



## OFFICIAL NOTICE AND AGENDA

Notice is hereby given that the Landmarks Commission of the City of Stoughton, Wisconsin, will hold a regular or special virtual meeting as indicated on the date and at the time and location given below.

Meeting of: **LANDMARKS COMMISSION OF THE CITY OF STOUGHTON**  
Date//Time: Thursday September 10, 2020 @ 6:30 p.m.  
Please join my meeting from your computer, tablet or smartphone.  
Location: Virtual <https://global.gotomeeting.com/join/721053037>

You can also dial in using your phone.  
(For supported devices, tap a one-touch number below to join instantly.)

United States (Toll Free): 1 866 899 4679  
- One-touch: <tel:+18668994679,,721053037#>

United States: +1 (571) 317-3116  
- One-touch: <tel:+15713173116,,721053037#>

Access Code: 721-053-037

New to GoToMeeting? Get the app now and be ready when your first meeting starts:  
<https://global.gotomeeting.com/install/721053037>

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### AGENDA

1. Call to Order
2. Consider approval of the Landmarks Commission meeting minutes of August 13, 2020.
- Discussion/Potential Action.**
3. Request by Lisa Mensink for approval of a Certificate of Appropriateness for exterior repairs to fascia, soffits and trim at 400 Garfield Street.
4. 2020 Mini-grant: Request by Lisa Mensink for approval of completed work: 400 Garfield Street.
5. Request by Mark and Trina Keller for approval of a Certificate of Appropriateness for window and door frame repairs and front entrance tile replacement at 154 E. Main Street
6. Discuss 2020 Preservation Awards.
7. Discuss Local Downtown District Planning.
- Communications/Updates.**
8. Commission reports/calendar.
9. Future agenda items.
10. Adjournment.

9/2/20mps

### COMMISSIONERS:

Peggy Veregin  
Alan Hedstrom  
Kristi Panthofer

Jean Ligocki (Council Rep)  
Greg Pigarelli

Kimberly Cook  
Todd Hubing



**EMAIL NOTICES:**

Desi Weum

Matt Dregne, City Attorney

smonette@stolib.org

mackenzie.krumme@wcinet.com

Mark and Trina Keller

Council Members

Leadership Team

stoughtoneditor@wcinet.com

stoughtonreporter@wcinet.com

Receptionists

Joe DeRose

Chamber of Commerce

Lisa Mensink

**Any person wishing to attend the meeting, whom because of a disability, requires special accommodation, should contact the City Clerk's Office at (608) 873-6692 at least 24 hours before the scheduled meeting time so appropriate arrangements can be made. In addition, any person wishing to speak or have their comments heard but does not have access to the internet should also contact the City Clerk's Office at the number above at least 24 hours before the scheduled meeting so appropriate arrangements can be made.**



**Landmarks Commission Meeting Minutes**  
**Thursday August 13, 2020 – 6:30 pm**  
**Virtual**

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

**Staff:** Michael Stacey, Zoning Administrator

**Absent:** Kristi Panthofer

**Guests:** Mark Schroeder and Rich Morris

**Press:** None

1. **Call to order.** Veregin called the meeting to order at 6:35 pm.
2. **Consider approval of the Landmarks Commission meeting minutes of June 11, 2020.**  
Motion by **Hedstrom** to approve the minutes as presented, 2<sup>nd</sup> by **Ligocki**. Motion carried unanimously.
3. **Request by Laura Davis and Rich Morris for approval of a Certificate of Appropriateness to install shutters, awnings, replace stairway, restore west wall and install new signage at 172 E. Main Street.**

Veregin introduced the request.

Veregin asked for more information from the applicant about the historic photo of the building provided in the application. The photo shows no awning or shutters.

Veregin stated the Commission does not review paint color.

The Commissioners agree on the proposed awning on the front façade.

The Commissioners discussed the proposed signage, rain gutter, vinyl siding removal, west wall renovation, stairway replacement, door replacement and block glass installation.

The Commissioners suggest leaving the shutters off the front façade.

Motion by **Hubing** to approve the COA as presented without the shutters, 2<sup>nd</sup> by **Pigarelli**. Motion carried 5 – 0 (Ligocki abstained).

4. **Request by C. Mark Schroeder for approval of a Certificate of Appropriateness to repair the chimney at 217 W. Main Street.**

Veregin introduced the request.

Mark Schroeder was available for questions.

Veregin stated the mortar should match the existing mortar color and profile.

Motion by **Hedstrom** to approve the COA as presented, 2<sup>nd</sup> by **Cook**. Motion carried unanimously.



**5. Request by Bill Weber for approval of a Certificate of Appropriateness to tuck-point the east wall at 529 E. Main Street.**

Veregin introduced the request.

Stacey stated this proposed project is similar to last year's project on the west side of the building.

Veregin stated the mortar type and profile should be consistent.

Motion by **Hedstrom** to approve the COA as presented, 2<sup>nd</sup> by **Ligocki**. Motion carried unanimously.

**6. Discuss 2020 Preservation Awards.**

Veregin stated she expected an application from Eric Francksen for the dragon replacement on his home and proposed tabling this agenda item until next month. Veregin stated she would fill out an application if Eric does not submit one.

Motion by **Hedstrom** to table this agenda item until next month, 2<sup>nd</sup> by **Ligocki**. Motion carried 5 – 0 (Cook Abstained).

The Commissioners discussed whether the award recipients should be selected by the Commissioners, by the public or some hybrid of the two. Currently there is an application process that anyone can submit including Commissioners, property owners and the public.

The Commission will discuss further at the next meeting.

**7. Discuss Local District Downtown Planning.**

Veregin stated there is no new information to report.

Ligocki stated there is a CIP budget meeting tonight and it appears the budget will be tight next year.

**8. Commission Reports/Calendar.**

Veregin stated the RDA hired Gail Klein to draft a National Register Nomination for the Power House.

Stacey stated the Landmarks website has been down and emails to Alan Carlson have gone unanswered.

**9. Future agenda items.** None discussed.

**10. Adjournment.** Motion by **Hedstrom** to adjourn at 7:40 pm, 2<sup>nd</sup> by **Cook**. Motion carried unanimously.

Respectfully Submitted,

*Michael P. Stacey*



**City of Stoughton Certificate of Appropriateness  
Application Form**

1. **Name of Property:** West Elementary School Apartments

Address of Property: 400 Garfield Street (Formerly also 404 Garfield St.)

Name of historic district in which property is located: Southwest Side Historic District

Building is also itself on National Historic Register

<https://wisconsinhistory.org/Records/NationalRegister/NR910>

2. **Owner & Applicant Information**

Owner Name: Elisabeth A.H. Mensink (Lisa)

Street Address: 1102 Spaight St.

City: Madison State: WI Zip: 53703

Daytime Phone, including Area Code:

608-239-6332 (Call / Text / Message)

Applicant (if different from owner):

Same

Applicant's Daytime Phone, including Area Code: \_\_\_\_\_

3. **Attachments.** The following information is enclosed:

- ☒   X   Photographs
- ☐ \_\_\_\_\_ Sketches, elevation drawings
- ☐ \_\_\_\_\_ Plan drawings
- ☐ \_\_\_\_\_ Site plan showing relative location of adjoining buildings, if located within a Historic
- ☐ \_\_\_\_\_ Specifications
- ☐ \_\_\_\_\_ Other (describe)

4. **Description of Proposed Project** (on next page)

5. **Signature of Applicant**

S i g n e d : \_\_\_\_\_

D a t e : \_\_\_\_\_

8/13/2020

Printed: Elisabeth A.H. Mensink (Lisa)

**Return To:** Zoning Administrator, Stoughton City Hall, 381 E. Main Street



**Description of Proposed Project**  
(attach additional sheets as necessary)

**Architectural Feature:** Exterior Trim. (Soffit, fascia, window trim)

Approximate date of feature: 1886, 1899, 1905

Describe existing feature: See photographs.

Describe proposed work, materials to be used and impact to existing feature:

Current exterior trim, fascia, soffits have some animal holes that need repair. These will be repaired with wood in current existing like style.

The paint on the exterior trim

is fading and chipping. I will have the trim painted the same color it is painted currently (a dark brown).

Photograph No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

I have emailed a PDF containing photos of the work needed.

**Architectural Feature:**

Approximate date of feature: \_\_\_\_\_

Describe existing feature: \_\_\_\_\_

Describe proposed work, materials to be used and impact to existing feature:

Photograph No. \_\_\_\_\_ Drawing No. \_\_\_\_\_



Holes to be fixed:







Also, there will be some patching to be done to prepare wood for painting:









# Stoughton Landmarks Mini Grant Application – 2020

Deadline for submittal is March 5, 2020

The Stoughton Landmarks Commission serves to recognize and preserve the historic and cultural resources within the City of Stoughton, as prescribed by the Stoughton Landmarks Ordinance.

- For 2020, we have a total budget of \$10,000 and this is a matching grant program.
- We will award one or more projects until our \$10,000 budget is spent.
- Exterior work is prioritized for grant awards, although other projects may be considered.
- Work must be reviewed and approved by the Landmarks Commission (COA process) before work starts.
- New construction is not eligible.

Name of Applicant Elisabeth A.H. Mensink ("Lisa")  
Full Address 1102 Spaight St. Madison, WI 53703  
E-Mail lisa.hilfiker.mensink Phone Number 608-239-6332  
@ gmail.com

Property Owner Name (if different) Same

Address of property 400 Garfield St., Stoughton, WI 53703

Proposed Project (please be specific; attach additional sheets as necessary)

Please see attached description

Amount of grant request \$ 6,000.00

## Attachments (REQUIRED)

- ☒ Current photographs of building and proposed project area. Photos provided are a sample of total damage needing repair
- ☒ Proposed project budget. See attached estimate

**Terms and Conditions:** If awarded a grant from the Stoughton Landmarks Commission, the applicant agrees to complete the project within one year of grant notification. A one year extension may be granted if a written request is received prior to the original grant expiration, otherwise the grant amount will be recaptured and applied to another grant project. Any construction work toward which grant money is applied must be pre-approved by the Landmarks Commission and meet the Secretary of the Interior's Standards for Treatment of Historic Properties. The Standards are available on the National Park Service website: [www.nps.gov/history/hps/tps/standguide/index](http://www.nps.gov/history/hps/tps/standguide/index).

Award recipients may schedule an on-site pre-construction walk-through with members of the Stoughton Landmarks Commission who will visit the project site once prior to commencement of project activities.

Applicants who have been awarded grants must provide the Stoughton Landmarks Commission with photos of the finished work, together with proof of expenditure, before any reimbursement can be made.

The Stoughton Landmarks Commission reserves the right to publicize the names and locations of the grant recipients as well as publicize photographs of the properties.

Signed \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

Property Owner Signature (if different) \_\_\_\_\_ Date \_\_\_\_\_

Mail completed form to: Michael Stacey, Zoning Administrator

City Hall, 207 S Forrest Street, Stoughton, WI 53589

Form revised January 2020



**City of Stoughton Certificate of Appropriateness  
Application Form**

1. Name of Property: West Elementary School  
Address of Property: 400 Garfield St. (sometimes listed  
404 Garfield)  
Name of historic district in which property is located: Southwest  
side Historic District

2. Owner & Applicant Information

Owner Name: Elisabeth A.H. Mensink ("Lisa")  
Street Address: 1102 Spaight St.  
City: Madison State: WI Zip: 53703  
Daytime Phone, including Area Code: 608-239-6332  
OR Mike Klinzing at 616-485-6616  
Applicant (if different from owner): same  
Applicant's Daytime Phone, including Area Code: \_\_\_\_\_

3. Attachments. The following information is enclosed:

- ☒ Photographs  
☐ Sketches, elevation drawings  
☐ Plan drawings  
☐ Site plan showing relative location of adjoining buildings, if located within a Historic  
☒ Specifications  
☐ Other (describe)

4. Description of Proposed Project (on next page)

5. Signature of Applicant

Elisabeth A.H. Mensink  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Printed: Elisabeth A.H. Mensink

**Return To:** Zoning Administrator, Stoughton City Hall, 381 E. Main Street



**Description of Proposed Project**  
(attach additional sheets as necessary)

Architectural Feature: masonry

Approximate date of feature: 1886

Describe existing feature: Please see attached proposal

Describe proposed work, materials to be used and impact to existing feature:

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Photograph No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

**Architectural Feature:**

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Approximate date of feature: \_\_\_\_\_

Describe existing feature: \_\_\_\_\_

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Describe proposed work, materials to be used and impact to existing feature:

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Photograph No. \_\_\_\_\_ Drawing No. \_\_\_\_\_



## Description of Proposed Project

### Architectural feature:

Wisconsin Historical Society URL:

<https://www.wisconsinhistory.org/Records/NationalRegister/NR910>

#### NAMES:

Historic Name: West School

Reference Number: 91001992

#### Property Location:

Street: 404 Garfield St. (aka 400 Garfield St.)

