

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a **Special** meeting of the **Landmarks Commission** on **Monday, August 17, 2015, 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 July 9, July 27, August 6 and August 13, 2015.
3. Certificate of Appropriateness (COA) request by Tiffany Viets for exterior repairs including signage replacement at 120 E. Main Street (Brickson Block, formerly Stoughton Store).
4. Certificate of Appropriateness (COA) request by Eric and Crystal Francksen for exterior repairs and window replacement at 327 E. Washington Street (Iverson Johnson House).
5. Status Updates:
 - A. Power Plant
 - B. 1892 High School
6. Local History and Preservation Conference - Early Bird reservation reminder.
7. Discuss Historic Preservation Award.
8. Discuss Budget for next year.
9. Commission Reports/Calendar.
10. Future agenda items.
11. Adjournment.

8/14/15mps

COMMISSIONERS:

Peggy Veregin, Chair
Alan Hedstrom, Vice-Chair
Josh Mabie

Michael Engelberger (Council Rep)
Greg Pigarelli, Secretary

Kimberly Cook
Stephen Mar-Pohl

EMAIL NOTICES:

Art Wendt
Council Members
DErickson@madison.com
smonette@stolib.org

Kelli Krcma
Matt Dregne, City Attorney
Tiffany Viets
Eric Francksen

Stoughton Hub
Leadership Team
Receptionists

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, July 9, 2015 – 7:00 p.m.

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

Members Present: Peggy Veregin, Chair; Alan Hedstrom, Vice-Chair; Michael Engelberger, and Greg Pigarelli

Absent and Excused: None

Staff: Zoning Administrator, Michael Stacey

Guests: Josh Mabie

1. **Call to order.** Peggy called the meeting to order at 7:05 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of June 11, 2015.**
Motion by Alan to approve the minutes as presented, 2nd by Michael E. Motion carried 4 – 0.
3. **Status Updates:**
 - A. **Power Plant** – Nothing new to report.
 - B. **1892 High School** – Alan was contacted by Cheryl Learn of the Stoughton Area School District Facilities Committee who is concerned about the historic high school. The commission discussed touring the building. Alan and Michael S. will look for any documentation related to the previous high school reuse plan. The commission discussed various potential options and that planning for a successful restoration and reuse will require creative solutions, including but not limited to, educational use by the school district, lease for educational or other uses, or sale.

Michael S will contact school staff to schedule a tour of the building.
4. **Discuss potential new landmarks commission members.**
Three new commission members will be appointed at next Tuesday's Council meeting as follows: Stephen Mar-Pohl; Kimberly Cook and Josh Mabie.
5. **Discuss Historic Preservation Award.**
The individuals selected to receive this year's award have declined acceptance. The commission discussed potential nominations and criteria.
6. **Discuss Budget for next year.**
The commission discussed options for future budget proposals such as public outreach, marketing and economic development. Michael E suggested submitting an offer for next year's budget.

Michael E left at 8:25pm
7. **Commission Reports/Calendar.**
The CLG grant statement of intent is due by September 11, 2015. The annual preservation conference is October 9th and 10th in Middleton, WI.
8. **Future agenda items.** None discussed.

9. **Adjournment.** Motion by Alan to adjourn at 8:45 pm, 2nd by Greg. Motion carried 3 – 0.

Respectfully Submitted,

Michael Stacey

Landmarks Commission Special Meeting Minutes

Monday, July 27, 2015 – 7:00 p.m.

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

Members Present: Peggy Veregin, Chair; Alan Hedstrom, Vice-Chair; Michael Engelberger; and Stephen Mar-Pohl.

Absent: Greg Pigarelli; Josh Mabie and Kimberly Cook

Staff: Director of Planning & Development, Rodney Scheel; Library Director, Richard MacDonald; Zoning Administrator, Michael Stacey

Guests: None

1. **Call to order.** Peggy called the meeting to order at 7:04 pm.
2. **Consider Certificate of Appropriateness (COA) request by the City of Stoughton for handicap ramp and railing replacement at the Stoughton Public Library, 304 S. Fourth Street.**

The commission discussed the ramp and railing replacement acknowledging the ramp/railing is not the historic portion of the building.

The original ramp/railing was installed in 1990 for handicap access to the staff entrance and to the book drop.

Stephen recommends using stainless steel anchors and tnemec paint.

Motion by **Michael E** to approve the COA request contingent on stainless steel anchors being used where the guardrail fastens into the concrete; providing details for the bottom of the ramp and stairs to the Commission to demonstrate the proper connection to the concrete and handrail code compliance; and provide a detail of a revised display option for handicap parking sign to the Commission, 2nd by **Stephen**. Motion carried 4 – 0.

The commissioners anticipate a vertical post may be necessary at the base of the ramp to where there will be limited vertical area to make the connection. A similar issue was discussed for the base of the stairs and their desire to prevent a failure of the concrete/fastener location where there may be a reduced dimension to the edge of the concrete. They also highlighted that the handrail must extend beyond the ramp and stairs and this should be included in the submitted detail.

3. **Adjournment.** Motion by **Alan** to adjourn at 7:25 pm, 2nd by **Stephen**. Motion carried 4 – 0.

Respectfully Submitted,

Michael Stacey

Landmarks Commission Special Meeting Minutes
Thursday, August 6, 2015 – 5:00 p.m.
211 N. Forrest Street, Stoughton, WI.

Members Present: Peggy Veregin, Chair; Alan Hedstrom, Vice-Chair; Michael Engelberger; Josh Mabie and Stephen Mar-Pohl.

Absent: Greg Pigarelli and Kimberly Cook

Staff: Zoning Administrator, Michael Stacey

Guests: Tom Majewski and Tim Swadley

1. **Meet Calvin Merath, Stoughton Area School District, Building and Grounds Supervisor to tour the 1892 High School, 211 N. Forrest Street.** The commission toured and discussed the condition of the building.

Respectfully Submitted,

Michael Stacey

Landmarks Commission Meeting Minutes

Thursday, August 13, 2015 – 7:00 p.m.

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

Members Present: Alan Hedstrom, Vice-Chair; Kimberly Cook and Greg Pigarelli

Absent: Peggy Veregin; Michael Engelberger; Josh Mabie and Stephen Mar-Pohl

Staff: Zoning Administrator, Michael Stacey

Guests: Tiffany Viets; Eric and Crystal Francksen

MEETING CANCELLED DUE TO LACK OF A QUORUM.

Respectfully Submitted,

Michael Stacey

City of Stoughton Certificate of Appropriateness

Application Form

1. Name of Property: BRICKSON BLOCK

Address of Property: 120 E MAIN STREET, STOUGHTON, WI

Name of historic district in which property is located: MAIN STREET

2. Owner & Applicant Information

Owner Name: KIM & DAVE GOLDSMITH

Street Address: 120 E. MAIN STREET, STOUGHTON, WI

City: STOUGHTON State: WI Zip: 53589

Daytime Phone, including Area Code: SAME

Applicant (if different from owner): VITUS, INC. TIFFANY VIETS

Applicant's Daytime Phone, including Area Code: (608) 205 4692
(828) 719 0066

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) SIGN LOGOS

4. Description of Proposed Project (on next page)

5. Signature of Applicant

Signed:  Date: 8/4/15

Printed: TIFFANY VIETS

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

Description of Proposed Project

(attach additional sheets as necessary)

Architectural Feature: EXTERIOR STORE FRONT

Approximate date of feature: ?

