5/30/2018 Date Assigned:

Price List: WIMA8X_MAY18
Labor Efficiency: Restoration/Service/Remodel
Estimate: JBST_STOUGHTON

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Tax ID 39-1845927

JBST_STOUGHTON

West Side of Depot

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Remove and Make Custom Frieight Door	1.00 EA	0.00	3,500.00	0.00	3,500.00
2. Custom Overhang Bracket and Installation	1.00 EA	0.00	1,400.00	0.00	1,400.00
Includes detaching and resetting of an existing bracket to duplicate design					
3. Replace Missing Brick and Re-point as needed	1.00 EA	0.00	4,500.00	0.00	4,500.00
4. Prep and Seal Brick	2,100.00 SF	0.00	0.70	32.34	1,502.34
5. Paint brick	2,100.00 SF	0.00	0.70	32.34	1,502.34
6. Two ladders with jacks and plank (per week)	3.00 WK	0.00	322.00	0.00	966.00
7. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	409.54	0.00	0.00	409.54
8. Fascia - 1" x 8" - #1 pine	100.00 LF	0.00	6.67	11.66	678.66
9. Prime & paint exterior fascia - wood, 6"- 8" wide	100.00 LF	0.00	1.69	1.10	170.10
10. Crown molding - wood - 5 1/4"	100.00 LF	0.00	11.17	39.66	1,156.66
11. Paint crown molding - two coats	100.00 LF	0.00	1.17	0.61	117.61
12. Soffit & Fascia Installer - per hour	2.00 HR	0.00	78.53	0.00	157.06
Additional labor for installation of random lengths					
Totals: West Side of Depot				117.71	16,060.31
Line Item Totals: JBST_STOUGHTON				117.71	16,060.31

Servpro of North Rock County

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

Summary

Line Item Total	15,942.60
Material Sales Tax	117.71
	<hr/>
Replacement Cost Value	\$16,060.31
Net Claim	\$16,060.31
	<hr/> <hr/>

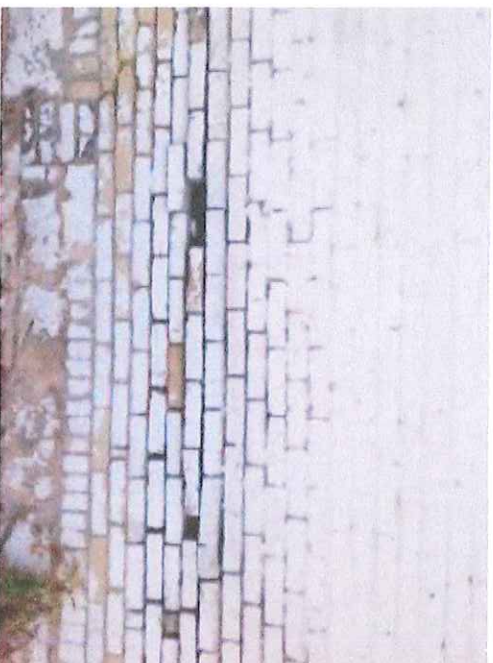
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1



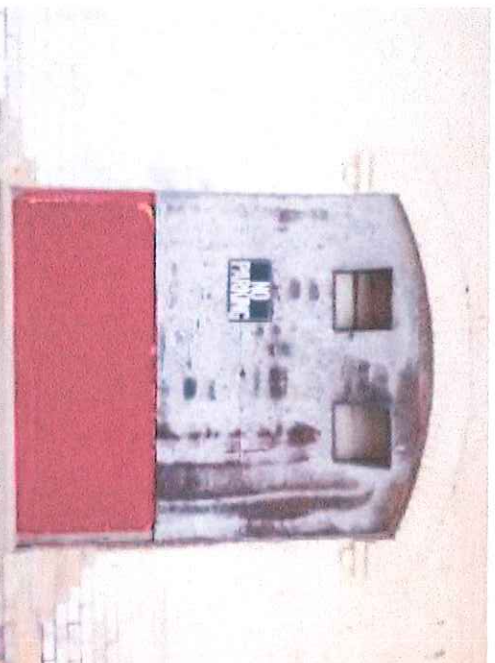
2



3



4



Servpro of North Rock County

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

Image Detail			
Image No.	Type	Date Taken	Taken By
1	2-Brackets	5/30/2018	
2	3-Brick condiition	5/29/2018	
3	4-Facia and crown	5/29/2018	
4	5-Frieght door	5/29/2018	

Stoughton Landmarks Mini Grant Application – 2018

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Name of Applicant Stoughton Area School District

Applicant Address (full) 320 North St., Stoughton, WI 53589

Applicant E-Mail calvin.merath@stoughton.k12.wi.us Applicant Phone Number 608-877-5071

Property Owner Name (if different) _____

Address of property 211 N. Forrest St., Stoughton, WI 53589

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

Tuck Pointing of the main entry of the 1892 historical building. Attachments included.