City: Stoughton

County: Dane

#### Property Features:

Period of Significance: 1900-1924

Period of Significance: 1875-1899

Period of Significance: 1925-1949

Area of Significance: Education

Historic Use: Education: School

Architectural Style: Italianate

Resource Type: Building

Architect: Holmstad, John

#### Designations:

Historic Status: Listed in the National Register

Historic Status: Listed in the State Register

National Register Listing Date: 01/22/1992

State Register Listing Date: 12/06/1991

Approximate date of feature: Year built: 1886. Year addition: 1905.

### Describe existing feature:

The building is now used as an apartment building. The historical aspects of the building are:

Historic Use: Education: School

Architectural Style: Italianate

Resource Type: Building

Architect: Holmstad, John

Year built: 1886

Year addition: 1905



Describe proposed work, materials to be used, and impact to existing feature:

The existing feature of the building has a stone band at approximately four (4) feet from ground level. The brick and sandstone stone below the above-mentioned stone band has deteriorating mortar joints, loose stones, and loose brickwork. Our goal is to properly repair and preserve the sandstone stonework and the arched brick work over lower windows.

We are proposing the following exterior masonry repairs to correct these issues:

Exterior Masonry Repairs to the East Elevation.

1. Remove deteriorating mortar joints in the stonework.
2. Tuckpoint area's with new mortar
3. Secure loose stones.
4. Secure loose brick above the bottom windows.
5. Repair step cracking in the brick work above the windows.
6. Remove deteriorating caulk in the stone band and install new sealant.
  - Sealant type MP1, color light buff

Exterior Masonry Repairs to the North, South and West Elevation.

1. Tuckpoint area's in the stonework where mortar is missing or deteriorated.
2. Remove deteriorating caulk in the stone band and install new sealant
  - Sealant type MP1, color light buff Clean up.

NOTE: Mortar will be made on site to ensure it is historically accurate and does not damage existing masonry units. We will be using a Type O mortar. We will try to match color and texture to the existing mortar as close as possible. Joints will be tooled to match existing.





CITY OF STOUGHTON  
DEPARTMENT OF  
PLANNING & DEVELOPMENT  
207 S. Forrest St., Stoughton, WI. 53589

(608) 873-6619

[www.ci.stoughton.wi.us](http://www.ci.stoughton.wi.us)

RODNEY J. SCHEEL  
DIRECTOR

**CERTIFICATE OF APPROPRIATENESS  
STOUGHTON LANDMARKS COMMISSION**

May 14, 2020

Elizabeth Mensink  
1102 Spaight Street  
Madison, WI. 53703

RE: Certificate of Appropriateness (COA) for the West Elementary School, 400 Garfield Street, Stoughton, Wisconsin.

Dear Ms. Mensink,

The Stoughton Landmarks Commission reviewed the proposed tuck-pointing project at 400 Garfield Street on May 14, 2020. Based on the provided documentation, and following the Secretary of the Interior's Standards, the commission voted unanimously to approve the proposed repair project as presented with the following conditions:

- A permit from the Department of Planning & Development is required prior to starting the tuck-pointing work.

Therefore, in accordance with the provision of Section 12.135 of the Stoughton Municipal Code, we issue a Certificate of Appropriateness for this project as conditioned above.

If you have any questions, please contact Michael Stacey at 608-646-0421.

Sincerely,

Peggy Veregin

Peggy Veregin  
Chair, Stoughton Landmarks Commission

cc. Stoughton Landmarks Commissioners



Eric Erickson  
3014 Mourning Dove Dr  
Cottage Grove WI 53527  
608-577-6664



www.highpointmasonry.com  
eric.highpointmasonry@gmail.com

## Estimate

Estimate Submitted To
Mike Klinzing Lisa Mensink

Date	Estimate #
2/13/2020	20015

Job Location
400 Garfield St Stoughton WI 53589

Description
Exterior Masonry Repairs to the East Elevation.  1. Remove deteriorating mortar joints in the stonework. 2. Tuckpoint area's with new mortar 3. Secure loose stones. 4. Secure loose brick above the bottom windows. 5. Repair step cracking in the brick work above the windows. 6. Remove deteriorating caulk in the stone band and install new sealant. - Sealant type MP1, color light buff  Exterior Masonry Repairs to the North, South and West Elevation.  1. Tuckpoint area's in the stone work where mortar is missing or deteriorated. 2. Remove deteriorating caulk in the stone band and install new sealant -Sealant type MP1, color light buff  Clean up.  NOTE: Mortar will be made on site to ensure it is historically accurate and does not damage existing masonry units. We will be using a Type O mortar. We will try to match color and texture to the existing mortar as close as possible. Joints will be tooled to match existing.

**Total Amount**

**\$13,685.00**

We propose hereby to furnish material and labor - complete in accordance with the above specifications with payment to be made within 30 days upon completion of the work specified within this estimate.  
Any attention or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate.

Respectfully Submitted \_\_\_\_\_ Eric Erickson  
Note - this proposal may be withdrawn by us if not accepted within 30 days.

### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above

Date of Acceptance \_\_\_\_\_ Signature \_\_\_\_\_



United States Department of Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space, use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only archival paper (20 pound, acid free paper with a 2% alkaline reserve).

**1. Name of Property**

historic name West School  
other names/site number N/A

**2. Location**

street & number 404 Garfield Street N/A Not for Publication  
city, town Stoughton N/A vicinity  
state Wisconsin code WI county Dane code 025 zip code 53589

**3. Classification**

Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>—</u>	<u>—</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>—</u>	<u>—</u> structures
	<input type="checkbox"/> object	<u>—</u>	<u>—</u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: None No. of contributing resources previously listed in the National Register 0

















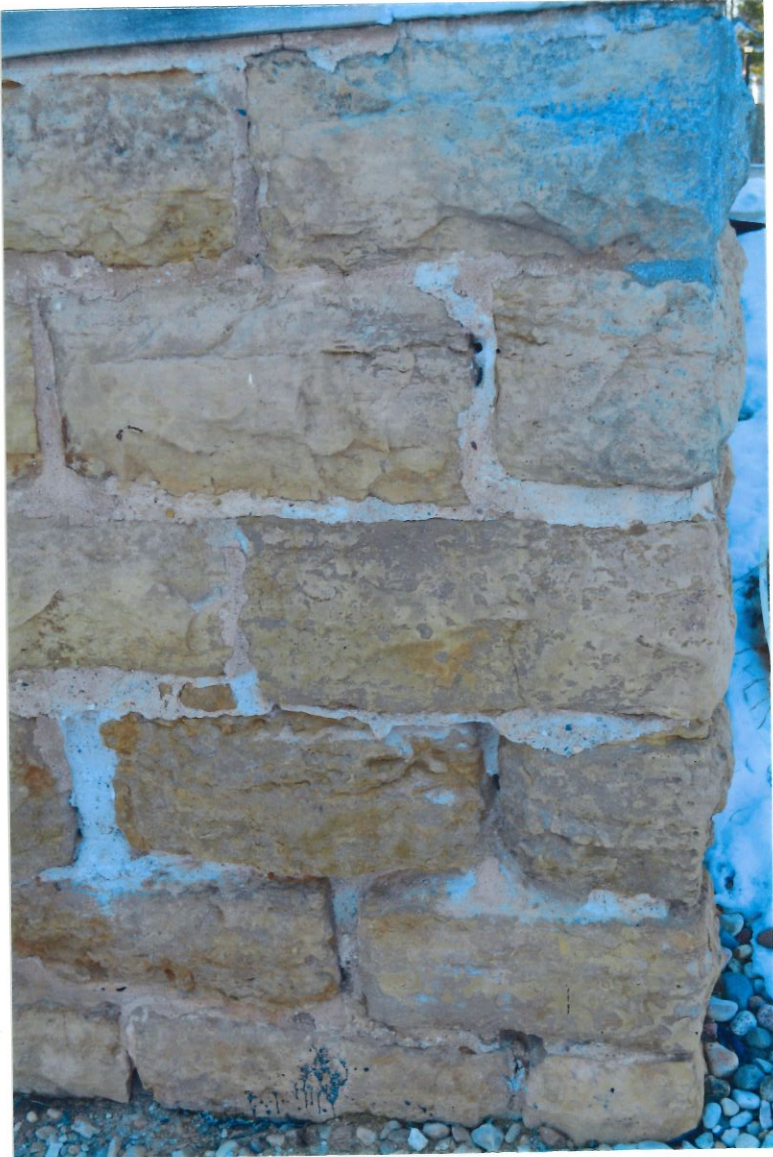
















# Invoice

High Point Masonry  
Eric Erickson  
3014 Mourning Dove Dr  
Cottage Grove WI 53527  
608-577-6664

www.highpointmasonry.com  
eric.highpointmasonry@gmail.com

Date	Invoice #
8/28/2020	20015

Bill To
Mike Klinzing Lisa Mensink  mklinzing@gmail.com 616-485-6616

Job Location
400 Garfield St Stoughton WI 53589

Description
Exterior Masonry Repairs to the East Elevation.  1. Remove deteriorating mortar joints in the stonework. 2. Tuckpoint area's with new mortar 3. Secure loose stones. 4. Secure loose brick above the bottom windows. 5. Repair step cracking in the brick work above the windows. 6. Remove deteriorating caulk in the stone band and install new sealant. - Sealant type MP1, color light buff  Exterior Masonry Repairs to the North, South and West Elevation.  1. Tuckpoint area's in the stone work where mortar is missing or deteriorated. 2. Remove deteriorating caulk in the stone band and install new sealant - Sealant type MP1, color light buff  Clean up.  NOTE: Mortar will be made on site to ensure it is historically accurate and does not damage existing masonry units. We will be using a Type O mortar. We will try to match color and texture to the existing mortar as close as possible. Joints will be tooled to match existing.

<b>Total Balance Due</b>	<b>\$13,685.00</b>
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*Thank you for your business*



# Payment Confirmation



High Point Masonry...  
Eric Erickson  
\*0015

Your \$13,685.00 payment has been submitted.

**Memo** 400 Garfield Stoughton Masonry

**Confirmation** QPDD0-8L307

Your check may be cashed, and the money withdrawn, before, on, or after  
Sep 8, 2020.