Describe existing feature: WINDOWS AND SIGNAGE

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

REMOVE EXISTING "THE STOUGHTON STORE" SIGNAGE
AND PANELING TO EXPOSE BRICK, REPLACE WITH NEW
GOOSENECK LIGHTS (3) ABOVE NEW SIGNAGE, NEW TRIMMED
OUT PANELING AND NEW SPANDREL BELOW STORE FRONT WINDOWS
REMOVAL ON EXISTING AWNING

Photograph No. 1 Drawing No. 1

Architectural Feature: WEST EXTERIOR

Approximate date of feature: ?

Describe existing feature: SIDING AND TRIM

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

INSTALL HOOD VENT AND 2 DIRECT VENTS THROUGH
EXISTING, BOARDED WINDOWS ALONG 1ST FLOOR OF
BUILDING, REPLACE EXISTING CORRUGATED METAL SIDING
WITH COMPOSITE LAP SIDING AND TRIM, REPAIR FACIA & SOFFIT

Photograph No. 2 Drawing No. 2

Description of Proposed Project

(attach additional sheets as necessary)

Architectural Feature: REAR EXTERIOR

Approximate date of feature: ?

Describe existing feature: SIDING, STAIRS, ENTRY

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

REMOVE EXISTING BRICK THAT IS CRUMBLING AND REPLACE
W/ BRICK VENEER TO 4' FROM GRADE, INSTALL LEDGER CAP
THEN CONTINUE COMPOSITE LAP SIDING TO SECOND LEVEL REMOVING /
REPLACING EXISTING CORRUGATED METAL SIDING, REPAIR SOFFIT & FACIA
REPAIR EXISTING STAIR TO MEET CODE, ADD LANDING, AND NEW ENTRANCE

Photograph No. 3 Drawing No. 3

Architectural Feature: EAST SIDE EXTERIOR

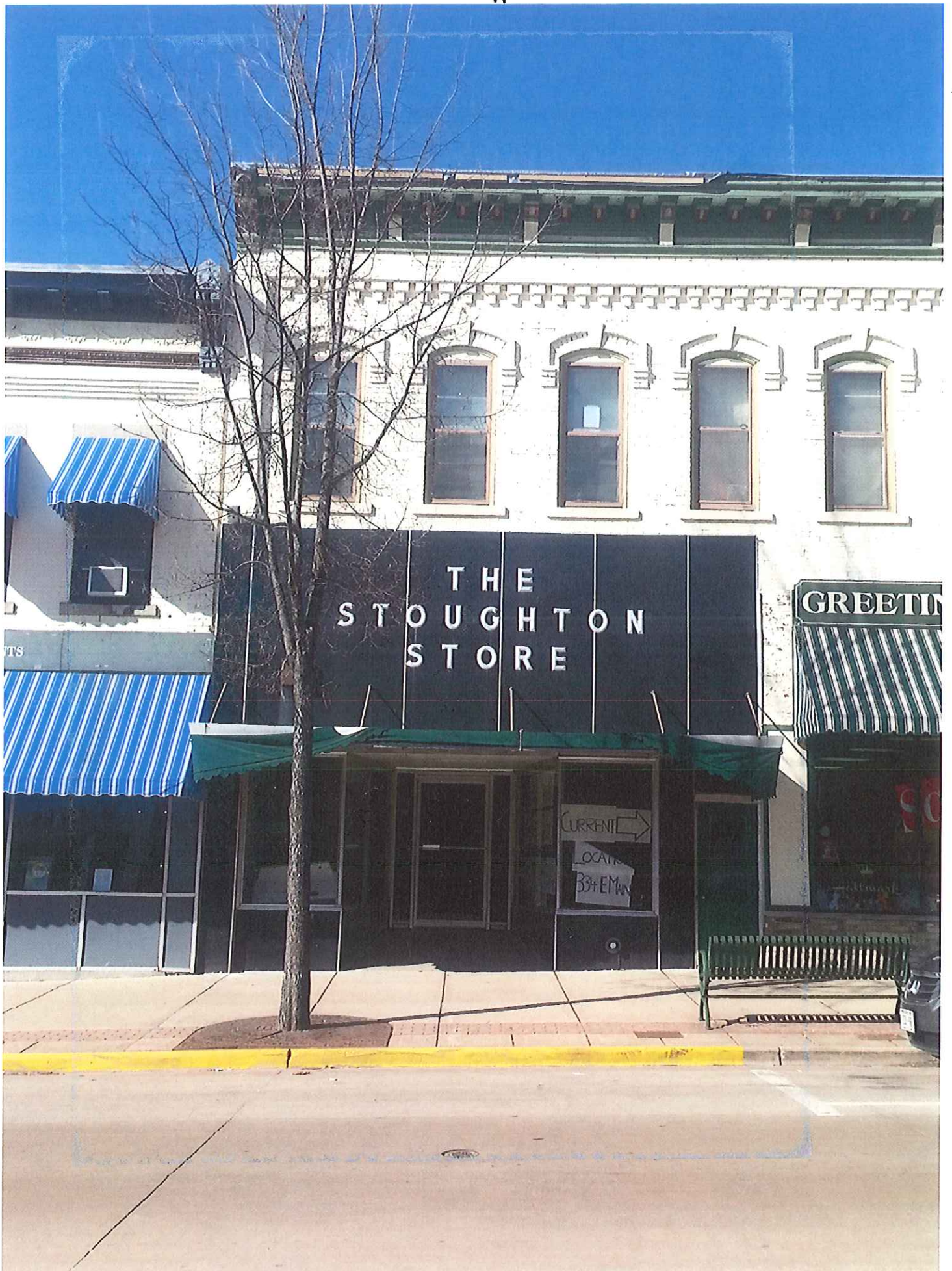
Approximate date of feature: ?

Describe existing feature: SIDING, ROOF

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

REPLACE EXISTING CORRUGATED METAL SIDING W/ COMPOSITE
LAP SIDING, REPAIR SOFFIT & FACIA, BUILD ROOF OVER
WALKWAY TO APARTMENTS W/ SHED ROOF TO SHIELD
FROM ELEMENTS

