

OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a **Special** meeting of the **Planning Commission** on **Tuesday, August 25, 2015 at 5:45 pm** in the **Council Chambers, Second Floor, Public Safety Building, 321 S. Fourth Street, Stoughton WI.**

AGENDA

1. Call to order
2. Pete Manley requests design approval for exterior improvements at 168 W. Main Street.
3. Adjournment

COMMISSIONERS:

Mayor Donna Olson, Chair
Ron Christianson, Vice-Chair

Todd Krcma
Pat O'Connor

Matt Hanna
Scott Truehl

CC: PACKETS:

Rodney Scheel
Todd Krcma

Michael Stacey (3)
Mayor Donna Olson

Matt Hanna
Scott Truehl

E-MAIL NOTICES:

All Department Heads
City Attorney Matt Dregne
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Planning Commissioners
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Council members
Stoughton Hub
Peter Sveum
Area Townships
Michael Stacey
Gini Skarda

Steve Kittelson
Derek Westby
Scott Wegner
Bill Livick
Pete Manley
Gila Shoshany

IF YOU ARE DISABLED & IN NEED OF ASSISTANCE, PLEASE CALL 873-6677 PRIOR TO THIS MEETING.

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

Pete Manley Remodeling, LLC

WI Certification #1055566

Stoughton, WI

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August 17, 2015

**Planned changes to front exterior at
168 W. Main St, Stoughton**

Changes to the front exterior involve four areas covered under the downtown design standards:

- 1) Windows (see photos #1 and #2). Three second floor windows are approximately 7 ½' tall and 3' wide. The original wood around the perimeter, where the window meets the masonry, is in disrepair, but salvageable, as are the original tin-covered exterior sills. The existing windows are vinyl inserts, with a white finish. Most importantly, they are not full height, requiring a wood filler at the top. The new windows will be full height wood windows, with extruded aluminum exterior, using a dark color as specified in the Design Standards (color choices are discussed below). Eagle brand windows (now owned by Andersen) were selected for their wide rails and stiles in keeping with a period appearance.
- 2) The bulkheads below the existing storefront windows (see photo #3) are flat, with a vent and mail slot no longer useable. In keeping with the design standard, these areas will be plain recessed panels, without added molding or sticking.
- 3) The existing prism glass panels (see photos #4 and #5) are damaged, and provide no insulating value. Repair of these is prohibitively expensive, and does not address the insulation issue. We propose replacing these panels with glass block, using 6" X6" X3" blocks from Pittsburgh Corning, in a diamond pattern, to maintain the original look at this location, and providing appropriate insulation.
- 4) Colors: there are existing colors of green, including an inappropriate bright turquoise. We have selected two colors from the Eagle Windows choices, specifically designed for historic restoration. These colors, Sage and Moss (samples are provided), meet the guidelines, that is, they are muted colors, without using primary or bright finishes. We will use these same colors for the details at the cornice and soffit (see photos #6 and #7), and for the new bulkheads below the storefront windows.

The aluminum window and door frames will not be changed at this time. The existing mill finish will be painted in the color theme described above.

Peter Manley
Pete Manley Remodeling LLC











CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
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RODNEY J. SCHEEL
DIRECTOR

Date: August 24, 2015

To: Planning Commissioners and Common Council

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the August 25, 2015 Special Planning Commission Meeting.

- 1. Pete Manley requests design approval for exterior improvements at 168 W. Main Street.**
The property at 168 W. Main Street is within the Downtown Design Overlay Zoning District. This district is intended to implement the urban design recommendations of the Comprehensive Plan, by preserving and enhancing the historical quality of the downtown by attaining a consistent visually pleasing image for the downtown area. Exterior materials and colors used shall be compatible with those of the existing structure and of the existing buildings in the immediate area which conform to the general design theme of the district. We believe the intent here is to as much as possible match the existing colors and materials of the existing structure. Staff recommends approval as presented.