CHECK



DELIVER BY

**Sep  
8**

[\(Estimated\)](#)

**Payment Total** \$13,685.00















































# City of Stoughton Certificate of Appropriateness

## Application Form

1. Name of Property: Keller Family Capital  
Address of Property: 154 E. Main St.  
Name of historic district in which property is located: \_\_\_\_\_

2. Owner & Applicant Information

- Owner Name: Mark & Trina Keller (Keller Family Capital)  
Street Address: 3085 Linnerud Dr.  
City: Stoughton State: WI Zip: 53589  
Daytime Phone, including Area Code: 608-228-7772  
Applicant (if different from owner): \_\_\_\_\_  
Applicant's Daytime Phone, including Area Code: same

3. Attachments. The following information is enclosed:

- ☒ Photographs  
☐ Sketches, elevation drawings  
☐ Plan drawings  
☒ Site plan showing relative location of adjoining buildings, if located within a Historic  
☐ Specifications  
☐ Other (describe) \_\_\_\_\_

4. Description of Proposed Project (on next page)

5. Signature of Applicant

Signed: Kate CK Date: 8/26/20  
Printed: Katrina C Keller

**Return To:** Zoning Administrator, Stoughton City Hall, 381 E. Main Street



## Description of Proposed Project

(attach additional sheets as necessary)

Architectural Feature: Main Front Entryway

Approximate date of feature: unknown

Describe existing feature: see attached photo & description

Describe proposed work, materials to be used and impact to existing feature:  
see attached photo & description

Photograph No. 1 Drawing No. \_\_\_\_\_

Architectural Feature: Window Frames & Door Frame

Approximate date of feature: unknown

Describe existing feature: see attached #2 & #3

Describe proposed work, materials to be used and impact to existing feature:

Photograph No. 2 & 3 Drawing No. \_\_\_\_\_



### Project #1 – Front entryway repair.

The tile in the front entrance to the building is old and needs replaced. As you can see from the photo, the tile is buckling and pulling away from the sidewalk, creating both an eyesore and a tripping hazard.

We have met with tile contractors and developed a plan for replacing the tiles. We are hoping to complete this work in the early fall as temperatures need to remain above 60 degrees in order to complete.

We are very proud of our building and excited to make these repairs to keep our property in good repair while also continuing to preserve its historic beauty.





## Project #2 – Replace rotted windows.

The wood in the main floor windows is rotting. We recently replaced the glass in 2 of the windows as the instability of the wood frame was causing condensation to form on the windows. While doing that project, it became apparent that the wood frames would need to be repaired and/or replaced.

We have a contractor lined up to evaluate the feasibility of repairing or replacing the windows and proceed with the most effective solution.

Performing this project will ensure the structural integrity of the windows and therefore the entire front façade of the building. Painting to match the existing windows when the work is complete will enhance the historic beauty of this downtown building.





### Project #3 – Replace floorboards in door frame

The door frame to the stairwell needs to be repaired. Both the tile and the wood on the ground portion of the entryway are broken and cracking.

In conjunction with the front entryway tile project, we will replace the section of tile that connects to the sidewalk. In conjunction with the window replacement project, we will replace the floorboards for the door frame.







## Nomination Form: 2020 Historic Preservation Award

The Stoughton Landmarks Commission is pleased to call for nominations for the 2020 Stoughton Historic Preservation Award. This program recognizes property owners, architects, contractors and local organizations for their contribution to maintaining and enhancing the architectural, historical and cultural heritage of the City of Stoughton through the following categories: Proper Rehabilitation/Restoration, Sensitive Addition/Alteration and Adaptive Reuse.

The date of the 2020 Historic Preservation Award ceremony to be determined. Recipients of the award will be notified in advance of the date, time and place of this special civic event.

(Please type or print)

**PROJECT ADDRESS:**

154 W. MAIN STREET

**CATEGORY:** (check appropriate category)

<input checked="" type="checkbox"/>	<b>Proper Rehabilitation/Restoration:</b> A project that has followed the Secretary of the Interior's Standards for Rehabilitation or the City of Stoughton's Residential Design Guidelines. Landmarks and non-landmark buildings city-wide are eligible. Examples of eligible work: <input checked="" type="checkbox"/> Have historic features of the building been retained, preserved or repaired? <input checked="" type="checkbox"/> Has the building been repaired using materials that match the original materials? <input type="checkbox"/> Have missing historic decorative features been replicated and returned to the building? <input checked="" type="checkbox"/> Have historic windows, siding, porches, or masonry been retained and repaired? <input type="checkbox"/> Have inappropriate modern alterations been reversed?
<input type="checkbox"/>	<b>Sensitive Addition/Alteration:</b> a project that successfully integrated an addition/alteration complimenting the architectural style of a main house or building and complimenting the context and character of a historic district, neighborhood or specific area within the City.
<input type="checkbox"/>	<b>Adaptive Reuse:</b> a project that creatively achieved the reuse of an existing structure originally used for another purpose. The project must have undertaken at least substantial rehabilitation.
<input type="checkbox"/>	<b>Service Award:</b> an individual or organization demonstrating outstanding contributions to historic preservation and service to preserving the architectural and cultural wealth of the city.

**PROJECT DESCRIPTION:** Describe briefly and concisely the project's scope of work. Include with your description BEFORE and AFTER photographs if you have them. (Photographs will not be returned.)  
*Attach project description on a separate sheet.*

(Continued)



PROJECT DESCRIPTION (continued):

multiple projects	
Beginning Date: 2016	Completion Date: 2019
Owner's Name: CAROL VANDER SLUIS	
Phone #: 608.320.5309	
Email: bergencus@gmail.com	
Complete Mailing Address: 2001 Spring Rd Suite 700, OAK BROOK, IL 60523	
(if applicable)	
Architect's Name: ARO EBERLE Architects	
Phone #: 608.204.7464	
Email: lbpag@aroeberle.com	
Complete Mailing Address: 116 King St, Suite 202, MADISON WI 53703	
(if applicable)	
Contractor's Name: J. H. Findorf & Son / Brickworks	
Phone #:	
Email:	
Complete Mailing Address:	

**Service Award:** describe on a separate page the individual's/organization's contributions and why they are worthy of recognition. **Required:** please include award recipient's full name, mailing address, phone number and email address.

NOMINATION SUBMITTED BY (\* denotes required):

\*Name: MICHAEL STACEY  
\*Phone: 608.646.0421  
\*Email: mstacey@ci.stoughton.wi.us  
\*Complete Mailing Address: SToughton city Hall

Please submit your completed nomination form by no later than July 31, 2020 to:

2020 Stoughton Historic Preservation Awards  
Stoughton Landmarks Commission, c/o Michael Stacey  
City Hall, 207 S Forrest Street, Stoughton, WI 53589

Please remember to include BEFORE and AFTER color photos. Photographs will not be returned.



**CITY OF STOUGHTON, 381 E. MAIN STREET, STOUGHTON, WISCONSIN**

**RESOLUTION OF THE PLANNING COMMISSION**

Approving front, second story, window replacement within the Downtown Design Overlay Zoning District for the Chorus Public House, 154 W. Main Street, Stoughton, WI.

Committee Action: Planning Commission approves the window replacement 5 – 0 with the Mayor voting

Fiscal Impact:

**File Number:** R - 7 - 2018

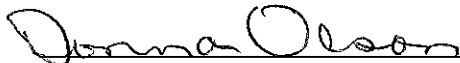
**Date Introduced:** March 12, 2018

**RECITALS**

- A. Linda Baxter Page (the “Applicant”) is seeking approval for front, second story, window replacement at the Chorus Public House, 154 W. Main Street in the City of Stoughton, Dane County, Wisconsin (the “Property”).
- B. The Property is zoned Central Business and is within the Downtown Design Overlay Zoning District (DDOZD).
- C. The City Planning Commission reviewed and discussed the proposed window replacement at their regular March 12, 2018 meeting and found that the window replacement meets the intent of the DDOZD requirements and Comprehensive Plan.

**RESOLUTION**

**BE IT RESOLVED**, the City of Stoughton Planning Commission approves the window replacement at 154 W. Main Street, Stoughton, WI, subject to the staff review dated February 23, 2018.



Mayor Donna Olson  
Planning Commission Chair



Date





CITY OF STOUGHTON  
DEPARTMENT OF  
PLANNING & DEVELOPMENT  
381 East Main Street, Stoughton, WI. 53589

(608) 873-6619

[www.ci.stoughton.wi.us](http://www.ci.stoughton.wi.us)

RODNEY J. SCHEEL  
DIRECTOR

Date: February 26, 2018

To: Planning Commissioners

From: Rodney J. Scheel  
Director of Planning & Development

Michael P. Stacey  
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the March 12, 2018 Planning Commission Meeting.

**Request by Linda Baxter Page, Aro Eberle Architects, for design approval to replace the second story front windows at the Chorus Public House, 154 W. Main Street.**

Any changes to the exterior of any structure including windows within the downtown design overlay zoning district requires approval. Replacement windows are proposed to be installed at 154 W. Main Street. The windows are proposed to be wood with aluminum exteriors made to look like the existing windows. The resolution, window information, and staff review letter are provided. Planning Commission approval is necessary.



February 26, 2018

City of Stoughton Application for Site Plan Review and Approval

Applicant Name: Aro Eberle Architects– Linda Baxter Page  
Applicant Address: 116 King Street Suite 202  
Madison WI, 53705  
Applicant Phone: 608 695-0890  
Applicant Email: [lbpage@aroeberle.com](mailto:lbpage@aroeberle.com)  
Property Owner: Chorus Madison LLC– Carol Vander Sluis  
Property Owner  
Phone: 608 843-3647  
Subject Property  
Address: 154 W Main Street  
Stoughton, WI 53589

Part II– Application Submittal

A. Written Description of intended use:

The Property in question is 154 W Main St., Stoughton, WI current home of Chorus Public House. The property is currently zoned at Central Business and will continue this status following the adoption of the Comprehensive Plan Future Land Use Map. The building exists as a Commercial use and the planned improvement for consideration will not require a change of use. The proposed modifications to the property include the replacement of (3) existing second story windows. Review of this work falls under Section 78-716 and 78-718 of the Stoughton Municipal Code. While the Property is NOT a locally –recognized property, the proposed improvements align with the intent of 78-517.

Attached supporting documents include:

Exhibit A– a location plan of the existing property, its location within the Stoughton Overlay District

Exhibit B–Photograph of existing conditions

- Existing materials include:
  - Limestone Masonry
  - Painted wood trim
  - Canvas awning



- Painted wood windows – second floor\*
- Aluminum Storefront
- Carved stone trim

\*limit of proposed work (removal of existing broken, worn, non-functioning, rotted windows and replace with new matching– all sizes, function, color, profiles, and limit)

B. Not applicable

C. Property Site Plan Drawing

- a. Not Applicable
- b. Legal Description of site
  - i. City of Stoughton,  
T05NR11E, section 8 NE of the NW quarter  
Stoughton Plat  
Block 21, Lot 6

Original Plat E44 Lot 6 Block 21

D. Detailed Landscaping Plan of the Subject Property

- a. Not Applicable

E. Grading and Erosion Control Plan

- a. Not Applicable

F. Elevation Drawings of proposed remodeling of existing building

- a. See attached Exhibit B

#### OTHER SUPPORTING DOCUMENTATION:

Exhibit C– color rendering of new windows in place (PENDING)

Exhibit D– Manufacturers cut sheets and product literature

Exhibit E– Sample of proposed replacement profiles (PENDING)