Amount of grant request: \$3,775.00

Attachments (REQUIRED)

☒ Current photographs of building and proposed project area.

☒ Proposed project budget.

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Signed _____ Date 5/18/18

Print Name Calvin Merath

Property Owner Signature (if different) _____ Date 5/18/18

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



CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589
(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

**CERTIFICATE OF APPROPRIATENESS
STOUGHTON LANDMARKS COMMISSION**

March 9, 2018

Stoughton Area School District
Calvin Merath
211 N. Forrest Street
Stoughton, WI. 53589

RE: Certificate of Appropriateness for the 1892 High School, 211 N. Forrest Street, Stoughton

Dear Mr. Merath,

The Stoughton Landmarks Commission reviewed the proposed brick and mortar repair project for the 1892 High School building at 211 N. Forrest Street on March 12, 2018. Based on the provided documentation, the commission voted unanimously to approve the proposed project using type "O" mortar and according to the repair techniques as described.

Therefore, in accordance with the provision of Section 12.135 of the Stoughton Municipal Code, we issue a Certificate of Appropriateness for this project.

If you have any questions, please contact me.

Sincerely,

Peggy Veregin

Peggy Veregin
Chair, Stoughton Landmarks Commission

cc. Stoughton Landmarks Commissioners
Michael Stacey, Zoning Administrator
Steve Kittelson, Building Inspector

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

Date of Application

2/14/18

Applicant Name

Calvin Merath

Phone

608-877-5071

Applicant Email

calvin.merath@stoughton.wi.us

Owners Name (if different than applicant)

SASD

Phone

608-877-5071

Subject Property Address

1892 Building N. Forrest St.

Permit for

Masonry Repair

Proposed use(s)

Ø

Project area for new structures and additions (sq. ft.)

Ø

Estimated building construction cost including labor

\$3,775.00

Estimated electric construction cost including labor

Estimated plumbing construction cost including labor

Estimated hvac construction cost including labor

*Do not include costs related to flooring, carpeting or painting.

Permit fee

Contractor Information:

Construction

B&B

Phone#

608-347-8014

Lic#

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/WisconsinRRPRule.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.