Photograph No. 4 Drawing No. 4

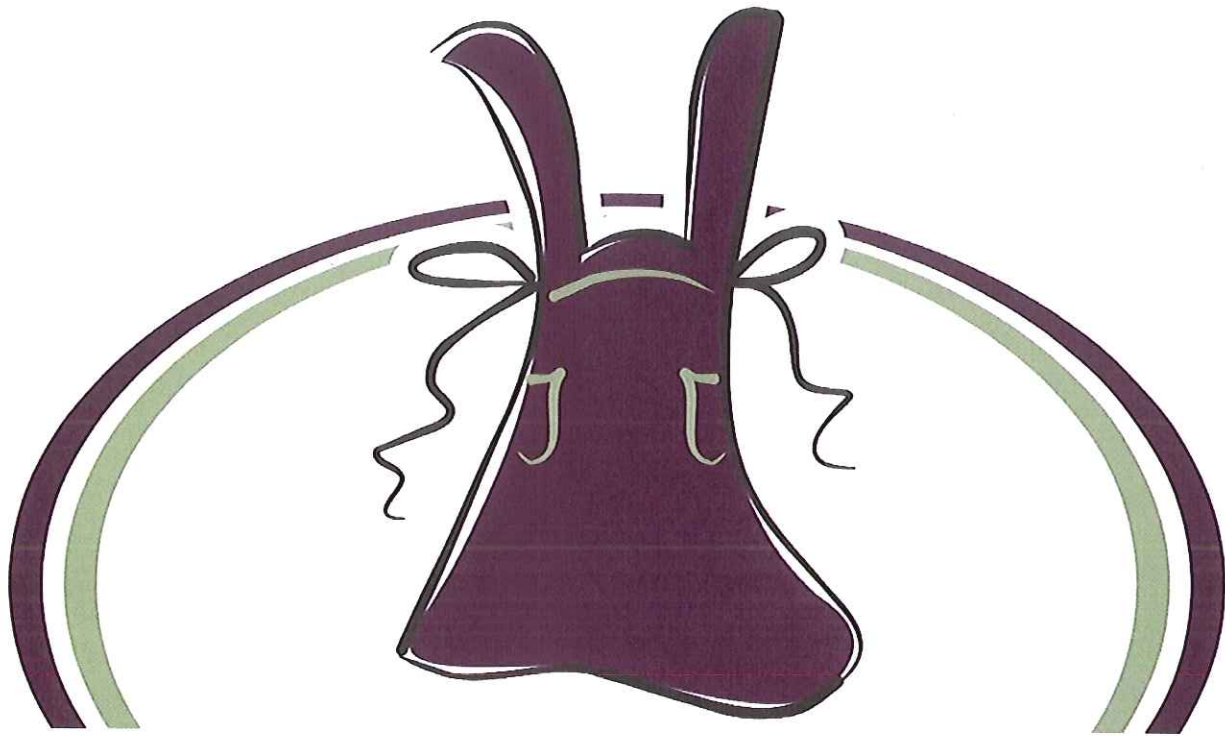






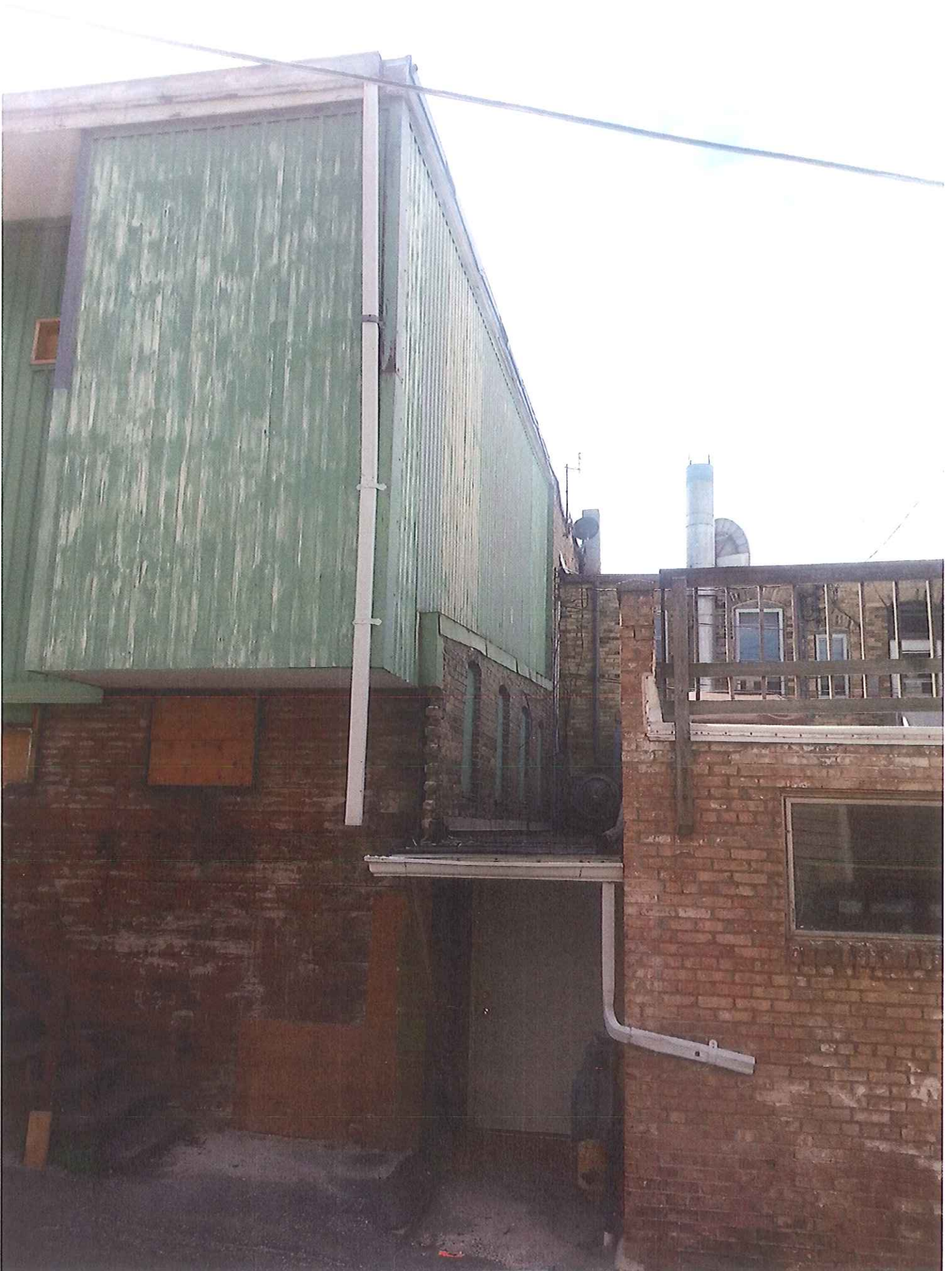
Main Street Ki
November 30, 20

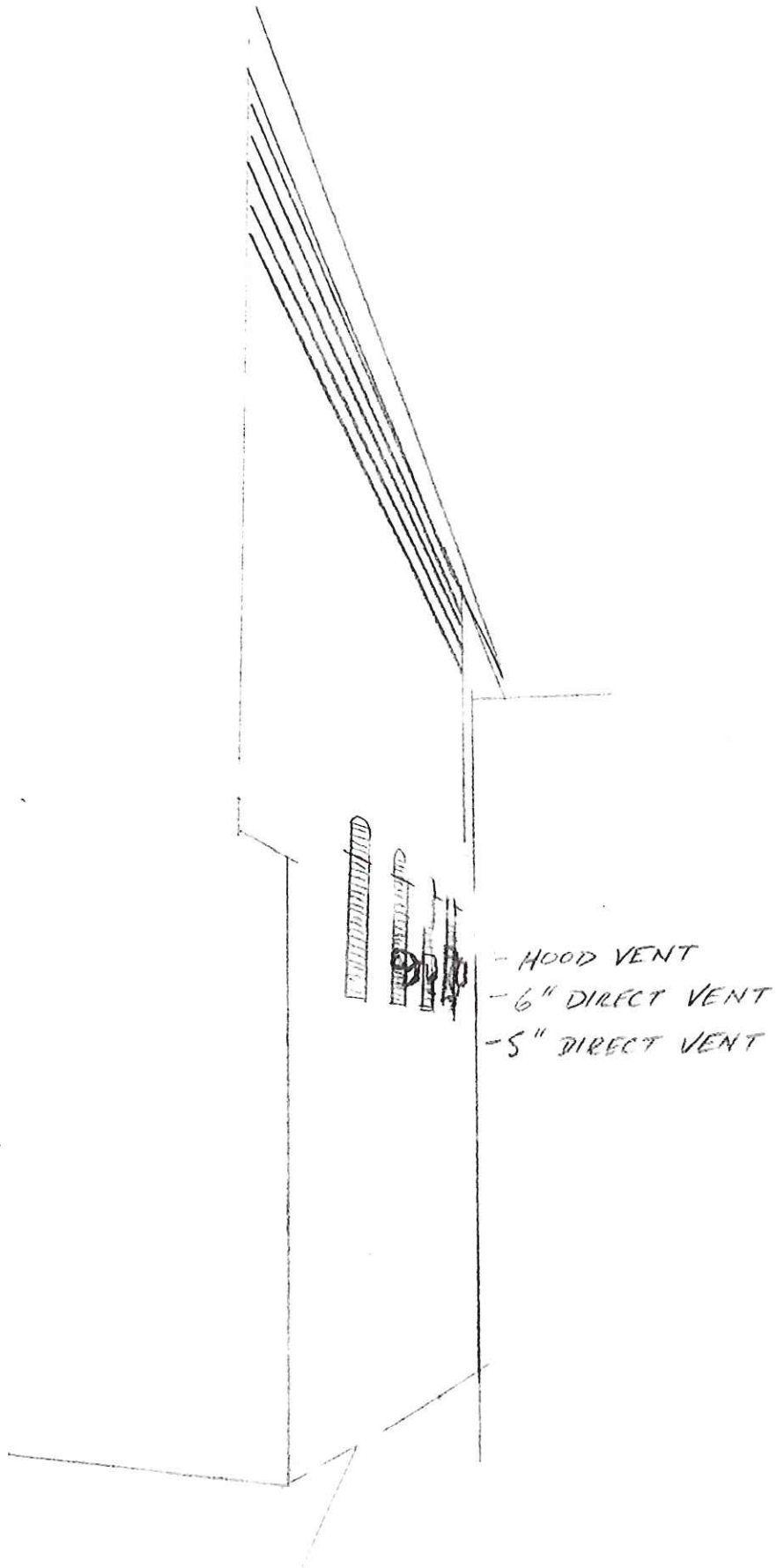
Amanda Nelson, Shelly R
Goldsmith and 3 others I



