

Special Planning Commission Meeting Minutes

Tuesday, June 5, 2018 at 6:00 pm

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

Members Present: Mayor Tim Swadley, Chair; Matt Bartlett, Vice-Chair; Phil Caravello; Greg Jenson; Tom Robinson; and Tom Selsor

Members Absent: Todd Barman

Staff: Rodney Scheel, Director of Planning & Development and Michael Stacey, Zoning Administrator

Press: None

Guests: Attorney Matt Dregne; Intern from Stafford-Rosenbaum; Dorann Bradford; Peggy Veregin and Jordan Tilleson

1. **Call to order.** Mayor Swadley called the meeting to order at 6:00 pm.
2. **Staff recommendation to lift the temporary demolition moratorium for the East Park Historic District, East Side Historic District, Northwest Side Historic District and Southwest Side Historic District.**

Scheel explained the staff recommendation to lift the moratorium for the East Park Historic District, East Side Historic District, Northwest Side Historic District and Southwest Side Historic District. Attorney Dregne stated no regulations are being reviewed related to these districts.

Motion by **Jenson** to recommend the Common Council approve the resolution to lift the temporary demolition moratorium for the East Park Historic District, East Side Historic District, Northwest Side Historic District and Southwest Side Historic District, 2nd by **Bartlett**.

Jenson questioned if Peggy Veregin who is the Chair of the Landmarks Commission has any objections. Veregin stated she did not.

Mayor Swadley agrees with the removal of these districts from the Moratorium.

Motion carried 6 – 0.

3. **Discuss proposed ordinance amendments to section 78-517, downtown design overlay zoning district requirements.**

Scheel gave an overview of the agenda item.

Attorney Dregne asked if the commission thinks demolitions should be regulated under chapter 78.

The consensus was that the commission wants to regulate demolitions but would like to tour the downtown with someone knowledgeable in historic preservation to help decide what buildings should be regulated. Caravello has interest in regulating demolition for all buildings while the majority would like to regulate only contributing buildings.

Peggy Veregin explained the difference between a nationally recognized property vs a local landmarked property. A nationally recognized property is more honorary with no regulation and a local landmarked property is regulated locally under City Ordinances Chapter 38 – Historical Preservation.

Scheel began a discussion about creating a local historic district which would be regulated under chapter 38. Chapter 38 has specific regulations for demolition. Veregin agreed it would be best to create a local historic district so all properties are regulated equally.

Selsor left at 7:47pm

Veregin stated that guidelines are created when a local historic districts are established. Designation of contributing and non-contributing properties is initially done at the time the district is created. Creating a local district can take time since each building in the district needs to be evaluated. However, some of this work was done when the (Downtown) Main Street Historic District was created a National District.

The group discussed regulating only the street façade of contributing buildings. Veregin agreed that the architectural significance is with the front street façade's.

Attorney Dregne outlined decisions that need to be made after the downtown tour as follows:

- Should chapter 78 only regulate contributing structures in the downtown design overlay zoning district.
- Decide what part of the building should be regulated such as street façade only. Does it include side street facades?
- Decide how to designate contributing properties.
- Decide how to define demolition.
- Decide what standards govern demolition related to fault of owner.
- Decide what guidelines should apply to other projects (other than demo) for contributing, non-contributing and new construction.

The commission discussed availability for a tour of the downtown.

4. Future agenda items.

Special meeting to tour the downtown.

5. Adjournment.

Motion by Caravello to adjourn at 8:15 pm, 2nd by Jenson. Motion carried 5 – 0.

Respectfully Submitted,

Michael Stacey