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

Date: August 4, 2020

To: Plan Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the August 10, 2020 Plan Commission Meeting.

Request by Shannon McKichan for approval of exterior paint color change at 214 W. Main Street.
This request which is within the Downtown Design Overlay Zoning District requires Plan Commission approval. The plan appears to meet all zoning requirements. The resolution, application information, and staff review are provided.

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE PLAN COMMISSION

Approving front façade exterior color updates at 214 W. Main Street, Stoughton, WI.

Committee Action: Plan Commission approves the request – 0

Fiscal Impact:

File Number:	R - 16 - 2020	**Date Introduced:**	August 10, 2020

RECITALS

A. Shannon McKichan, (the "Applicant") is seeking approval for front façade exterior color updates at 214 W. Main Street in the City of Stoughton, Dane County, Wisconsin (the "Property").

B. The Property is zoned Central Business and is located within the Downtown Design Overlay Zoning District which is consistent with the Comprehensive Plan.

C. The City Plan Commission reviewed and discussed the proposed site plan at their regular August 10, 2020 meeting and found that the plan meets the intent of the zoning ordinance and Comprehensive Plan.

RESOLUTION

BE IT RESOLVED, the City of Stoughton Plan Commission approves the building improvements at 214 W. Main Street, Stoughton, WI, as presented:

_____

Mayor Tim Swadley Date
Planning Commission Chair

City of Stoughton Downtown Design Overlay Zoning District Procedures per Section 78-517

Applicant Name: Shannon McKichan

Applicant Address: 1324 Vernon St. Stoughton

Applicant Phone and Email: 873-7950 shanmckichan@gmail.com

Property Owner Name (if different than applicant): _____

Property Owner Phone and Email: 873-7950 shanmckichan@gmail.com

Subject Property Address: 214 W. Main St. Stoughton

Prior to submitting the final application with the Zoning Administrator, the Applicant shall submit an initial draft application for staff review at least 3 weeks prior to a Planning Commission meeting, followed by one revised draft final application packet if necessary based upon staff review or staff comments. Final application materials are required to be submitted at least 2 weeks prior to a Plan Commission meeting.

Initial Packet

(1 electronic 11 x 17 copy of plans to Zoning Administrator) Date: _____

Final Packet (if necessary)

(1 electronic 11 x 17 copy of plans to Zoning Administrator) Date: 7/9/20

This form is designed to be used by the Applicant as a guide to submitting a complete application for a downtown design overlay zoning review *and* by the City to process said application. Follow specific requirements depending on the type of proposal as follows:

Maintenance: Maintenance shall be subject to approval by the Zoning Administrator. Maintenance includes preserving or repairing the existing exterior with the same colors, finishes or materials and

Upper building Evening Shadow
Main color down below Tony Taupe
panels down below Banana Cream
Trim around panels Riverway

Google Maps

Image capture: Jul 2019 © 2020 Google

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July 9, 2020

Shannon McKichan
214 W. Main Street
Stoughton, WI. 53589

Dear Shannon:

I have completed a review of the proposed change of front façade colors at 214 W. Main Street. The downtown design overlay zoning district requirements are outlined below. This request is planned for review/approval at the August 10, 2020 Plan Commission meeting of which you will receive notice. You and/or your representative are required to attend the virtual meeting to answer questions.

1. The property at 214 W. Main Street is zoned CB – Central Business and is within the Downtown Design Overlay Zoning District (DDOZD). The building is not a Local Landmark and is not subject to Landmarks Commission review. **A change in exterior façade colors shall meet the standards of section 78-517 including the design standards of section 78-517(7).**

2. Section 78-517 (1) – (5) in relation to this request states in part:
   (1) *Purpose.* This district is intended to preserve and enhance the aesthetic qualities of the downtown, and retain a consistent and visually pleasing image for the downtown area.

   (2) *Boundaries.* This district has the same boundaries as the Main Street Commercial Historic District as listed on the National Register of Historic Places, as depicted on the overlay districts zoning map.

   (3)(b) *Renovation* means work involving a change in the appearance of a building or structure (<u>such as</u> architectural component or signage substitution or <u>painting</u>, roofing, siding, <u>with different colors, finishes, or materials</u>).

   (5)(b) *Renovation.* <u>Renovation shall be subject to approval by the plan commission</u>. The plan commission shall approve an application for renovation if the proposed renovation will conform to the standards set forth in section 78-517(7). Applications for approval of a renovation shall be made to the zoning administrator, and shall be accompanied by all of the following:

      1. The building permit application if such an application is required. **Not required for painting.**
      2. <u>A clear depiction of the existing appearance of the property including clear color photographs</u>. Scaled or <u>fully dimensioned drawings</u> of existing components such as

windows, doors, railings, fencing or other site components, and/or detailed building elevations which are proposed for alteration or replacement are recommended and may be required by the city. **A rendering/picture of the building is provided.**

3. A clear depiction of the proposed appearance of the property including paint charts, promotional brochures, and/or clear color photographs of replacement architectural components. Scaled or fully dimensioned drawings of proposed components such as windows, doors, railings, fencing or other site components, and/or detailed building elevations which are proposed for alteration or replacement are recommended and may be required by the city. **A description and samples are provided.**
4. A clear written description of the proposed modification, including a complete listing of proposed components, materials, and colors. **The request is for painting only.**
5. A clear written explanation regarding how the proposed alteration will conform to section 78-517(7) with direct reference to each applicable design standard. **The request is for painting only.**

3. Section 78-517(7) states the following related to this request:

Design standards. Renovation and structural projects shall conform to the design standards in this section that the **plan commission determines are applicable to the application**.

(7)(l) *Exterior colors.* Colors shall relate in a positive way to the existing materials found on the facade (especially the masonry), and to existing elements, such as signs or awnings. Clean the exterior surfaces with the gentlest means possible, such as washing with light pressure, (sandblasting destroys the brick by prematurely weathering and eroding its surface). When the surface to be painted has a quantity of three-dimensional detail, use light or mid-range color values, rather than extremely dark colors, so the details are not hidden. When in doubt on an appropriate palette, use shades of one color with one highlight color. When choosing colors, take into account the position of the building in relation to sunlight. Exterior colors for structures and appurtenances including fixtures and signs shall be compatible and harmonious with those of existing buildings in the immediate area. Specifically, throughout the district:

1. High gloss paints, lacquers, varnishes or other "shiny" non-glazing surfaces shall not be used. **Expected.**
2. Facade color combination schemes shall be limited to no more than three different colors for each structure on a property. (Varying shades, tints or intensities of a color shall count as a different color for this purpose.) **Four colors are proposed though one is for trim.**
3. Facade color schemes shall be used consistently throughout the property, including on both the upper and lower portions of buildings, and on all facades of a building or structure. **Expected**

To be determined by the Plan Commission.

If you have any questions, please contact me at 608-646-0421

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator/Assistant Planner

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