MAIN STREET KITCHEN

— A Stoughton Original —

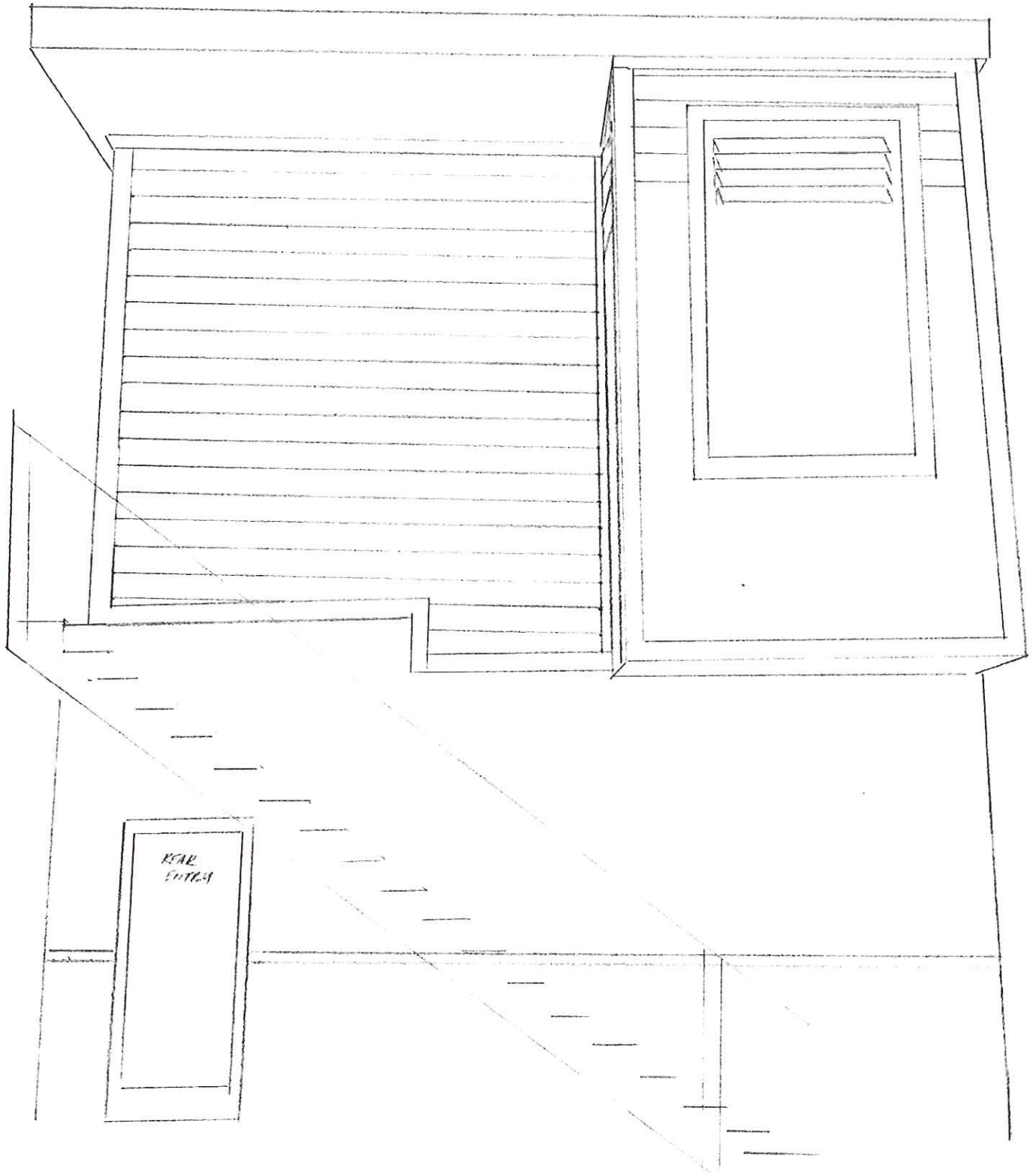


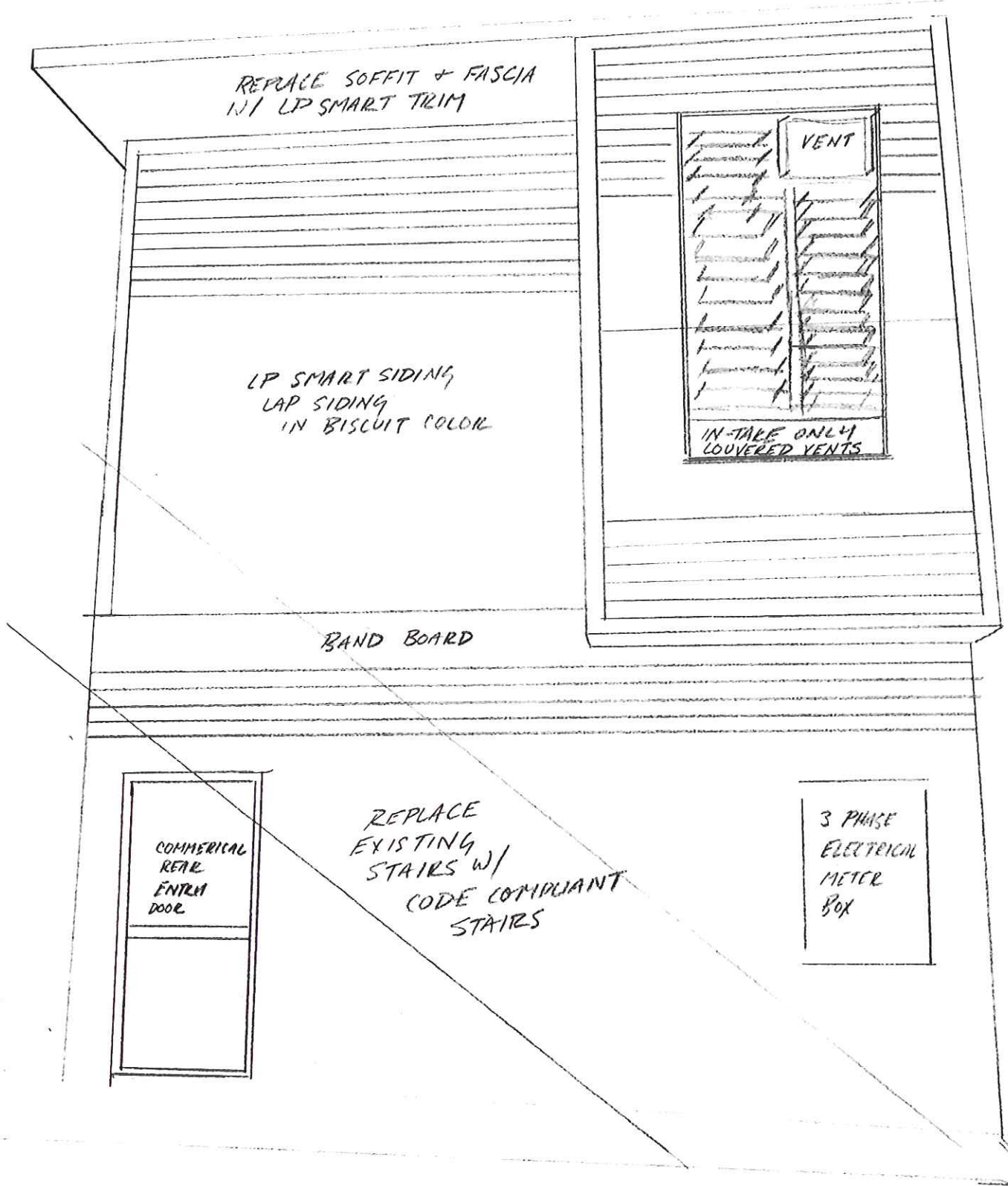


3.