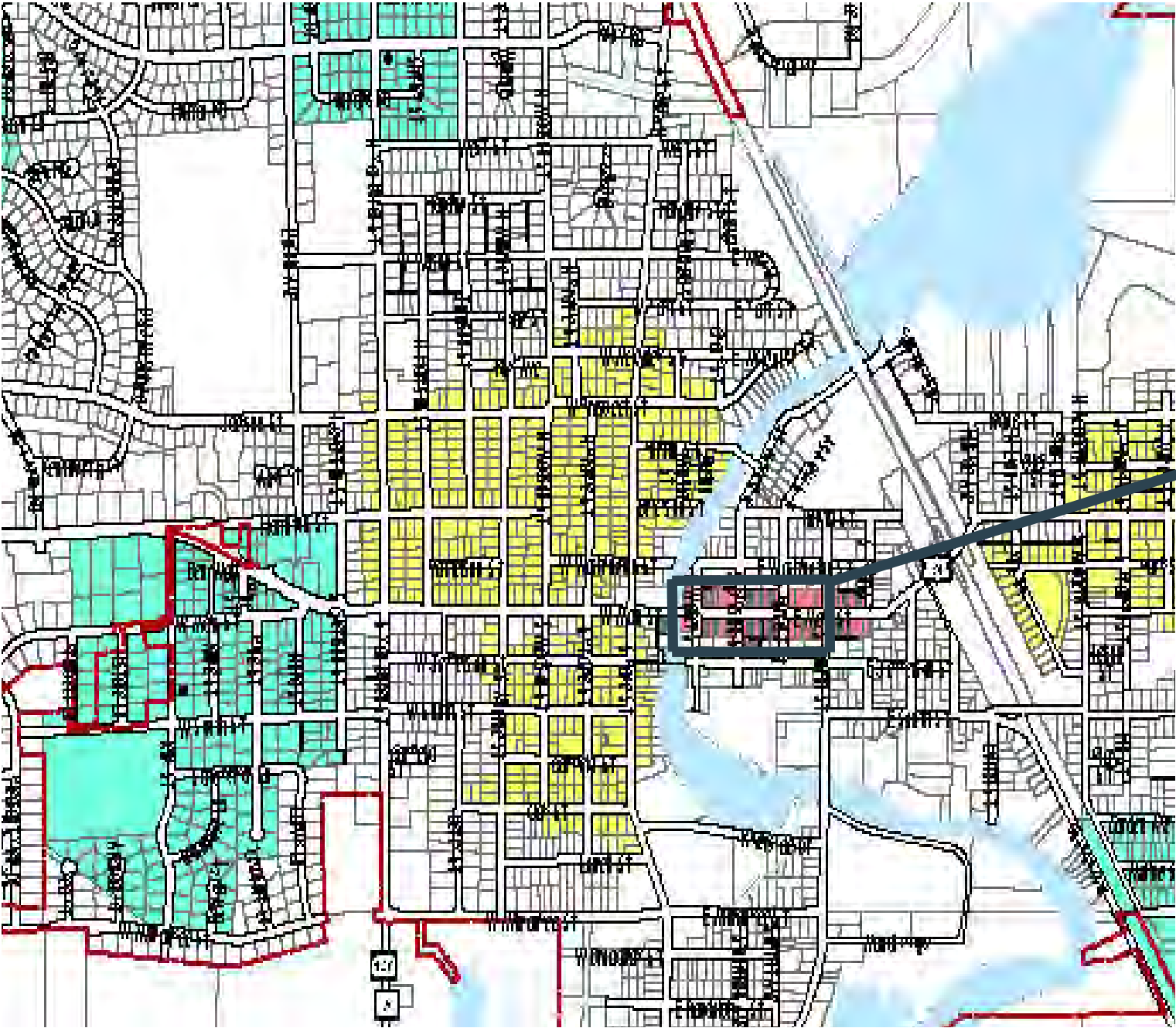
Exhibit F – Manufacturers detailed shop and manufacturing drawings  
(PENDING)

Exhibit G –Copy of Building permit application as filed.

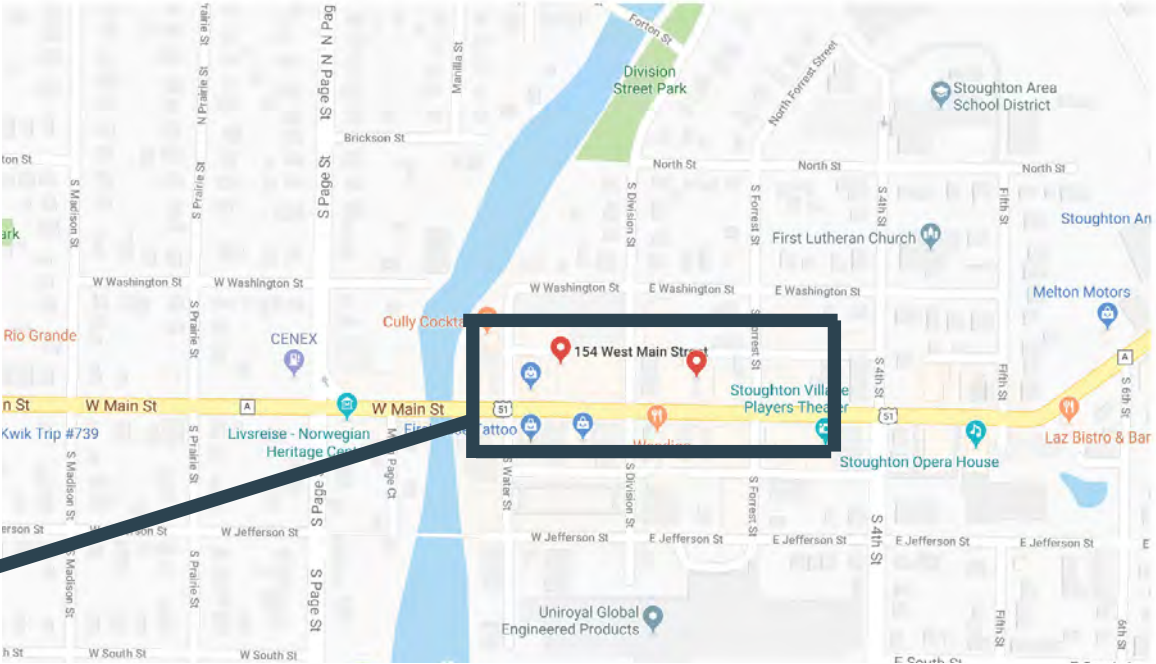
Exhibit H– FULL SCALE sample of window construction as proposed



154 main st stoughton  
Chorus Public House



Zoning Map



Location Map



Overlay Districts Zoning Map

- City of Stoughton Boundary
- Town Boundary
- Parcel Lines
- Surface Water
- Right of Way
- Well

- Overlay Zoning Districts**
- DD(O) - Downtown Design
  - RHD(O) - Residential Historic Design
  - Groundwater Protection Area

# Exhibit A

City of Stoughton Overlay District Zoning Map and Location Plan of Property





- Limestone Masonry
- Painted wood trim
- Painted wood windows  
(Proposed to be removed and replaced)
- Carved Stone Trim
- Canvas Awning
- Aluminum Storefront

