

Landmarks Commission Meeting Minutes

Thursday, June 8, 2017 – 7:00 pm

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

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

Absent: Greg Pigarelli

Staff: Michael Stacey, Zoning Administrator

Guests: Todd Hubing; Attorney Matt Dregne; Greg Jenson and Tom Majewski

1. **Call to order.** Veregin called the meeting to order at 7:00 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of May 11, 2017.**
Motion by **Cook** to approve the minutes as presented, 2nd by **Hedstrom**. Motion carried 5 – 0.
3. **Discussion and consideration of city ordinances related to historic preservation.**
Veregin explained the intent of the agenda item. Veregin and Attorney Matt Dregne met earlier in the week to map out a strategy to move forward.

Attorney Matt Dregne provided a power point presentation and copies of the ordinance sections that need to be amended. Attorney Dregne gave a presentation of the issues and options for the Commission to consider.

A lengthy discussion took place as summarized below:

- In reference to sections 78-517 and 78-913, the Commission would like to be the recommending authority for design and project reviews within the Downtown Design Overlay Zoning District (DDOZD). Where there is differing decisions between the Landmarks Commission and Planning Commission, the Common Council shall decide;
- In reference to sections 38-37, 78-517 and 78-913, the Landmarks Commission will provide Attorney Dregne standards to be used for governing proposed demolitions including what standards to use when reviewing design and project reviews;
- In reference to section 38-41, the Landmarks Commission will discuss in the future what standards apply for a locally designated historic district;
- In reference to sections 78-517 and 78-913, the Landmarks Commission will provide Attorney Dregne standards that apply for design and project reviews;
- In reference to sections 78-517 and 78-913, the Landmarks Commission agreed that the Common Council should be final decision authority for demolitions of non-landmark buildings with the DDOZD after recommendation by the Landmarks and Planning Commissions;
- The Landmarks Commission agreed that requests to demolish a Local Landmark shall be decided by the Landmarks Commission and can be appealed to the Common Council;
- The Commissioners recognize that creation of a local landmark district downtown would potentially eliminate the need for the DDOZD which could simplify the rules and approval processes.

4. Review local landmark eligibility for the Highway Trailer Building (HTB).

Stephen talked to Gail Klein, Historic Preservation Consultant who is interested in assisting in seeking a Local Landmark status.

Stephen recently received the engineering report for the building and will have his report complete shortly for the redevelopment authority.

Veregin went to the last Common Council meeting to provide an update of where the Commission is at in the review process to potentially make the HTB a Local Landmark and to review the eligibility of the HTB to be placed on the National Registry.

Stephen will have a copy of his report for discussion at the next regular meeting in July.

5. Discuss local landmark mini-grants.

Veregin and Cook discussed how the meet up went on Syttende Mai weekend.

Veregin stated there are 3 mini-grant applications to review.

Veregin will send the applications to all Commissioners to review and a special meeting is planned for June 22, 2017 at 7pm to decide how to disburse the funds.

6. Discuss preservation award nominations.

Tabled until next month.

7. Discuss status of the 1892 High School.

Nothing new to report.

8. Discuss status of the Millfab/Highway Trailer/Power Plant development.

The Design Charrette is scheduled for this coming weekend. Bids are in to demo the old Millfab buildings.

9. Discuss Commission initiatives.

- **Comprehensive Plan Rewrite** – A public hearing is scheduled for June 27th at a joint meeting of the Common Council and Planning Commission.
- **Contractors List** - Tabled
- **COA Sample Submittal** - Tabled

10. Discuss previous local landmark approvals.

Tabled until next meeting in July.

11. Discuss CLG grant application.

Cook to check with Joe DeRose to find out if the grant can be used toward Local Landmark nominations.

12. Commission Reports/Calendar.

Budget requests are due by July 14th. The Commission agreed to resubmit last year's budget request with a small increase in funds.

13. Future agenda items. None discussed.

14. Adjournment. Motion by Stephen to adjourn at 9:20 pm, 2nd by Cook. Motion carried 5 - 0.

Respectfully Submitted,

Michael P. Stacey