REPLACE SOFFIT + FASCIA
W/ LP SMART TRIM

LP SMART SIDING,
LAP SIDING
IN BISCUIT COLOR

VENT

IN-TAKE ONLY
LOUVERED VENTS

BAND BOARD

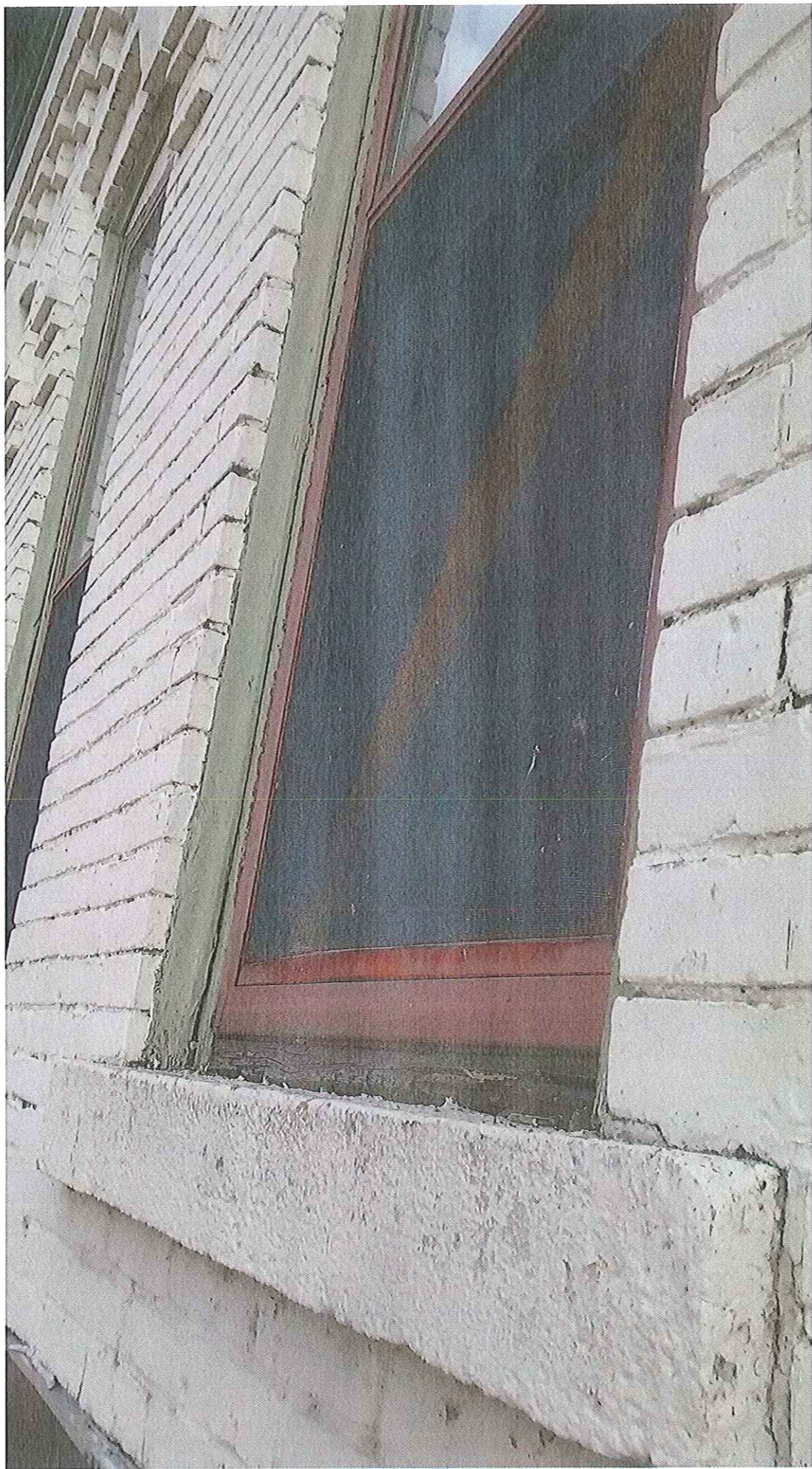