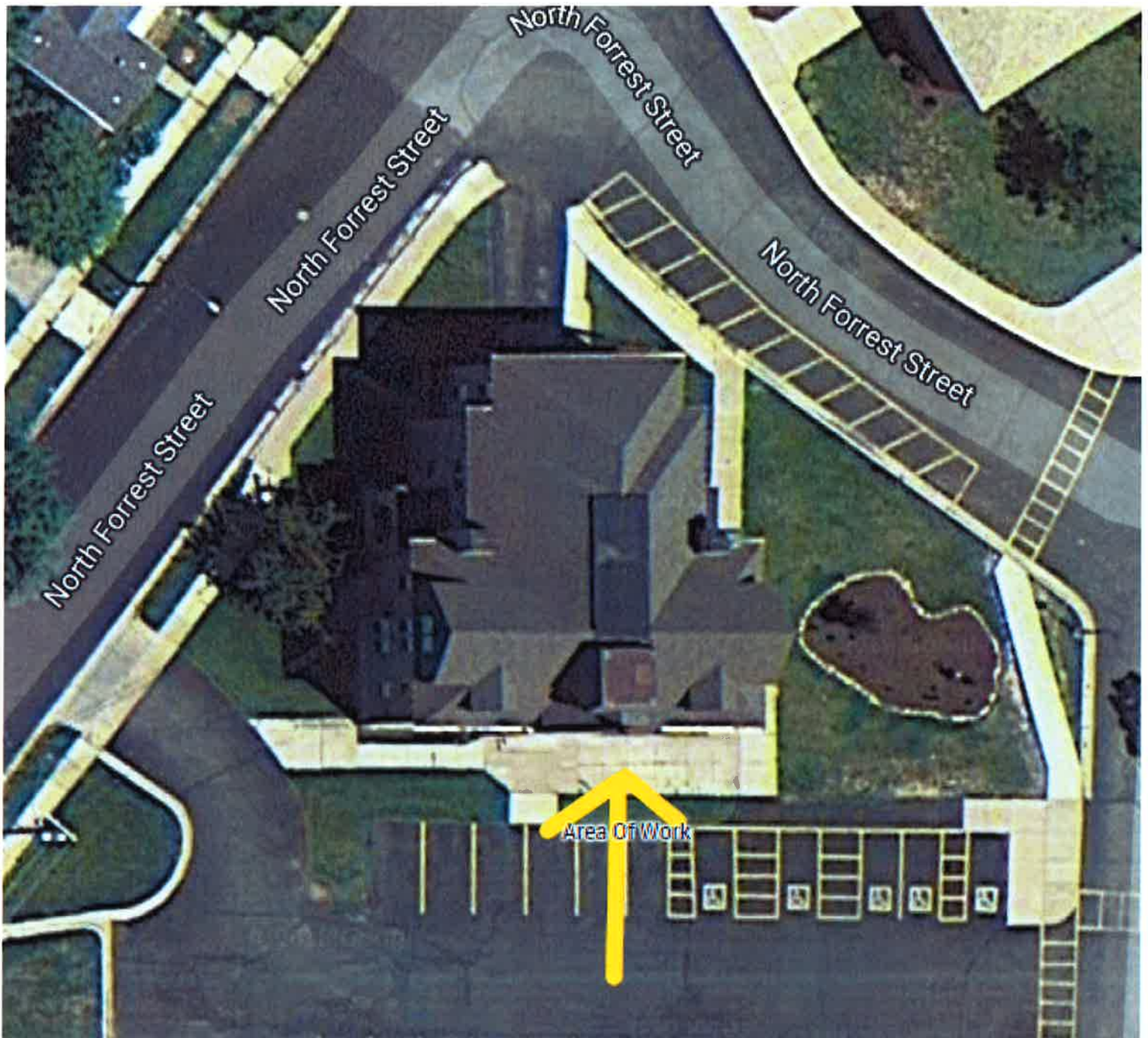
IF APPLICABLE, A PLAN MUST BE SUBMITTED SHOWING LOT LINES AND ALL DIMENSIONS OF THE PROJECT. NO WORK SHALL BEGIN WITHOUT A BUILDING PERMIT. ANY QUESTIONS, CALL THE DEPARTMENT OF PLANNING & DEVELOPMENT AT 608-873-6677. THERE IS ADDITIONAL INFORMATION AT WWW.CITYOFSTOUGHTON.COM/PLANNING

Owner/Contractor Signature



Date

2/14/18



The Main Entry will Be The Only Area Worked on. All work will Be Exterior Only.



Area of Work

Photo: 1

Drawing: 1



**Masonry Repair
Historic Restoration
Tuck Pointing
Sealants**

•2456 Hwy MM Fitchburg WI 53575 •Phone: (608) 347-8014 •Fax: (608) 807-1400 • www.bbreest.com

February 7th 2018
Stoughton Area School District
320 North St.
Stoughton WI. 53589

Attn: Mr. Calvin Merath

RE: Historic Masonry Restoration
1892 High School
211 N. Forrest St. Stoughton WI.

As we disused we are pleased to submit a proposal to complete the following exterior masonry repairs, including labor, materials, equipment and insurance for the sum of; THREE THOUSAND SEVEN HUNDRED SEVENTY-FIVE DOLLARS (\$3,775.00).

This bid is intended to address all know masonry deficiencies on the main entrance (south elevation) from grade to limestone rail located at the second-floor window sills approximately 30l.f. wide. Including on the exterior tuckpointing, masonry replacements and structural repairs. We. Have included a list below of the work that we have specifically included, work specifically excluded and the assumption/clarification we mad in the preparation of this proposal.

TUCKPOINTING:

All cracks and defective mortar joints shall be the full width of the joint to a minimum depth of $\frac{3}{4}$ " or where firm mortar is encountered. Any mortar joint that when viewed from a distance of 10 feet away, within the defined area and appears to be loose, porous, crumbled, cracked, badly weathered, unbounded to adjacent masonry units or a potential source of leakage shall be deemed defective. Previous repair mortars (Cementous mortars) will also be consider defective and listed for replacement. Using the center cut method, use a thin round diamond-tipped blade on a small electric grinder to cut through the center of the mortar joint. Care will be taken not to widen joints. Remaining Mortar should be removed using a hammer and chisel with a blade about half the width of the joint. After cleaning the joints, which have been cut out, all voids will be filled with Natural Hydraulic Lime mortar. Completed joints shall have a tooled surface and colored to match the existing as closely as possible. Completed work shall be wet down to insure proper curing of the mortar. Note: hairline cracks in mortar shall not be deemed defective and are not included in the quote. 25sqft of tuckpointing figured in base bid.