## Exhibit B

Photographs- Existing Condition

02/26/2018

PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET



**ARO EBERLE**  
ARCHITECTS





Existing



Proposed

## Exhibit C

color rendering of new windows in place

02/26/2018

PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET





Existing



Proposed

## Exhibit C

color rendering of new windows in place

02/26/2018

PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET





Color matched aluminum-clad wood windows

Fixed

Operable

Proposed

## Exhibit C

color rendering of new windows in place

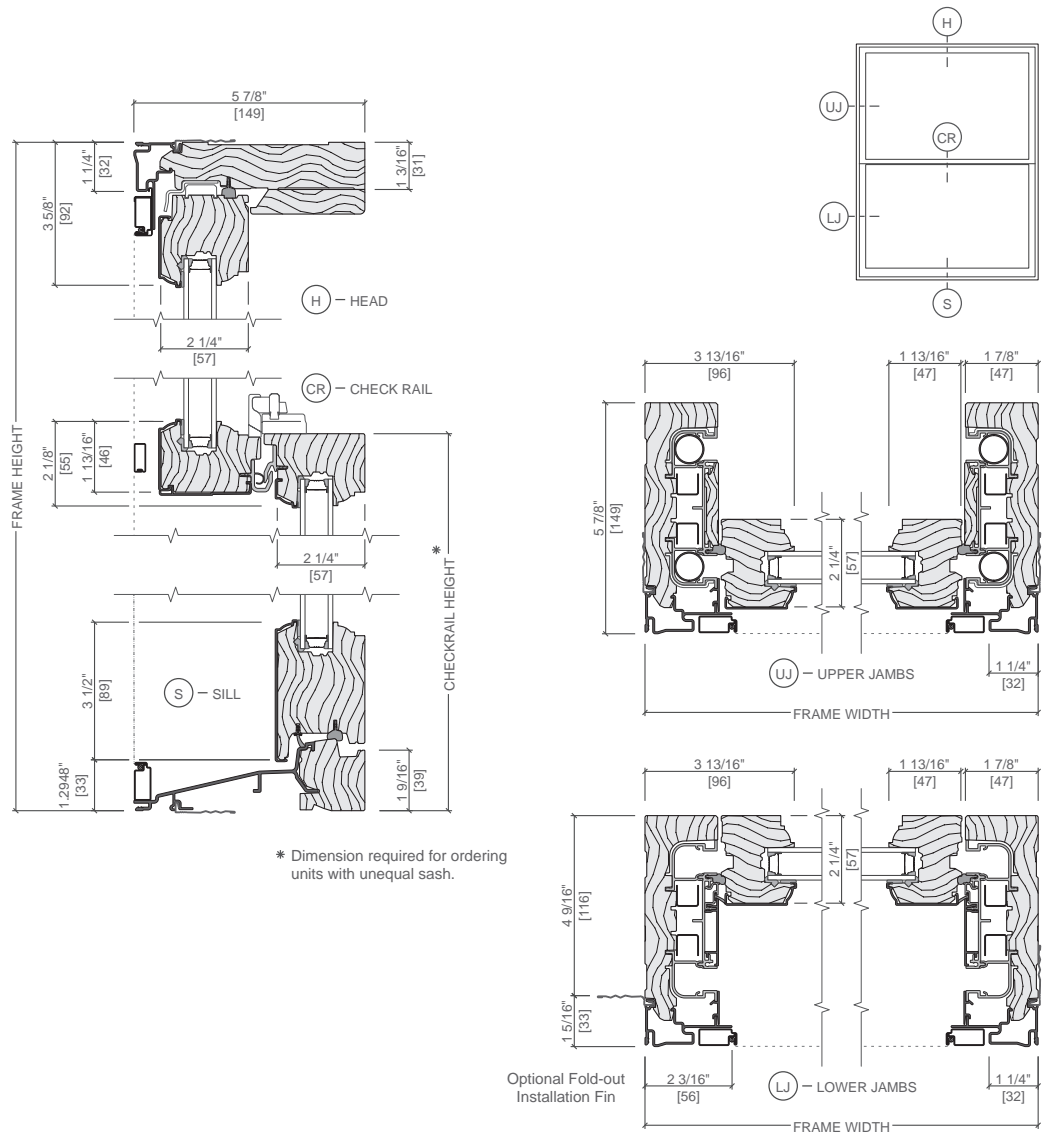
02/26/2018

PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET

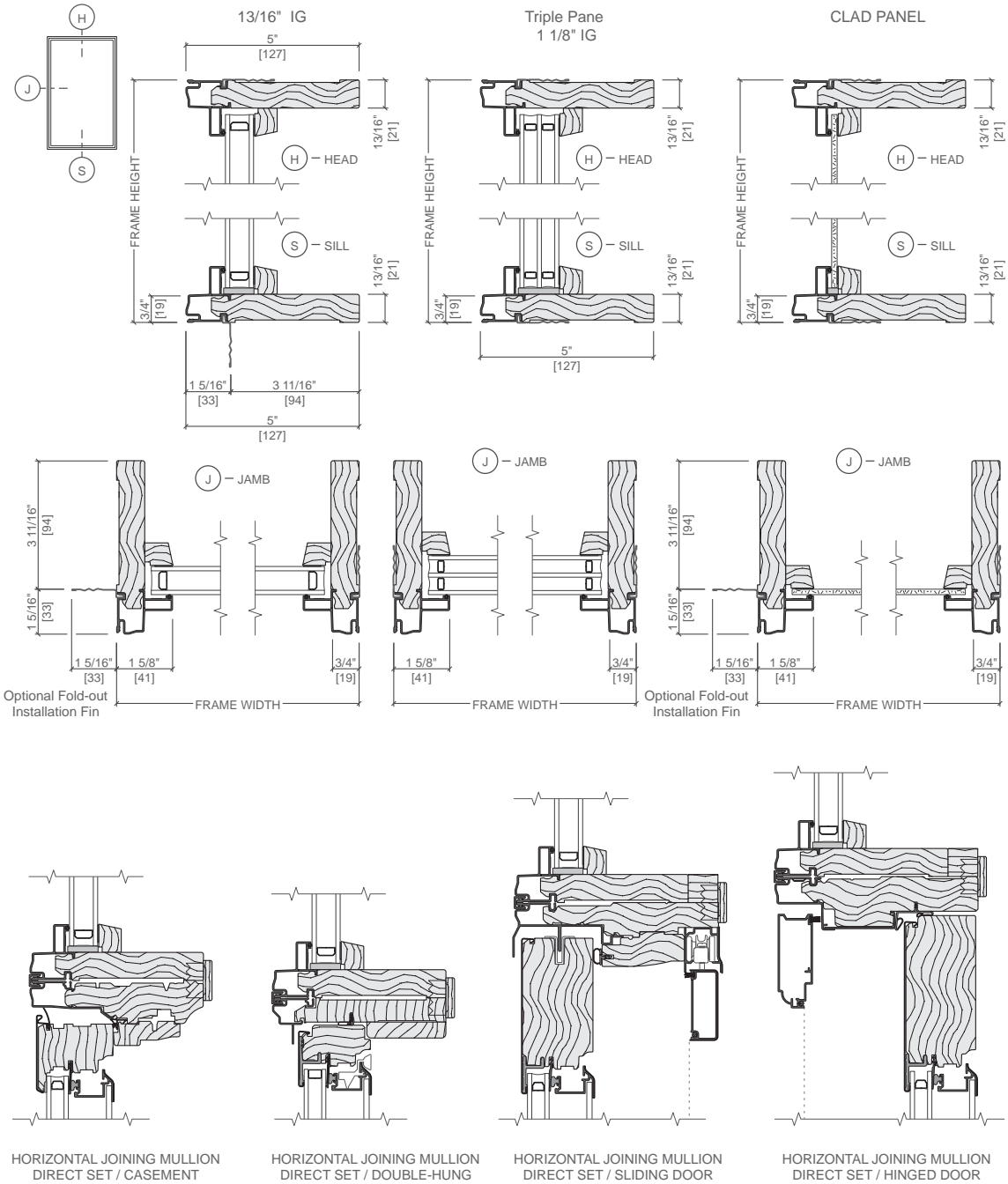


**ARO EBERLE**  
ARCHITECTS





Scale 3" = 1' 0"  
All dimensions are approximate.



Scale 3" = 1' 0"  
All dimensions are approximate.  
See [www.PellaADM.com](http://www.PellaADM.com) for mullion limitations and reinforcing requirements.

# Exhibit D

manufacturer's cut sheets and product literature

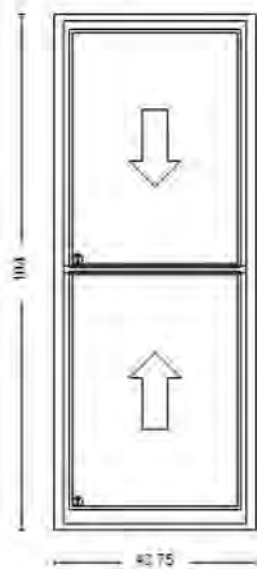
02/26/2018

PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET



Customer Approval Form:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Viewed from the Exterior

Quote Number: 9842981  
Line Number: 75                      Quote Qty: 1                      Scaling: 1/2" = 1'  
Description: Architect Reserve, Monumental Hung Double Hung, 40.75 X 104, Custom  
Rough Opening: 41.5" X 104.75"  
Performance Information: U-Factor 0.30, SHGC 0.47, VLT 0.54, CPD PEL-N-235-00401-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08/11, Egress Meets Typical 5.7 sqft (E) (United States Only)

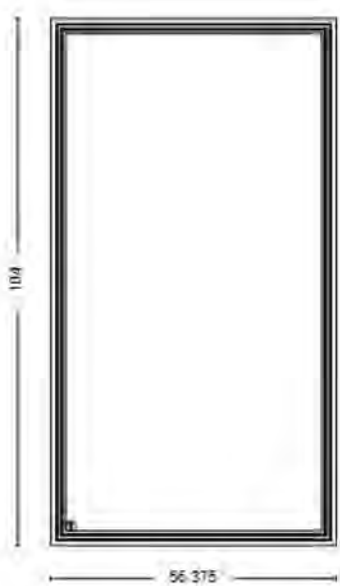
These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual\*\* responsible for the project and are not intended to create any warranty or other liability. The user\*\* is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.  
\*\* building owner, architect, contractor, installer and/or consumer



Quote Name: Mahogany - Custom Finish - Res    Project Name: Chorus House - Stoughton  
Jobsite Location: Stoughton, WI  
Room Location: 2I  
Sales Branch Location: 40800 Pella Windows & Doors of Wisconsin

Customer Approval Form:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Viewed from the Exterior

Quote Number: 9842981  
Line Number: 80                      Quote Qty: 1                      Scaling: 1/2" = 1'  
Description: Architect Reserve, Sash Set Fixed, 56.375 X 104, Custom  
Rough Opening: 57.125" X 104.75"  
Performance Information: U-Factor 0.32, SHGC 0.52, VLT 0.62, CPD PEL-N-1-42822-00001

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual\*\* responsible for the project and are not intended to create any warranty or other liability. The user\*\* is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.  
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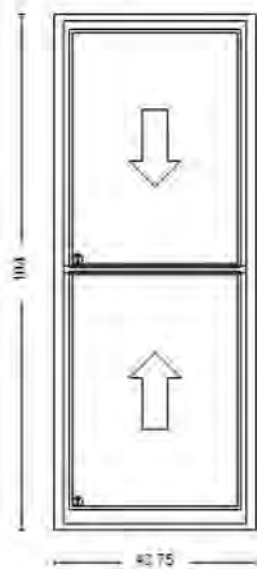


Quote Name: Mahogany - Custom Finish - Res    Project Name: Chorus House - Stoughton  
Jobsite Location: Stoughton, WI  
Room Location: 2J  
Sales Branch Location: 40800 Pella Windows & Doors of Wisconsin



Customer Approval Form:


Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Viewed from the Exterior

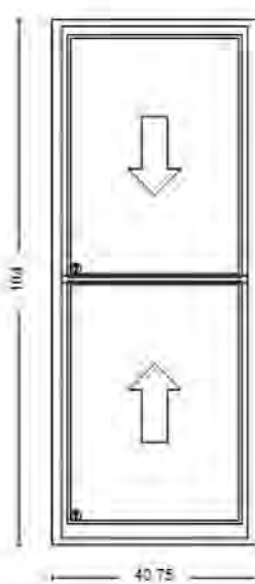
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Quote Qty: 1  
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Rough Opening: 41.5" X 104.75"  
Performance Information: U-Factor 0.30, SHGC 0.47, VLT 0.54, CPD PEL-N-235-00401-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

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\*\* building owner, architect, contractor, installer and/or consumer

	Quote Name: Mahogany - Custom Finish - Res	Project Name: Chorus House - Stoughton
	Jobsite Location: Stoughton, WI	
	Room Location: 2K	
	Sales Branch Location: 40800 Pella Windows & Doors of Wisconsin	

Customer Approval Form:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Viewed from the Exterior

Quote Number: 9842981  
Line Number: 90  
Quote Qty: 1  
Scaling: 1/2" = 1'  
Description: Architect Reserve, Monumental Hung Double Hung, 40.75 X 104, Custom  
Rough Opening: 41.5" X 104.75"  
Performance Information: U-Factor 0.30, SHGC 0.47, VLT 0.54, CPD PEL-N-235-00401-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

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\*\* building owner, architect, contractor, installer and/or consumer


	Quote Name: Mahogany - Custom Finish - Res	Project Name: Chorus House - Stoughton
	Jobsite Location: Stoughton, WI	
	Room Location: 2L	
	Sales Branch Location: 40800 Pella Windows & Doors of Wisconsin	

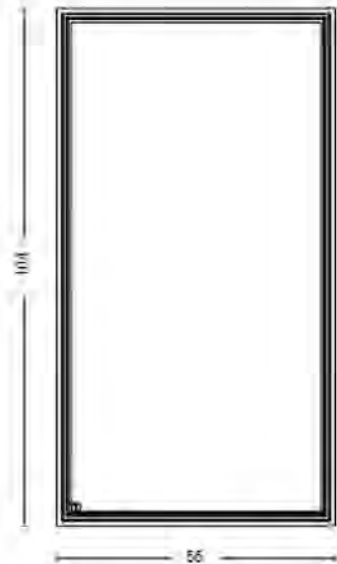
Exhibit F

manufacturers detailed shop and manufacturing drawings



Customer Approval Form:


Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Viewed from the Exterior

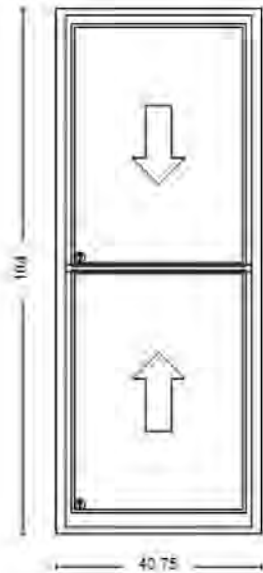
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Rough Opening: 56.75" X 104.75"  
Performance Information: U-Factor 0.32, SHGC 0.52, VLT 0.62, CPD PEL-N-1-42822-00001

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\*\* building owner, architect, contractor, installer and/or consumer

	Quote Name: Mahogany - Custom Finish - Res	Project Name: Chorus House - Stoughton
	Jobsite Location: Stoughton, WI	
	Room Location: 2M	
Sales Branch Location: 40800 Pella Windows & Doors of Wisconsin		

Customer Approval Form:


Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Viewed from the Exterior

Quote Number: 9842981  
Line Number: 100                      Quote Qty: 1                      Scaling: 1/2" = 1'  
Description: Architect Reserve, Monumental Hung Double Hung, 40.75 X 104, Custom  
Rough Opening: 41.5" X 104.75"  
Performance Information: U-Factor 0.30, SHGC 0.47, VLT 0.54, CPD PEL-N-235-00401-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08/11, Egress Meets Typical 5.7 sqft (E) (United States Only)

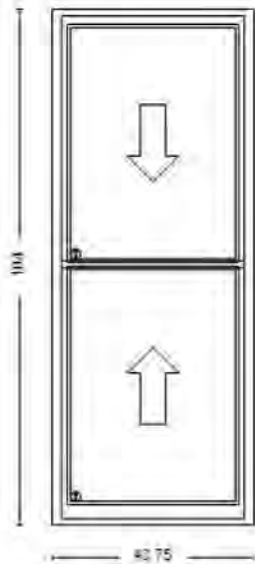
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\*\* building owner, architect, contractor, installer and/or consumer

	Quote Name: Mahogany - Custom Finish - Res	Project Name: Chorus House - Stoughton
	Jobsite Location: Stoughton, WI	
	Room Location: 2N	
Sales Branch Location: 40800 Pella Windows & Doors of Wisconsin		



Customer Approval Form:


Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Viewed from the Exterior

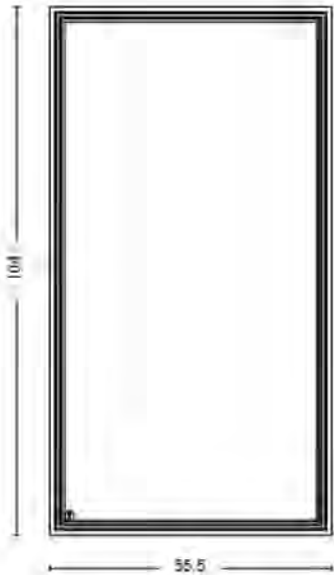
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Rough Opening: 41.5" X 104.75"  
Performance Information: U-Factor 0.30, SHGC 0.47, VLT 0.54, CPD PEL-N-235-00401-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