COMMERCIAL
REAR
ENTRY
DOOR

REPLACE
EXISTING
STAIRS W/
CODE COMPLIANT
STAIRS

3 PHASE
ELECTRICAL
METER
BOX





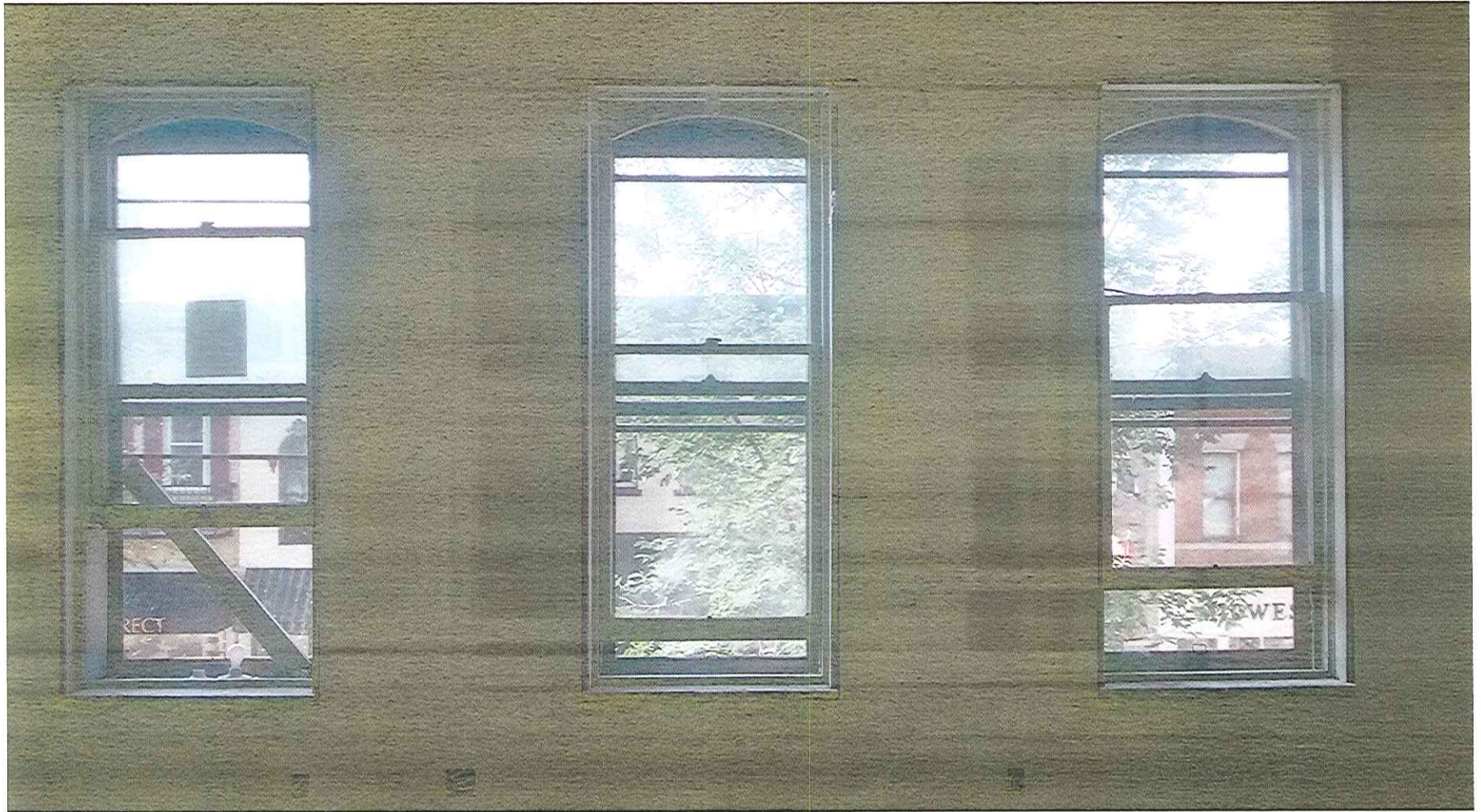




