

Landmarks Commission Meeting Minutes

Thursday, August 10, 2017 – 7:00 pm

Council Chambers, Public Safety Building, 321 S. Fourth Street, Second Floor, Stoughton, WI.

Members Present: Peggy Veregin, Chair; Alan Hedstrom, Vice-Chair; Stephen Mar-Pohl and Kimberly Cook

Absent: Todd Hubing; Greg Pigarelli and Tim Swadley

Staff: Michael Stacey, Zoning Administrator

Guests: Ronald Dobie; Jerri Kittleson; Dan Kittleson; Robert Jensen; Janet Hedstrom; Lisa Reeves; Amy Franklin; Don Wahlin; Sid Boersma; Matt Hanna; Michael Engelberger; Gail Klein; Emily Bahr; Bill Livick; Dan Kittleson; Jerri Kittleson; Norval Morgan; Greg Jensen; John Thompson; Paul & Kathy Brammeier; Bob Diebel; Kendall McBroom; Kelly Dougherty

1. **Call to order.** Veregin called the meeting to order at 7:07 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of July 13, 2017.**
Motion by **Mar-Pohl** to approve the minutes as presented, 2nd by **Cook**. Motion carried 4 – 0.
3. **Consider designating the building historically known as the Moline Plow Company Factory (Highway Trailer Building) at 501 E. South Street as a Local Landmark.**
Veregin introduced the agenda item and gave a summary of the building history. Veregin noted the building meets 4 of the 6 criteria to be designated a Local Landmark according to the historic preservation ordinance as follows:
 - (1) Whether it exemplifies or reflects the cultural, political, economic or social history of the city, state or nation. **Meets this criteria**
 - (2) Whether it is identified with important historic or prehistoric persons or events in community, state or national history. **Meets this criteria**
 - (3) Whether it embodies distinguishing characteristics or an architectural type specimen, valuable for a study of a period, style, construction method or indigenous materials or craftsmanship. **Meets this criteria**
 - (4) Whether it is representative of the notable work of a master builder, engineer or architect.
 - (5) Whether it is a unique and irreplaceable asset to its neighborhood and the city. **Meets this criteria**
 - (6) Whether it provides an example of the physical surroundings in which past generations lived.

Veregin opened the public hearing.

The following people spoke in opposition to designating the building as a local landmark:

Jerri Kittleson
Norval Morgan
Robert Jensen
Bob Diebel
Kendall McBroom
Therese Hann
Paul Brammeier
Greg Jensen

John Thompson
Ronald Dobie
Don Wahlin
Bob Sier
Matt Hanna
Doria Bradford

The following people spoke in favor of the designation:

Mike Engelberger

The following people registered in opposition:

Jennifer Hanson
Kelly Dougherty
Dan Kittleson

The following people spoke but are undecided:

Sid Boersma

Veregin closed the public hearing.

Veregin stated there seems to be much misinformation about the building. If a developer is found for the building, there would be no tax payer funding necessary.

Mar-Pohl explained the difference between a local landmark and a nationally registered building. A local landmark is for local control of what happens to the building while the National Register allows tax credits to be used if certain procedures are followed.

Mar-Pohl stated a portion of the building such as the Blacksmith portion could be given local landmark status but would not be able to gain National Register status, so no tax credits would be available for just a portion of the building.

Matt Hanna questioned whether the building needs to be a local landmark to gain credits.

Mar-Pohl stated only a nationally registered building can get credits and the City has not taken any action yet to gain national recognition. Mar-Pohl noted that this is usually done by the developer.

Hedstrom said he feels torn because on one hand he recognizes that most people feel that saving the building is a waste of money but on the other hand, it is not the job of the commission to decide that, rather that is a Common Council decision. The Landmarks Commission is appointed to uphold the preservation ordinance and preserve the history of Stoughton.

Mar-Pohl stated that if the building gains local landmark status the City would need to rehabilitate the building and it is more difficult to demolish.

Veregin stated there is a process to demolish a local landmark building

Mar-Pohl stated it is a Council decision to make the building a local landmark and there would be a 10 month process to demolish the building. Mar-Pohl noted there is a public safety concern so the Council will need to make some decisions.

Veregin stated everyone needs to look at the bigger picture here and not focus on just the Highway Trailer Building. A lot has changed relative to the building such as the safety concerns, street closure, developer is now non-existent. We all need to refocus on the riverfront development as a whole. We all need to take a breath and let the RDA do their job and find a developer.

Motion by **Mar-Pohl** to Table consideration to designate the Highway Trailer Building a local landmark until such time as the City has a redevelopment plan for the site, 2nd by **Hedstrom**. Motion carried 4 – 0 by roll call (Veregin, Mar-Pohl, Cook and Hedstrom)

4. Discuss mini-grant status.

Veregin stated the letters were sent and no one has submitted a COA application yet. Veregin is going to follow-up with the recipients.

5. Commission Reports/Calendar.

Veregin stated the regular September meeting is being scheduled for September 19th or 20th. Veregin will send out an email to confirm a date. Currently September 20th looks the best.

The annual Local History and Historic Preservation Conference is October 20th and 21st, 2017 in La Crosse, WI.

Cook will look into the CLG Grant application.

6. Future agenda items.

None discussed.

7. Adjournment. Motion by **Mar-Pohl** to adjourn at 8:50 pm, 2nd by **Cook**. Motion carried 4 - 0.

Respectfully Submitted,

Michael P. Stacey