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	Quote Name: Mahogany - Custom Finish - Res    Project Name: Chorus House - Stoughton	
	Jobsite Location: Stoughton, WI	
	Room Location: 2O	
	Sales Branch Location: 40800    Pella Windows & Doors of Wisconsin	

Customer Approval Form:


Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Viewed from the Exterior

Quote Number: 9842981  
Line Number: 110      Quote Qty: 1      Scaling: 1/2" = 1'  
Description: Architect Reserve, Sash Set Fixed, 55.5 X 104, Custom  
Rough Opening: 56.25" X 104.75"  
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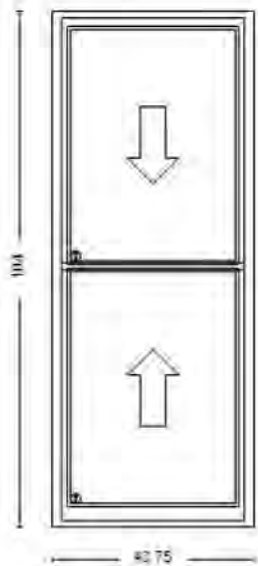
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\*\* building owner, architect, contractor, installer and/or consumer

	Quote Name: Mahogany - Custom Finish - Res    Project Name: Chorus House - Stoughton	
	Jobsite Location: Stoughton, WI	
	Room Location: 2P	
	Sales Branch Location: 40800    Pella Windows & Doors of Wisconsin	



Customer Approval Form:


Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Viewed from the Exterior

Quote Number: 9842981  
Line Number: 115      Quote Qty: 1      Scaling: 1/2" = 1'  
Description: Architect Reserve, Monumental Hung Double Hung, 40.75 X 104, Custom  
Rough Opening: 41.5" X 104.75"  
Performance Information: U-Factor 0.30, SHGC 0.47, VLT 0.54, CPD PEL-N-235-00401-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

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\*\* building owner, architect, contractor, installer and/or consumer

	Quote Name: Mahogany - Custom Finish - Res	Project Name: Chorus House - Stoughton
	Jobsite Location: Stoughton, WI	
	Room Location: 2Q	
	Sales Branch Location: 40800 Pella Windows & Doors of Wisconsin	



**CITY OF STOUGHTON**  
**DEPARTMENT OF PLANNING & DEVELOPMENT**  
**BUILDING/ZONING PERMIT APPLICATION**

Date of Application February 6 / 2018  
Applicant Name ARO EBERLE ARCHITECTS DUCLOS PAUL Phone 608 204 7464  
Applicant Email PAUL@AROEBERLE.COM  
Owners Name (if different than applicant) CAROL J. VANDEEN SMITH Phone 608 843 - 3  
Subject Property Address 154 W. MAIN ST. STOUGHTON  
Permit for WINDOW REPLACEMENT  
Proposed use(s) MAINTENANCE / EXIST. USE  
Project area for new structures and additions (sq. ft.) NA  
Estimated building construction cost including labor \$ 54,540  
Estimated electric construction cost including labor NA  
Estimated plumbing construction cost including labor NA  
Estimated hvac construction cost including labor NA  
\*Do not include costs related to flooring, carpeting or painting.  
Permit fee \$ 750

**Contractor Information:**

Construction FINDORFF MPAC Primo Phone# 608 575 1920 Lic# 900934  
Electrical \_\_\_\_\_ Phone# \_\_\_\_\_ Lic# \_\_\_\_\_  
Plumbing \_\_\_\_\_ Phone# \_\_\_\_\_ Lic# \_\_\_\_\_  
HVAC \_\_\_\_\_ Phone# \_\_\_\_\_ Lic# \_\_\_\_\_

**Cautionary Statement to Owners Obtaining Building Permits**

Section 101.65 (1r) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under Section 101.654(2)(a), the following consequences might occur:  
The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under this building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under this building permit.  
The owner may not be able to collect from the contractor, damages for any loss sustained by the owner because of a violation by the contractor of the one and two-family dwelling code or an ordinance enacted under sub. (1)(a), because of any bodily injury to or death of others or damage to property of others that arises out of the work performed under this building permit or because of any bodily injury to or death of others or damage to

property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under this building permit.

**Cautionary Statement to Contractors for Projects Involving Buildings Built Before 1978**

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of Chapter DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)266-6876 or go to <http://dhs.wisconsin.gov/lead/WisconsinRRPRule.htm>

**Wetlands Notice to Permit Applicants**

"You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page: (<http://dnr.wi.gov/wetlands/delineation.html>) or contact a department of Natural Resources service center."

**Additional Responsibilities for Owners with Projects Disturbing One or More Acres of Soil**

I understand that this project is subject to Chapter NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

**IF APPLICABLE, A PLAN MUST BE SUBMITTED SHOWING LOT LINES AND ALL DIMENSIONS OF THE PROJECT. NO WORK SHALL BEGIN WITHOUT A BUILDING PERMIT. ANY QUESTIONS, CALL THE DEPARTMENT OF PLANNING & DEVELOPMENT AT 608-873-6677. THERE IS ADDITIONAL INFORMATION AT [WWW.CITYOFSTOUGHTON.COM/PLANNING](http://WWW.CITYOFSTOUGHTON.COM/PLANNING)**

Owner/Contractor Signature [Signature] Date 2-5-2018

**Exhibit G**

copy of building permit application as filed

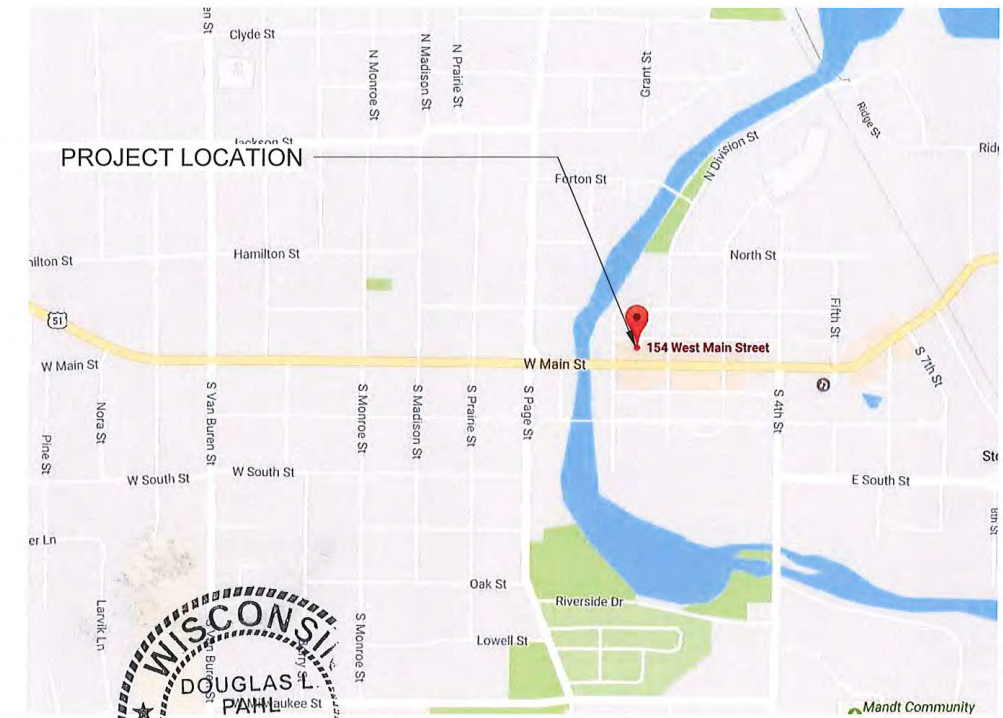
02/26/2018

PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET





CHORUS PUBLIC HOUSE  
SECOND FLOOR - BAY WINDOW REPLACEMENT



Design Team

ARCHITECT:

ARO EBERLE ARCHITECTS INC.  
116 KING STREET, SUITE 202  
MADISON, WI 53703  
CONTACT: LINDA BAXTER PAGE  
PH: (608) 204-7464  
EMAIL: LBPAGE@AROEBERLE.COM

OWNER:

CAROL J. VANDER SLUIS  
PH: (608) 843-3647  
EMAIL: BERGENCVS@GMAIL.COM

SYMBOLS KEY

- ◇ WINDOW SYMBOL
- EXISTING PARTITION
- PROPOSED/FUTURE PARTITION
- ETR EXISTING TO REMAIN
- ⬡ KEYNOTE

Sheet List

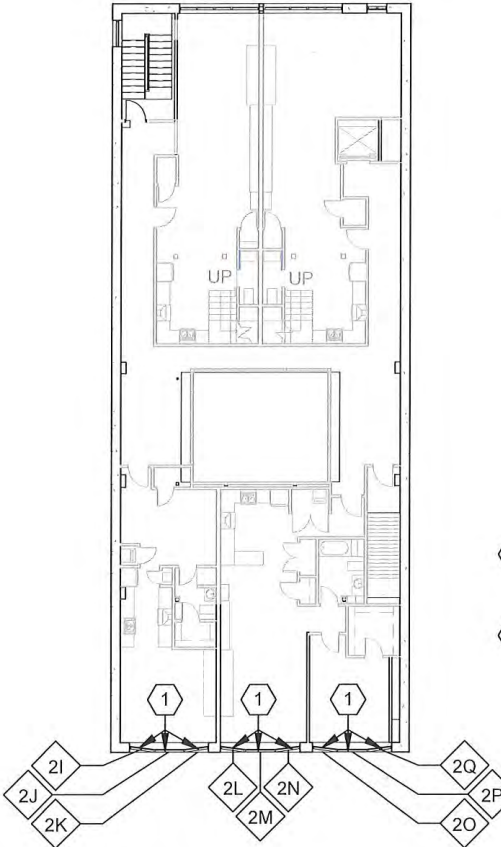
W-100 BAY WINDOWS  
W-101 EXTERIOR PHOTO  
W-102 NOTES & SPECS  
W-103 TRIM



CHORUS  
PUBLIC HOUSE  
154 WEST MAIN STREET, STOUGHTON, WI

TITLE SHEET

Date 02/01/2018  
Scale



WINDOW SCHEDULE

2I 2K 2L 2N 2O 2Q

DOUBLE HUNG- ALUM ENDURA CLAD, R.O. TO MATCH EXISTING- VIF- 1/2 SCREEN, NO GRILLES- NEW SASH LUGS- NEW CASING/TRIM & STOOLS- TYPICAL

2J 2M 2P

FIXED- ALUM ENDURA CLAD, R.O. TO MATCH EXISTING- VIF- NO GRILLES- NEW CASING & TRIM- SEE TRIM DETAILS SHEET

KEYED NOTES:

- 1 HEAD-JAMB EXTENSIONS, SIDE-JAMB EXTENSIONS, AND STOOL - ASSUME DRYWALL/PLASTER FINISH
- 2 PROVIDE AND INSTALL NEW TRIM PER NOTES AND INFO SHOWN ON SHEET W-TRIM

1 SECOND FLOOR  
3/64" = 1'-0"



2I, 2J, 2K 2



2L, 2M, 2N 2



2O, 2P, 2Q 2



CHORUS  
PUBLIC HOUSE  
154 WEST MAIN STREET, STOUGHTON, WI

W-100  
PERMIT &  
CONST.

