

## **Landmarks Commission Meeting Minutes**

**Thursday August 8, 2019 – 6:30 pm**

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

**Members Present:** Peggy Veregin, Chair; Alan Hedstrom, Vice-Chair; Todd Hubing; Jean Ligocki; Kimberly Cook and Greg Pigarelli, Secretary.

**Absent:** Kristi Panthofer

**Staff:** Michael Stacey

**Guests:** Attorney Matt Dregne; Chris Milligan and Mayor Tim Swadley

1. **Call to order.** Veregin called the meeting to order at 6:30 pm.
2. **Public Comment (each speaker allowed 3 minutes).**  
No one spoke.
3. **Consider approval of the Landmarks Commission meeting minutes of July 11, 2019.**  
Motion by **Hedstrom** to approve the minutes as presented, 2<sup>nd</sup> by **Pigarelli**. Motion carried 4 – 0.

Hubing arrived at 6:31 pm

4. **Request by A-Team Construction for a Certificate of Appropriateness (COA) for metal roof installation at 174 E. Main Street.**

Veregin introduced the request.

Ligocki arrived at 6:34 pm.

Veregin stated the proposed metal roof does not meet the Secretary of Interior's Standard for Rehabilitation which requires replacement in kind. It is believed asphalt shingles have historically been used on the building not metal.

Mayor Swadley suggested providing the applicant the standards for roofing replacement.

Motion by **Hubing** to Table the request and send the standards for roofing replacement to the applicant, 2<sup>nd</sup> by **Cook**. Motion carried 6 – 0.

5. **Discussion and possible action regarding the Power Plant local landmark nomination boundary, 601 S. Fourth Street.**

Veregin explained the nomination paperwork that was approved last month was reviewed by Attorney Matt Dregne who has some suggested changes to discuss.

Veregin provided a National Registry Bulletin for selecting landmark boundaries and National Park Service, Secretary of the Interior Standards for Rehabilitation literature for how to preserve historic building sites and settings.

The group discussed classification of the nomination as a building or site.

A lengthy discussion took place regarding how to define the west and south boundaries. It was decided using the property line may be the most logical based on the information we have.

Attorney Dregne explained riparian rights along the river and that title history work would be needed to help define the south property line.

The group discussed the potential ambiguities of the south boundary if the property line is not used.

Mayor Swadley believes the south boundary would be easier to define as the south building wall.

Attorney Dregne explained the discrepancies in the Landmark Ordinance related to the definition of a landmark and landmark site. A landmark is defined as an improvement.

Motion by **Hedstrom** to approve the landmark boundary as follows, “The Landmark Site consists of the Power Plant Building and the following areas adjacent to the Power Plant Building: the land area that extends 30 feet from the north wall of the Power Plant Building, the land area that extends 50 feet from the east wall of the Power Plant Building, the land area between the west wall of the Power Plant Building to the west property line and the area between the south wall of the Power Plant Building to the south property line, 2<sup>nd</sup> by **Pigarelli**. Motion carried 6 – 0.

Pigarelli left at 7:42 pm

**6. Update: Linderud photo collection.**

Hubing stated Kristin Anderson has researched and provided information for alot of buildings and people on the website.

It was suggested that an article be placed in the next Tower Times to ask for community help in identifying buildings and people on the website.

**7. Update: Community outreach.**

Cook stated there have been no Facebook posts in a couple months. The City has a new Social Media Policy in which a City staff person needs to be made an Admin. Panthofer will need to take care of that since she is currently the only Admin.

**8. Update: 2018 and 2019 local landmark mini-grants.**

Stacey provided an update. There are 2 outstanding projects to be completed for 2019.

**9. Local downtown district planning.**

Veregin contacted The Lakota Group who will be providing a timeline soon.

**10. 2020 Budget Request.**

The group discussed the budget needs for 2020. It was decided to request \$10,000 for the grant program and \$30,000 to finish the Local Downtown Historic District. Cook revised the budget request which will be submitted by Stacey.

**11. Commission Reports/Calendar.**

The Historic Preservation Conference will be in Lake Geneva in October.

Stacey stated some non-compliances have been found on some Local Landmark buildings and citations have been issued.

Ligocki left at 8:53 pm.

**12. Future agenda items.**

- a. Update: RDA subcommittee.
- b. Update: 1892 High School
- c. Discuss 2019 Art Wendt Historic Preservation Service Award

**13. Adjournment.** Motion by **Hedstrom** to adjourn at 8:55 pm, 2<sup>nd</sup> by **Cook**. Motion carried 4 - 0.

Respectfully Submitted,

*Michael Stacey*