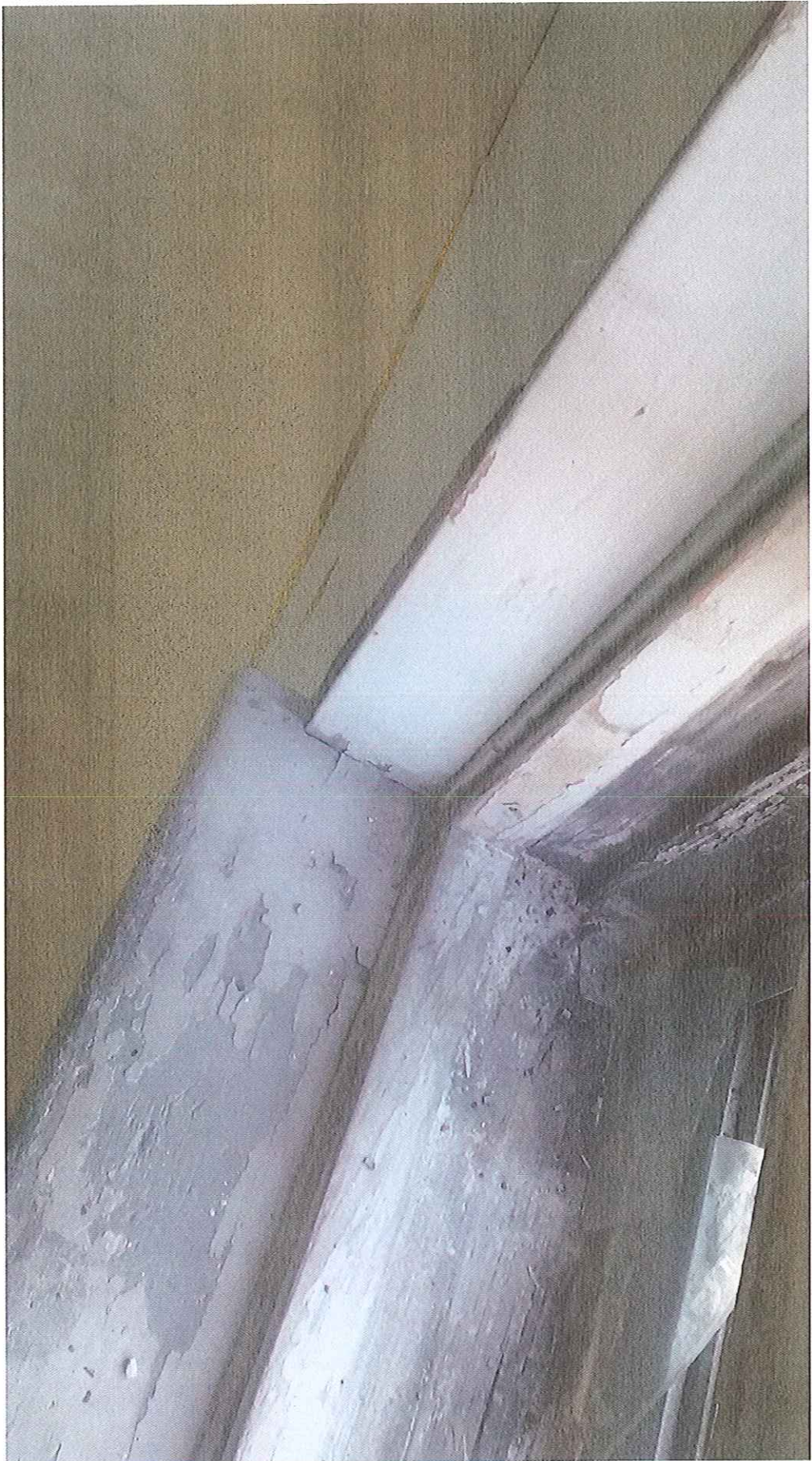






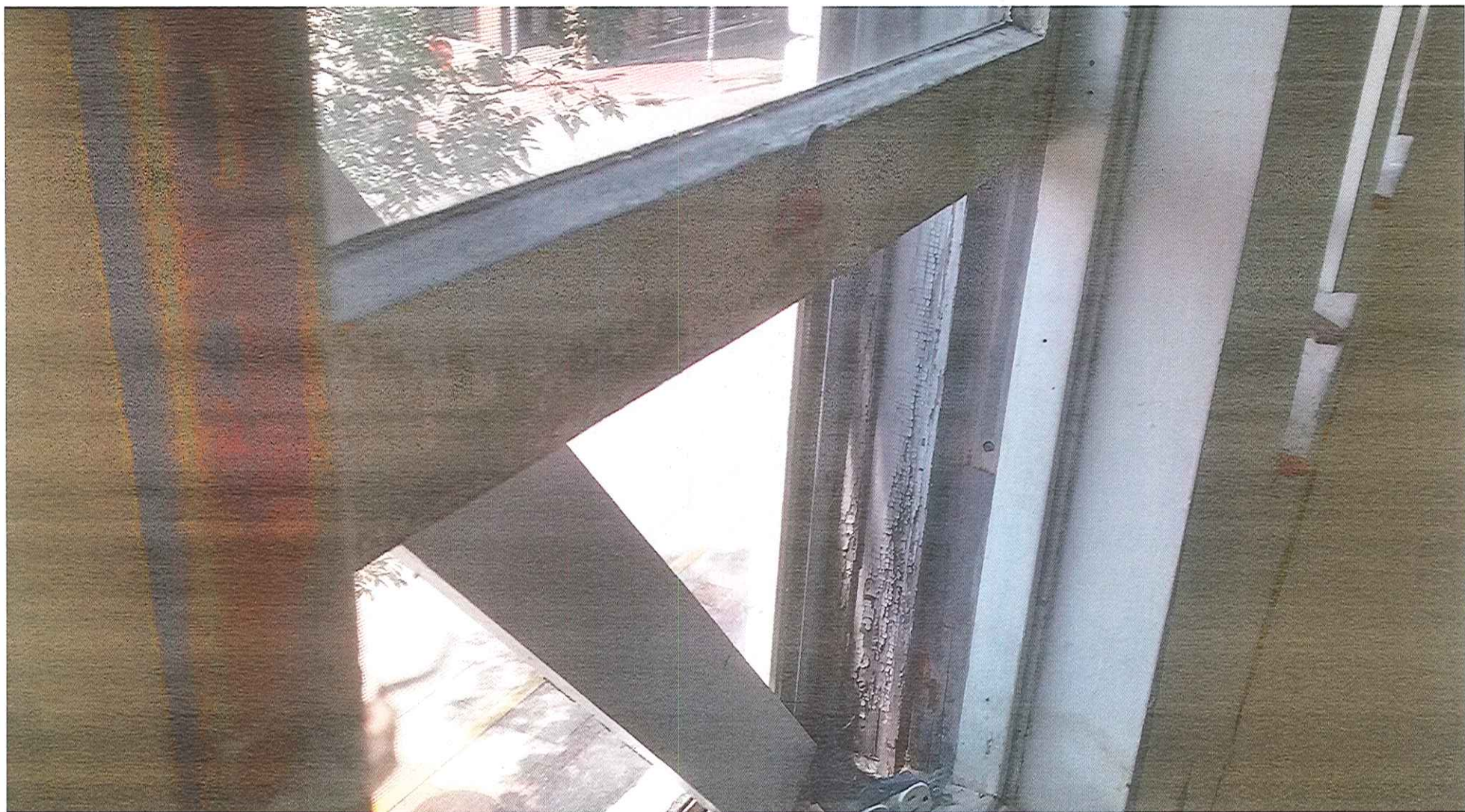


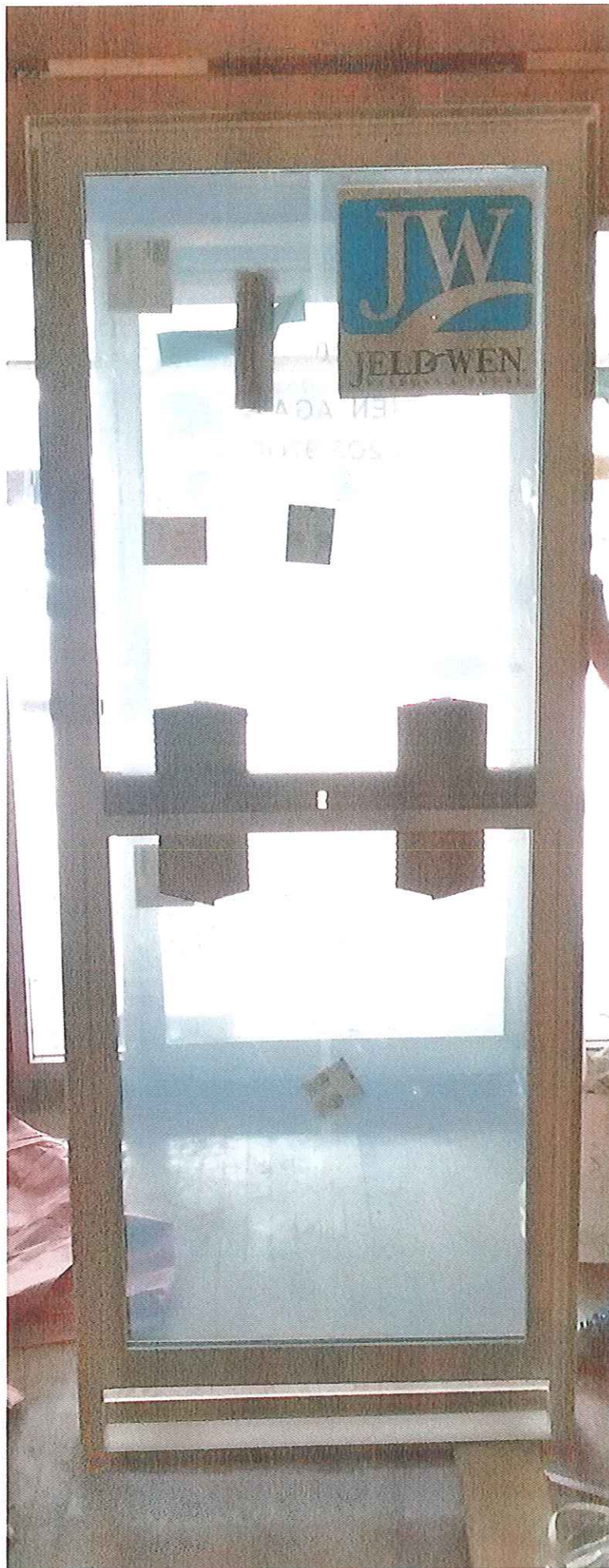














June 24, 2015

Project Name and Location:

Vitus, Inc.