BAY WINDOWS  
Date 02/01/2018  
Scale 3/64" = 1'-0"

Exhibit G

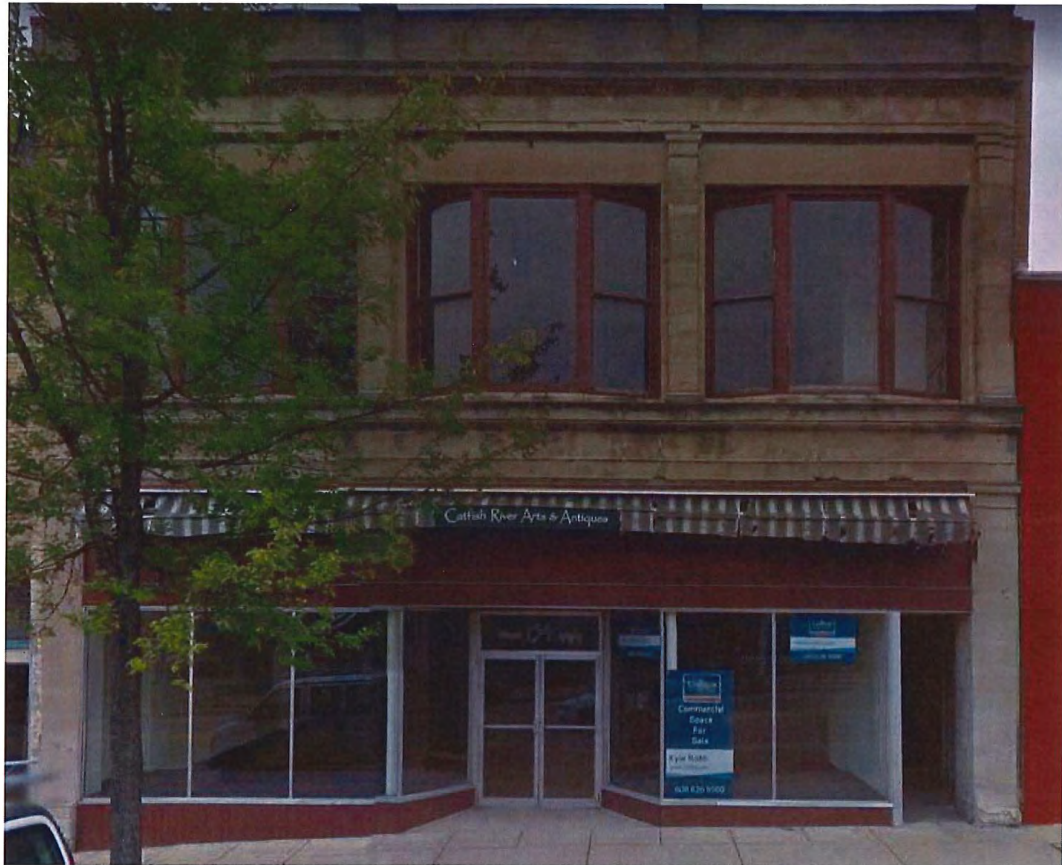
copy of building permit application as filed

02/26/2018

PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET







EXISTING CONDITION - SOUTH ELEVATION

WINDOWS: 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q

	CHORUS PUBLIC HOUSE 154 WEST MAIN STREET, STOUGHTON, WI	W-101 PERMIT & CONST.	EXTERIOR PHOTO
			Date 02/01/2018 Scale

2/1/2018 9:44:56 AM

WINDOWS

1. ALL REPLACEMENT WINDOWS ARE BASED ON PELLA ARCHITECT SERIES- RESERVE SERIES. ALUMINUM ENDURA CLAD- PROVIDE MIN. OF TWO ALTERNATE BIDS FOR THE FOLLOWING MANUFACTURERS:

- 1. KOLBE AND KOLBE
- 2. MARVIN WINDOWS

TYPICAL COMPONENTS INCLUDE:

- UNFINISHED MAHOGANY INTERIOR
- OIL RUBBED BRONZE SASH LIFT (CLASSIC) -ON DOUBLE HUNG/SINGLE HUNG SASHES GREATER THAN 37" WIDE
- BETWEEN GLASS GRILLES TO MATCH EXISTING OR AS NOTED.
- EQUAL SASH (UNLESS NOTED OTHERWISE)
- 1/2 SCREEN (INVIEW) AT DOUBLE HUNG AND SINGLE HUNG
- FULL SCREEN (INVIEW) AT CASEMENT
- ANTIER FOLD AWAY CRANKS AT ALL CASEMENTS TYPICAL – OIL RUBBED BRONZE
- CLASSIC SPOON LOCK ALL- OIL RUBBED BRONZE

2. ALL REPLACEMENT WINDOWS EXTERIOR CLADDING CUSTOM COLOR TO MATCH EXISTING COLOR OF 2I, 2J, 3K- TYPICAL- SUBMIT COLOR SAMPLE TO A/E FOR APPROVAL

3. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING SAMPLES OF ALL WINDOW COMPONENTS AS NOTED ABOVE, 6" SECTIONS OF INTERIOR FINISH TRIM AS NOTED HEREIN

4. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING ROUGH OPENINGS, TRIM CONDITIONS, FUNCTION AND OPERATION OF REPLACEMENT WINDOWS UNLESS NOTED OTHERWISE

5. CONTRACTOR TO PROVIDE UNIT COST PRICING FOR EACH OPENING SCHEDULED AND ALL ALTERNATES NOTED HEREIN- SEE DRAWINGS FOR DETAIL

6. ALL PERMITTING, METES AND FEES BY CONTRACTOR

7. CONTRACTOR TO PROVIDE ANTICIPATED CONSTRUCTION SCHEDULE WITH BID.

8. CONTRACTOR TO PROVIDE ANY (IF AVAILABLE) COST IMPLICATIONS FOR EXPEDITED SHIPPING AND INSTALLATION

	CHORUS PUBLIC HOUSE 154 WEST MAIN STREET, STOUGHTON, WI	W-102 PERMIT & CONST.	NOTES & SPECS
			Date 02/01/2018 Scale

2/1/2018 9:44:57 AM





WINDOW 2J

MATCH PROFILE OF WINDOW CASING

MATCH PROFILE OF WINDOW TRIM



WINDOW 2G

IN ALL CASES:

-WINDOW PLACEMENT RELATIVE TO EXISTING EXTERIOR MASONRY TO BE MAINTAINED

-JAMB/HEAD EXTENSIONS PER INSTALL LOCATION- VIF.

-ALL STOOL/APRON PROFILES TYPICAL (SEE BELOW) - DEPTH OF STOOL PER LOCATION- VIF.

MATCH PROFILE OF WINDOW STOOL

MATCH PROFILE OF WINDOW APRON

	CHORUS PUBLIC HOUSE 154 WEST MAIN STREET, STOUGHTON, WI	W-103 PERMIT & CONST.	TRIM
			Date 02/01/2018
			Scale

2/1/2018 9:44:57 AM

Exhibit G

copy of building permit application as filed

02/26/2018

PROPOSED DESIGN REVIEW SUBMITTAL  
154 WEST MAIN STREET





CITY OF STOUGHTON  
DEPARTMENT OF PLANNING & DEVELOPMENT  
381 East Main Street, Stoughton, WI. 53589  
www.cityofstoughton.com/planning

RODNEY J. SCHEEL  
DIRECTOR  
(608) 873-6619  
fax: (608) 873-5519

February 23, 2018

Aro Eberle Architects  
Linda Baxter Page  
116 King Street, Suite 202  
Madison, WI 53703

Dear Ms. Page:

I have completed a review of the proposed window replacement at 154 W. Main Street. Design review according to the downtown design overlay zoning district requirements is outlined below. This request is planned for review/approval at the March 12, 2018 Planning Commission meeting of which you will receive notice. You and/or your representative are required to attend the meeting to present your proposed changes and answer questions.

1. The property at 154 W. Main Street is zoned CB – Central Business and is within the Downtown Design Overlay Zoning District (DDOZD). **The building is not listed as a Local Landmark and is not subject to Landmarks Commission review. The building has been determined to be in compliance with the standards of section 78-517 and shall follow the design standards of section 78-517(6).**
2. Section 78-517 (1) – (4) states:
  - (1) *Purpose.* This district is intended to implement the urban design recommendations of the comprehensive plan, by preserving and enhancing the historical quality of the downtown, and by attaining a consistent visually pleasing image for the downtown area. As emphasized by said plan, this district is designed to forward both aesthetic and economic objectives of the city by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Refer to section 78-913 for the procedures applicable to proposal review in this overlay district.
  - (2) *Boundaries.* The Main Street Historic District as established by the Stoughton Landmarks Commission, which extends along Main Street from the Yahara River to 5th Street, as depicted on the official zoning map.

The regulations of this section shall apply to all portions of any structure that are visible from any public street right-of-way within the mapped boundaries of this district. **The proposed window project is visible from the right-of-way.**



(3) *Application of regulations.* Buildings or portions of buildings in the District which are considered to be in compliance with the standards of this section (as determined by the planning and development department) are required to follow the design standards identified in subsection 78-517(6). **The building has been determined to be in compliance with the standards.**

(4) *Design theme.*

- (a) *Overall design theme:* The design theme for the downtown area is based on its historical, pedestrian-oriented development pattern that incorporates retail, residential, and institutional uses. Building orientation and character includes minimum setbacks at the edge of the sidewalk, multi-story structures, use of alleys for access, and on-street or other off-site parking. The design theme varies by location.
- (b) *Nonresidential design theme:* Along Main Street between the Yahara River and 5th Street, the nonresidential design theme is characterized by a variety of architectural styles popular at the time, including Italianate, Queen Anne, and Neo-Classical, in a two story format with office, storage or residential located over business. The facades of these buildings have a traditional main street storefront appearance, are relatively small in scale, have street-yard and side-yard setbacks of zero feet, have prominent horizontal and vertical patterns formed by regularly-spaced window and door openings, detailed cornice designs, rich detailing in masonry coursing, window detailing and ornamentation, and are predominantly of brick, stone or wood. Exterior building materials are of high-quality. Exterior appurtenances are minimal. Exterior colors are harmonious, simple and muted. Exterior signage blends, rather than contrasts with buildings in terms of coloring (complementary to building), location (on-building), size (small) and number (few).

3. Section 78-517(6) states the following related to this request:

*Non-residential design standards.* Nonresidential construction, including new structures, building additions, building alterations, and restoration or rehabilitation shall correspond to the urban design guidelines as determined and/or recommended by the landmarks commission and/or plan commission and as evidenced by certain existing structures within the downtown and by the following requirements for building setback; height; building mass; horizontal rhythms (created by the placement and design of facade openings and related elements such as piers, columns); vertical rhythms (created by the placement and design of facade details such as sills, transoms, cornices and sign bands); roof forms; exterior materials; exterior surface features and appurtenances; exterior colors; exterior signage; on-site landscaping; exterior lighting; parking and loading area design; and the use of screening.

(g) *Exterior materials.* Selected building materials shall be compatible with those of existing buildings in the immediate area which conform to the general design theme noted in subsections (1) through (4) above, as determined by the plan commission. In addition:

- 1. *Masonry.* Along Main Street between the Yahara River and 5th Street, stone or brick facing should be of even coloration and consistent size. Cinder block, concrete block, concrete slab, or concrete panel shall not be permitted.



