OFFICIAL NOTICE AND AGENDA

The City of Stoughton will hold a <u>Special</u> meeting of the <u>Planning Commission</u> on <u>Tuesday</u>, <u>August 25</u>, 2015 at <u>5:45 pm</u> in the <u>Council Chambers</u>, <u>Second Floor</u>, <u>Public Safety Building</u>, 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	Todd Krcma	Matt Hanna
Ron Christianson, Vice-Chair	Pat O'Connor	Scott Truehl

CC: PACKETS:

Rodney Scheel	Michael Stacey (3)	Matt Hanna
Todd Krcma	Mayor Donna Olson	Scott Truehl

E-MAIL NOTICES:

All Department Heads	Council members	Steve Kittelson
City Attorney Matt Dregne	Stoughton Hub	Derek Westby
Tim Miller	Peter Sveum	Scott Wegner
Planning Commissioners	Area Townships	Bill Livick
DErickson@madison.com	Michael Stacey	Pete Manley
smonette@stolib.org	Gini Skarda	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 (608) 206-7205 pete@petemanleyremodeling.com

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 #1and #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 turquois. 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 Peter Manley Remodeling LLC

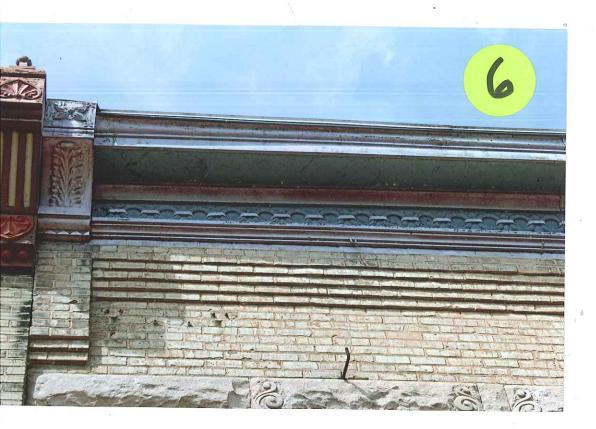














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CITY OF STOUGHTON DEPARTMENT OF PLANNING & DEVELOPMENT 381 East Main Street, Stoughton, WI. 53589

RODNEY J. SCHEEL DIRECTOR

(608) 873-6619

www.ci.stoughton.wi.us

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.