120 S. Main St.

Stoughton, WI 53589

**SCOPE OF WORK: FURNISH AND INSTALL PERMASEAL
GOLD (PVC) HOT-AIR SEAM WELDED REINFORCED
MEMBRANE**

- * Pre-job project profile has been submitted to Technical Department for approval of roof details.
- * Pre-job inspection has been completed with Great Lakes Roofing and owner's representatives.
- * Set up required safety equipment at site needed to comply with OSHA construction guidelines (i.e.: approved barricades, safety lines, rubbish chutes, etc.).
- * Great Lakes Roofing Corporation's written HAZZ/COMM Program and MSDS sheets will be on job site at all times.
- * Roof top needed equipment and materials to install new, high quality roofing system covered and secured against wind and water damage.
- * Removal of existing tarp system and pallets to be completed by General Contractor on site, prior to the start of roofing project.
- * Remove, dispose and replace 400 sqft of deteriorated wood decking on north end of roof. Repair any additional possible deck material deterioration on a time and material basis, with customers approval.
- * Disconnection and reconnection of **HVAC Unit / Conduit** is owner's responsibility.
- * Furnish and install **.5" Fiberboard and 1.5" Polyisocyanurate** roofing insulation and secure using approved fastening patterns.

Northeast Wisconsin
1605 Drum Corps Drive
Menasha, WI 54952
Phone 920.996.9550
Fax 920.968.1843

Southeast Wisconsin
W194 N11055 Kleinmann Drive
Germantown, WI 53022
Phone 262.253.9550
Fax 262.253.3664

Central Wisconsin
4740 McFarland Court
McFarland, WI 53558
Phone 608.838.9900
Fax 608.838.9381

Northeast Illinois
2430 West Wasdworth Road
Waukegan, IL 60087
Phone 847.731.7200
Fax 847.731.9941

Toll Free 800.871.5151

www.greatlakesroofing.net

- * Furnish and install new PERMASEAL GOLD (PVC) reinforced roof membrane with galvanized metal plates and high quality deck fasteners using approved fastening patterns. Membrane is U.L. Class A fire rated.
- * Furnish and install corners and boot flashings accessories to insure quality. Weld to manufacturer's approved details.
- * Flash all units, vents, stacks, and penetrations as needed using approved materials.
- * Completely seal all units, vents, stacks, and penetrations as needed using approved sealant.
- * Clean up project work area and dispose of our debris safely.
- * Complete all paperwork as needed for issuance of roof warranty.
- * **Twenty (20)** year manufacturer's membrane warranty.
- * **Fifteen (15)** year Great Lakes Roofing Corporation's Labor Warranty.

Investment Total: \$ 29,850.00

(Alternate Quote for PERMASEAL SILVER TPO roofing system)
\$27,850.00

Submitted by: Shawn Sternat

ACCEPTANCE: The undersigned hereby accepts this Proposal and, intending to be legally bound hereby, agrees that this writing shall be a binding contract and shall constitute the entire contract.

Owner/Customer: _____

Signed By: _____

Date: _____

Great Lakes Roofing Corporation reserves the right to

withdraw this scope of work.

WE HOLD THESE AWARDS:

WISCONSIN CORPORATE SAFETY AWARD

BETTER BUSINESS BUREAU TORCH AWARD FOR BUSINESS

ETHICS AND INTEGRITY

ROOFING CONTRACTOR MAGAZINE'S COMMERCIAL

ROOFING CONTRACTOR OF THE YEAR

WISCONSIN CORPORATE CITIZENSHIP AWARD

BOND COTE: TOP QUALITY CONTRACTOR AWARD

FUTURE 50 AWARD

GOVERNOR'S AWARD: 1ST "GOVERNOR'S SAFETY
COMMENDATION"

NRCA GOLD CIRCLE AWARD

STEVENS AND BONDCOTE ROOFING SYSTEMS' WISCONSIN
CONTRACTOR OF THE YEAR

NATIONAL RECOGNITION FOR:

OUR LADY OF GOOD HOPE CHURCH

ST. ROBERT BELLARMINE CHURCH

ST. RITA'S CHURCH

Visit us online at: www.greatlakesroofing.net

Terms and Conditions

- * Thank you for choosing Great Lakes Roofing Corporation for your roofing needs . We appreciate the confidence you have placed in us.
- * Delivery date, when given, shall be deemed approximate and performance shall be subject to delays caused by weather, fires, acts of God or other reasons not under the control of the Contractor including the availability of materials. The customer agrees to obtain all permits required for described work.
- * Most flat roofs pond water. Great Lakes Roofing Corporation cannot and will not under any circumstances guarantee your roof will not pond water.
- * No installation of plumbing, electrical, flooring, decorating or any other construction work is to be provided unless specifically set forth herein. In the event hidden or unknown contingencies arise all additional work will be performed on a Time and Material basis. This includes any items the presence of which cannot be determined once the work has started.
- * "We" the Contractor agree that we will perform this contract in conformity with customary industry practices. The customer agrees that any claim for adjustment shall not be reason or cause for failure to make payment of the purchase price in full.
- * Payments are to be made as follows:
1/3 upon approval 1/3 upon start 1/3 upon completion
- * **As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if they are not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within sixty (60) days after they first furnish labor or materials for the construction.**

Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice you receive to your mortgage lender, if any. Contractor agrees to cooperate with the owner and owner's lender, if any, to see that all potential lien claimants are duly paid.
- * Delays in payment shall be subject to interest rates of 18% per annum and in no event higher than the interest rate provided by law. If the seller is required to engage in the service of a collection agency or attorney, the Purchaser agrees to reimburse the Seller for any amounts expended in order to collect the unpaid balance.

Certificate of Appropriateness Application Form

1. Property Information

Name of Property: The Iverson-Johnson House (aka The Dragon House)

Address of Property: 327 East Washington St. Stoughton, WI 53589

Name of Historic District in which property is located: None

2. Owner & Application Information

Owner Name: Eric & Crystal Francksen

Street Address: 327 E Washington St. Stoughton, WI 53589

Daytime Phone: (608) 322-6841

3. Attachments









The new aluminum storm windows

The carpenter replacing some rusted metal flashing and rotten clap boards.



Rotten wood from the front porch.



The new deck floor.



The painters beginning to prime a side of the house repaired by the carpenters.



4.a **Description of Proposed Project**

Architectural Feature: Exterior Woodwork

Approximate date of feature: Original (est. 1889)

Describe existing feature: Currently, large sections of the homes' exterior clapboards and window framing have rotted away. Rot can also be found on the floorboards and supports of the front porch and back balcony. The iconic dragons on the roof of the house have also suffered from neglect and rot. The material for the flooring is douglas fir pine and the materials for the siding is cedar.

Describe proposed work, materials to be used and impact to existing feature: The work proposed is the replacing and/or repairing of all rotting wood on the exterior of the home. Next, the house exterior will be sealed and painted with similar colors. The purpose of these repairs is to seal and preserve the home. No aesthetic changes will be made and all materials used will be identical to the materials already used on the home.

4.b **Description of Proposed Project**

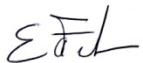
Architectural Feature: Storm Window Replacement

Approximate date of feature: Unsure (est. 1995)

Describe existing feature: The current storm windows are made with a wooden frame. Glass and screen panels are held in place by plastic runners. Many of the plastic components are brittle and chipped. The wooden frames are moderately to severely rotted. The pictures above show examples of the old storm windows which were in the best shape. Many fell apart on the ladder as they were being taken down.

Describe proposed work, materials to be used and impact to existing feature: The work proposed is to replace the existing rotting storm windows with custom-cut aluminum storm windows powder-coated to match the original color scheme.

5. **Signature of Applicant**

Signed: 
Printed: Eric Francksen

Date: 08/11/2015