2. *Siding.* Along Main Street between the Yahara River and 5th Street, wood or thin board textured vinyl or textured metal clapboard siding may be appropriate — particularly if the proposed non-masonry exterior was used on a building which conforms to the general design theme noted in subsections 2 (1) through (4) above, as determined by the plan commission. In certain instances clapboard, board and batten may be in keeping with the general design theme. Asphalt shingles shall not be permitted.
3. *Glazing.* Along Main Street between the Yahara River and 5th Street, clear, or slightly tinted glass or related glazing material shall be used. Mirrored glass, smoked glass, or heavily tinted glass shall not be permitted. **The windows comply with this requirement.**

(n) *Rehabilitation and restoration.* New projects, building additions, and new appurtenances and features shall comply with the provisions of subsections 78-517(6) (a) through (m). The following standards shall apply where existing construction is proposed for rehabilitation and/or restoration:

1. *In general.* Buildings shall be restored relying on physical evidence (such as photographs, original drawings, and existing architectural details) as much as possible, in keeping with the general design theme noted in subsections 2 (1) through (4) above, as determined by the plan commission. Specifically, throughout the downtown design overlay zoning district the provisions of this subsection shall apply.
2. *Exterior materials and surface features.* Materials and features identical to the original shall be used. Where such knowledge is lacking, materials and features in common use at the time of building erection, as determined by the plan commission, shall be used. Significant architectural features, including cornices, moldings and coursings shall be preserved or replaced with identical features and materials where possible.
3. *Windows and doors.* The size, proportion and rhythm of original windows and doors shall not be altered. Original window and door openings shall not be blocked, except with a dark opaque panel placed behind the window or door to preserve the appearance of the opening. Where now blocked in another manner, blocked window and doors shall be restored using said method. Window and door features, including lintels, sills, architraves, shutters, pediments, hoods and hardware, shall be preserved where possible, or replaced with identical features and materials. Dark frames (i.e. anodized bronze) shall be used to replace storefront and upper story windows. Clear aluminum finishes and mill finish aluminum storm windows are prohibited. Real shutters and awnings shall be used if there is evidence that they were a component of the original building design. Vinyl and plastic shutters and awnings shall be prohibited. **We believe the proposed windows meet the intent of these requirement.**

4. According to section 78-913 (3)(b), “Applications which involve only a change in the appearance of a property (such as painting, roofing, siding, architectural component substitution, fencing, paving, or signage with different colors, finishes, or materials), are subject to design review by the zoning administrator, the landmarks commission (for locally-recognized landmarks), and the plan commission. The zoning administrator shall serve as the liaison between the applicant, the landmarks commission, and the plan commission in facilitating the thorough and expedient review of an application, and shall ensure that the technical and procedural requirements of the zoning ordinance are met. The landmarks commission shall



serve as the recommending body to the plan commission on locally-recognized landmarks. The plan commission shall serve as the final discretionary review body on aesthetics and site design, and shall focus its review on the application's compliance with sound aesthetic, land use, site design, and economic revitalization practices. In part, this effort shall be guided by the comprehensive plan. **The application involves only window replacement in identical colors and size. The replacement windows are wood with aluminum exterior for long lasting protection. A rendering of the proposed windows will be provided for the meeting.**

5. According to section 78-913(5(a), “The zoning administrator is hereby authorized to make recommendations for a proposed application for renovation review, design review, or project review.” **Staff recommends approval as presented.**
6. Once approved, a building permit is necessary prior to window replacement.

If you have any questions, please contact me at 608-646-0421

Sincerely,  
City of Stoughton

*Michael P. Stacey*

Michael P. Stacey  
Zoning Administrator/Assistant Planner



**CITY OF STOUGHTON**  
**DEPARTMENT OF PLANNING & DEVELOPMENT**  
**BUILDING/ZONING PERMIT APPLICATION**

Date of Application February 6 / 2018

Applicant Name ANDERBERG ARCHITECTS DOUGLAS PAHL Phone 608 209 7464

Applicant Email PAHL@ANDERBERG.COM

Owners Name (if different than applicant) CAROL J. VANDEBEN SUMS Phone 608 843-3647

Subject Property Address 154 W. MAIN ST. STOUGHTON

Permit for WINDOW REPLACEMENT

Proposed use(s) - MAINTENANCE / EXIST. USE

Project area for new structures and additions (sq. ft.) NA.

Estimated building construction cost including labor \$ 54,540

Estimated electric construction cost including labor NA

Estimated plumbing construction cost including labor NA

Estimated hvac construction cost including labor NA

\*Do not include costs related to flooring, carpeting or painting.

Permit fee ~~\$ 750~~ 50

.....  
**Contractor Information:**

Construction FINDORFF MAHC PRIMO Phone# 608 575 1920 Lic# 900924

Electrical \_\_\_\_\_ Phone# \_\_\_\_\_ Lic# \_\_\_\_\_

Plumbing \_\_\_\_\_ Phone# \_\_\_\_\_ Lic# \_\_\_\_\_

HVAC \_\_\_\_\_ Phone# \_\_\_\_\_ Lic# \_\_\_\_\_

**Cautionary Statement to Owners Obtaining Building Permits**

Section 101.65 (1r) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under Section 101.654(2)(a), the following consequences might occur:

The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under this building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under this building permit.

The owner may not be able to collect from the contractor, damages for any loss sustained by the owner because of a violation by the contractor of the one and two-family dwelling code or an ordinance enacted under sub.

(1)(a), because of any bodily injury to or death of others or damage to property of others that arises out of the work performed under this building permit or because of any bodily injury to or death of others or damage to



property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under this building permit.

**Cautionary Statement to Contractors for Projects Involving Buildings Built Before 1978**

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of Chapter DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)266-6876 or go to <http://dhs.wisconsin.gov/lead/WisconsinRRPRule.htm>

**Wetlands Notice to Permit Applicants**

"You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page: (<http://dnr.wi.gov/wetlands/delineation.html>) or contact a department of Natural Resources service center."

**Additional Responsibilities for Owners with Projects Disturbing One or More Acres of Soil**

I understand that this project is subject to Chapter NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

**IF APPLICABLE, A PLAN MUST BE SUBMITTED SHOWING LOT LINES AND ALL DIMENSIONS OF THE PROJECT. NO WORK SHALL BEGIN WITHOUT A BUILDING PERMIT. ANY QUESTIONS, CALL THE DEPARTMENT OF PLANNING & DEVELOPMENT AT 608-873-6677. THERE IS ADDITIONAL INFORMATION AT [WWW.CITYOFSTOUGHTON.COM/PLANNING](http://WWW.CITYOFSTOUGHTON.COM/PLANNING)**

Owner/Contractor Signature



Date

2.5.2018



6-7-20

Hi Mike

Enclosed are some  
summaries about Dave Kalland  
and all he's done for the  
STO. HIST. Society. I talked  
to Peggy V. and she said  
that copies of the SHS  
would suffice.

Questions, give me  
a call — Thanks.

Nancy Hagen  
STOUGHTON HISTORICAL Socy  
President





## Nomination Form: 2020 Historic Preservation Award

The Stoughton Landmarks Commission is pleased to call for nominations for the 2020 Stoughton Historic Preservation Award. This program recognizes property owners, architects, contractors and local organizations for their contribution to maintaining and enhancing the architectural, historical and cultural heritage of the City of Stoughton through the following categories: Proper Rehabilitation/Restoration, Sensitive Addition/Alteration and Adaptive Reuse.

The date of the 2020 Historic Preservation Award ceremony to be determined. Recipients of the award will be notified in advance of the date, time and place of this special civic event.

(Please type or print)

**PROJECT ADDRESS:**

**CATEGORY:** (check appropriate category)

<input type="checkbox"/>	<b>Proper Rehabilitation/Restoration:</b> A project that has followed the Secretary of the Interior's Standards for Rehabilitation or the City of Stoughton's Residential Design Guidelines. Landmarks and non-landmark buildings city-wide are eligible. Examples of eligible work: <ul style="list-style-type: none"> <li><input type="checkbox"/> Have historic features of the building been retained, preserved or repaired?</li> <li><input type="checkbox"/> Has the building been repaired using materials that match the original materials?</li> <li><input type="checkbox"/> Have missing historic decorative features been replicated and returned to the building?</li> <li><input type="checkbox"/> Have historic windows, siding, porches, or masonry been retained and repaired?</li> <li><input type="checkbox"/> Have inappropriate modern alterations been reversed?</li> </ul>
<input type="checkbox"/>	<b>Sensitive Addition/Alteration:</b> a project that successfully integrated an addition/alteration complimenting the architectural style of a main house or building and complimenting the context and character of a historic district, neighborhood or specific area within the City.
<input type="checkbox"/>	<b>Adaptive Reuse:</b> a project that creatively achieved the reuse of an existing structure originally used for another purpose. The project must have undertaken at least substantial rehabilitation.
<input checked="" type="checkbox"/>	<b>Service Award:</b> an individual or organization demonstrating outstanding contributions to historic preservation and service to preserving the architectural and cultural wealth of the city.

**PROJECT DESCRIPTION:** Describe briefly and concisely the project's scope of work. Include with your description BEFORE and AFTER photographs if you have them. (Photographs will not be returned.)  
*Attach project description on a separate sheet.*

(Continued)



# Service Award nomination for Dave Kalland

## PROJECT DESCRIPTION (continued):

Beginning Date:	Completion Date:
Owner's Name:	DAVE Kalland
Phone #:	873-8005
Email:	Norge18charter.net
Complete Mailing Address:	
(if applicable)	
Architect's Name:	Hwy. 51
Phone #:	STOUGHTON WI
Email:	53589
Complete Mailing Address:	
(if applicable)	
Contractor's Name:	
Phone #:	
Email:	
Complete Mailing Address:	

**Service Award:** describe on a separate page the individual's/organization's contributions and why they are worthy of recognition. **Required:** please include award recipient's full name, mailing address, phone number and email address.

## NOMINATION SUBMITTED BY (\* denotes required):

\*Name: NANCY Hagen  
 \*Phone: 873-1943  
 \*Email: ~~AKL~~ NKHagen5@gmail.com  
 \*Complete Mailing Address:

**Please submit your completed nomination form by no later than July 31, 2020 to:**

2020 Stoughton Historic Preservation Awards  
 Stoughton Landmarks Commission, c/o Michael Stacey  
 City Hall, 207 S Forrest Street, Stoughton, WI 53589

**Please remember to include BEFORE and AFTER color photos. Photographs will not be returned.**



# Stoughton Historical Society Newsletter

## Spring / Summer 2018

### 2010 Syttende Mai King and Queen

Stoughton honors the Kallands!



We have some big shoes to fill, as Dave Kalland steps down from the Stoughton Historical Society's Presidents position.

In April 2002, Dave became our president. His list of accomplishments are endless, but we'll try to highlight a few. Under his leadership, the deed of the Luke Stoughton pioneer house was secured for the Historical Society. Many helped with the gutting and refurbishing the house, but no one put more time or hours into the house than Dave.

Our main museum has received more improvements and updating during Dave's Presidency than any other time in the museum's history since its initial renovations in 1960. Dave arranged for a new roof, windows, blinds, new basement floor, insulating the attic and heat and air conditioning in the carriage house and updating the bathrooms.

In order to pay for all these needed improvements, Dave secured local grants, gifts and generous donations for the Historical Society which has kept us afloat.

Leaving Stoughton to serve our Country for two years, Dave was born and raised in Stoughton and still lives in our town. Besides all his hard work at our three museums, Dave also serves as a local historian. His knowledge led him into a ten-year volunteer position as a step on bus tour guide for the Chamber. If the above is an enough to exhaust you, Dave still serves on Stoughton's Cemetery Board and the Hall of Fame committee.

This article would not be complete without mentioning Dave's wife Barb. "Behind a good man is a good woman" is an appropriate adage for this hard-working lady. Barb has been supportive of Dave's hard work. Over the past sixteen years, Barb has also taken on many museum projects like T-shirt and note card sales along with volunteering many hours.

The museum has never looked better and we hope the Kallands will remain active with us. Dave will truly be missed as our President along with his First Lady. We want to thank the Kallands for their unbelievable commitment to our town and the Stoughton Historical Society.



## Shutter Repair

A museum shutter fell and disintegrated this fall. The finished shutter took him 110 hours and is very beautiful. The society is extremely grateful for this wonderful project. Thank you so much David.

Attached are three photos of making a louver. "It takes a little more than an hour for each louver. That includes cutting to the proper length, width and thickness from 2 inch stock. Cutting and rounding the end pins and sanding into a convex

*continued on following page*

shape. The first photo is rough cutting the end pins. The next two photos are rough sanding into a convex shape. The last photo is the final hand sanding. There are a total of 74 louvers. All pieces have had two coats of primer applied with a light. A second coat of green will be applied and then the shutter will be assembled. After assembly the paint will be touched up and it should be complete. There has been 80 hours applied to date." -Dave





September 1, 2020

LANDMARKS ACCOUNT TOTALS:

235-55100-50719 - Mini-Grants	\$10,000.00 (Spent)
235-55100-50721 - General Account	\$780.00
410-57190-50820-20039000 – CIP	\$13,000