

Landmarks Commission Meeting Minutes

Thursday July 11, 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 and Greg Pigarelli, Secretary.

Absent: Kristi Panthofer and Kimberly Cook

Staff: Michael Stacey

Guests: Roger Springman; Curt Brink; Mayor Tim Swadley and Tom Majewski

1. Call to order. Veregin called the meeting to order at 6:33 pm.

2. Public Comment (each speaker allowed 3 minutes).

Roger Springman spoke on behalf of the Redevelopment Authority in favor of excluding the headrace and not using the river bank as part of the Power Plant local landmark boundary designation.

Curt Brinkman, potential developer for the river front development area, spoke of potential plans for the Power Plant Building.

Tom Majewski suggested the landmark boundary designation for the Power Plant for the west side be a distance to extend to the historic boundary of the property which is wider than it is now. He stated that according to historic photographs, the power plant property used to extend further to the west but the road project in the late 1980s narrowed the west boundary of the power plant property line. He also encouraged the south boundary follow the south parcel line. He stated that it was important for the area around the power plant be protected and this south boundary would help do that, whereas, a boundary only 5 feet from the wall of the building would not.

3. Consider approval of the Landmarks Commission meeting minutes of June 13, 2019.

Motion by **Ligocki** to approve the minutes as presented, 2nd by **Hubing**. Motion carried 5 – 0.

4. Designation of the landmark boundary at the Power Plant, 601 S. Fourth Street.

Veregin summarized the reasoning for designating a landmark boundary for the Power Plant and gave an overview of the landmark nomination form.

Veregin opened the public hearing.

Mayor Tim Swadley stated the Landmarks Commission should take into consideration designating the landmark boundary at the building wall. Designating more may be beyond the scope of the Landmarks Commission.

Veregin closed the public hearing.

There was a lengthy discussion by the Commission regarding the reasoning for the boundary and what the boundary means going forward.

Curt Brink stated he likes that the landmark boundary is being established because it will make it easier going forward. He also stated that the boundary as proposed by the landmarks commission

was clear and made sense and provided guidance about exactly when a project would need to come to the landmarks commission, and when it would not.

Veregin, to address the Mayor's concerns, clarified that local landmarks are always designated by their parcel which acts as the boundary. In this case, the parcel is a very large area of land and the Commission does not think it is desirable or necessary for the landmarked property be defined as the parcel. Therefore, the Commission wants to shrink the landmarked boundary to exclude most of the current parcel.

Veregin stated the landmark boundary won't prevent any type of legal use or addition to the building; that the commission reviews projects against the criteria in the Chapter 38 ordinance, and following the Secretary of the Interior's Standards for Rehabilitation. Addressing the Mayor's concern that the commission shouldn't be involved in designing roads, Veregin clarified that the commission would not be designing roads but if a road was proposed within the landmarked area, the commission would simply review the road project to evaluate its impact on the landmark property.

Veregin stated vacant buildings eventually are lost so the commission is very supportive of a reuse of the building.

There was a lengthy discussion about how the west and south boundaries should be defined.

Mayor Swadley suggested having Attorney Dregne review the nomination once the boundaries are agreed upon.

There was further discussion about whether to use a specific dimension or use the property line to the south of the building.

Motion by **Hedstrom** to amend the nomination legal description to exclude the headrace and use the interior edge of the sidewalk as the west boundary, 2nd by **Ligocki**.

There was further discussion about the south and west landmark boundary designation.

Motion by **Ligocki** to amend the original motion to designate: the west edge of the building to the west property line as the west landmark boundary and use the south property line as the south landmark boundary, 2nd by **Hedstrom**. Motion carried 5 – 0.

Original motion carried 5 – 0 as amended.

Motion by **Hubing** to accept the landmark nomination that was prepared as part of the boundary review, to replace the landmark document from the 1980s that has not been located, 2nd by **Ligocki**. Motion carried 5 – 0.

5. Update: Linderud photo collection.

Hubing stated a lot of photos have been identified on the site.

Stacey reported he had Alan Carlson add a link on the landmark website to www.historicstoughton.com

6. Update: Community outreach.

Veregin and Hedstrom will be doing some outreach at the farmer's market this coming Saturday from 8-10am

Ligocki will stop by City Hall on Friday morning to pick up some landmark walking tour brochures to be provided at the Garden Tour at Olbrich Botanical Gardens in Madison.

7. Update: 2018 and 2019 local landmark mini-grants.

An update will be discussed next month.

8. Mini-grant: Approval of completed work: 404 S. Fifth Street - Cabibbo

Veregin gave an overview of the completed work.

Motion by Pigarelli to approve the completed work and authorize the mini-grant funding to be disbursed, 2nd by Ligocki. Motion carried 5 – 0.

9. Local downtown district planning.

Veregin discussed the Redevelopment Authority plan to do a study of the downtown for economic development. As part of the study, the Landmarks Commission will be asked questions which were provided by Veregin for Commission review.

Veregin gave an overview of the proposal by The Lakota Group for public engagement toward Local Downtown District planning. Veregin stated The Lakota Group has a lot of experience in this area and provided a thorough proposal. The Commission discussed the proposal for public engagement, timetable for completion, start date and costs.

Motion by Ligocki to accept The Lakota Group proposal and enter into further discussions related to a start date, timetable for completion and costs, 2nd by Hubing. Motion carried 5 – 0.

10. Commission reports/calendar.

No discussion.

11. Request by Kristi Panthofer for a Certificate of Appropriateness (COA) for repair of porches at 201 S. Franklin Street.

Veregin gave an overview of the COA request.

Motion by Hedstrom to approve the COA request as presented, 2nd by Ligocki. Motion carried 5 – 0.

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 **Ligoeki** to adjourn at 9:00 pm, 2nd by **Hedstrom**. Motion carried 5 - 0.

Respectfully Submitted,

Michael Stacey