BRICK REPLACEMENT

All exterior bricks shall be inspected for defects. All badly cracked brick and spalled brick of 20% or more of the face, shall be removed. New bricks will match existing as closely as possible in color, texture and size. We have figured that 20 bricks need to be replaced. If the total of bricks go over 20 replacements there will be additional cost of \$32.00 per brick and if there is less than 20 there will be a credit given for \$32.00 per unit. Owner will be contacted before the start of any extra brick replacement of allotted amount

CRACK-STITCHING

Locations to Have crack-stitching done

1. At the base of the arch in return both sides crack-stitching will be performed.
2. Above arch up to second floor window repair structural crack.

•2456 HWY MM Fitchburg WI. •Phone: (608) 347-8014 •Fax: (608) 807-1400 • www.bbreest.com

PROCESS

1. Rake or cut slots into the horizontal mortar joint to specified depth and vertically at every 4 to 5 courses at repair.
2. Vacuum out the slots and thoroughly flush with water.
3. Mix the grout as per the instructions and use a grout gun to insert a bead of grout into the back of the slot.
4. Push the helical bar into the grout so that it is about a third away from the back of the slot.
5. Pump a bead of grout over the bar and trowel the grout to ensure good coverage.
6. Re-point and make good the slot to match the surrounding masonry as required.

Boom lift will be used to access work.

Work will be performed under the National Park Service Preservation Brief #2 of Repointing mortar joints in historic masonry.

We have included procedures that comply with the implementation of the new OSHA Silica Ruling. This include, wet cutting when possible, dust shrouds on cutting, chipping equipment, with vacuums and the use of appropriate respirators, jobsite signage and barricades, etc.

All Labor and Materials is guaranteed for one year as specified. All work to be completed in workmanlike manner per standard practices. Any alteration or deviation from above specification's involving extra costs will be executed upon written and or verbal orders, and will become an extra charge over and above the estimate. This agreement is contingent upon strikes, accidents or delay beyond our control.

Very Truly Yours,

Daniel R Forler



President

Accepted By: _____ Date: _____
(Owners or owner's representative)

TERMS: Net 30 Days, with progress, 1-1/2% interest per month charged thereafter. This proposal signed by you and returned to us shall constitute a contract. Any change in contract must be agreed upon in writing. All agreements are contingent upon strikes, accidents, delays of carriers and other contingencies unavoidable beyond our control.

Stoughton Landmarks Mini Grant Application – 2018

Deadline for submittal is June 1, 2018

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

- For 2018, we have a total award budget of \$5,000 and this is a matching grant program.
- We will award one or more projects until our \$5,000 budget is spent.
- Exterior work is prioritized for grant awards, although other projects may be considered.
- New construction is not eligible.

Name of Applicant JOE CABIBBO
Applicant Address (full) 404 S. 5TH ST STOUGHTON WI 53589
Applicant E-Mail CABIBB@SBCGLOBAL.NET Applicant Phone Number 608 873-5525
Property Owner Name (if different) _____

Address of property _____

Proposed Project (please be specific; attach additional sheets as necessary): AS PER PHOTO CIRCA 1900
REPLACE COLUMNS ON N. OF HOUSE / REPAIR RAILS & DO SCROLLWORK

Amount of grant request: \$5000 OR ANY PART OF TOTAL COST. TOTAL ESTIMATE IS \$10,600.00

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

Award 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 JOE CABIBBO Date 5/17/18

Print Name JOSEPH CABIBBO

Property Owner Signature (if different) _____ Date _____

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

Brunsell

Lumber & Millwork



MADISON
MT. HOREB

4611 W. BELTLINE
1204 E. LINCOLN ST.

608-275-7171
608-437-7183

Joe Cabibbo

4- 6x6-132 '' custom White Oak Posts
Per pictures + spec

4 x \$ 1,450.00 = \$ 5,800.00 + tx

Option 8 posts \$ 1,280.00 ea + tx

5800
4800

\$ 10,600

QUOTE

OAK KNOLL WOODWORKS

DATE: APRIL 18, 2018

1945 Skaalen Rd
Stoughton WI 53589
(608) 873-5384

TO Joe Cabibo
404 S 5th St
Stoughton WI 53589

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Supply materials and labor to repair porch *Install new posts *Repair or replace handrails and spindles *Make decorative scrollwork to match old picture		
TOTAL			\$4,800.00

Quotation prepared by: Joe Lottes _____

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!



