

October 22, 2014 (Historic Preservation Committee)

**HISTORIC PRESERVATION COMMITTEE MEETING  
WEDNESDAY OCTOBER 22, 2014  
6:00PM ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Ropp called the meeting to order at 6:05 p.m.

Present: H. Ropp, B. Fredericks, B. Kopperud, S. Metzler

Excused: J. Pascoe

Also Present: T. Fuller, B. Lange

MODIFY/ADOPT AGENDA

**Kopperud/ Metzler moved to adopt the agenda as presented. Motion carried.**

APPROVE MINUTES FROM SEPTEMBER 24, 2014

**Kopperud/ Fredericks moved to approve minutes dated September 24, 2014 with the amendment to add Lange to "Also Present." Motion carried.**

ANNOUNCEMENTS

Lange

- the Public Works Committee met on October 16<sup>th</sup>. The committee discussed the Webster Avenue Bridge near Schroeder's Flowers and made the decision to dress up the design by going with a stone/brick material and an arch for the railing.

PUBLIC APPEARANCES

Jim O'Rourke, 2339 Oakwood Avenue

- Concerned the raze ordinance is not enforceable because the Village does not have field notes that evaluate all pre-1960 potentially eligible properties.

APPROVAL OF RAZING ORDINANCE

Village staff introduced the proposed amendments to the raze ordinance. Staff recognized that the committee has reviewed what is marked as "option 1" at previous meetings, but added options 2 and 3 after speaking with Joe DeRose from the Wisconsin Historical Society. The wording in "option 2" is taken from Fond du Lac's razing ordinance. DeRose likes this wording because the time given to review is tiered depending on the zoning of the building. "Option 3" directs a reader of the Building Code (Chapter 13) to the Historic Preservation and Landmarks Ordinance (Chapter 424). "Option 3" makes use of what already exists in Chapter 424, but adds some of the language found in "option 2." Staff mentioned that there is a 30 day minimum review period for homes listed on the National or State Register.

The committee discussed the maximum review period being 45 or 60 days.

**Kopperud / Metzler moved to suspend the rules to open the discussion up to the public. Motion carried.**

October 22, 2014 (Historic Preservation Committee)

Jim O'Rourke 2339 Oakwood Avenue

- Believes the President of the Village Board is automatically a voting member of every committee. He was wondering if he would be counted as part of the quorum.

The committee asked if staff would look into this issue.

Jennifer Sunstrom, Government Affairs Director for the Realtors Association of Northeast Wisconsin, said that she has seen communities react in a wide variety of ways along the spectrum of preservation. In some communities residents are upset about a structure being torn down nearly overnight and in other communities plans have been worked on for years in developing a site and are then hung up on receiving the raze permit. Sunstrom said that often times understanding the process and the people within the local area government to make plans known ahead of time is more practical than setting regulations. Sunstrom continued that usually developers know within a week if they want to accept help in keeping a building. A process within the Village should be identified that will help streamline the process if desired.

The committee said that being a small community there is no disconnect between departments because the same department handles both the process for developing a site and razing a structure.

The committee also noted that the only properties that this ordinance would affect would be those listed on the National Register or recognized by the state or Village as historically significant, which are both currently and potentially a small portion of the Village.

The committee noted that it is not always the case that sites are razed only after following a lengthy site design period. The Bishop's Chapel off of Webster Avenue was razed without notice or plans to redevelop the site immediately.

Sunstrom suggested including a space on the razing permit to mark if the owner is interested in the review process. The committee said that the state does require at least a 30 day review period for the structures covered in this ordinance. This review period would also allow time to document the structure before it was razed.

Sunstrom feared that an unattended consequence of this ordinance would be that people would forego listing their homes on the National Register because of the potential obstacles that a home owner could run into down the road.

Jim O'Rourke 2339 Oakwood Avenue

- Agrees with the idea of having a check box on the razing permit delineating whether or not the developer is interested in going through the review period. Concerned that this ordinance deals with the slippery slope of property rights.

The committee said that this ordinance would not prohibit the owner from doing what they want to do at the end of the review period. The review period would be finding other options for the owner.

Sunstrom and the committee agreed there should be language included that allows the review period to run concurrently with other site review and construction processes regulated by the Village. Allowing processes to run concurrently could prevent an extended delay at the end of a project.

Jim O'Rourke 2339 Oakwood Avenue

- Does not believe there are objective standards which qualify something as historic.

October 22, 2014 (Historic Preservation Committee)

Staff felt that the structures this ordinance affects would be those listed on the National Register or recognized by the state or Village as historically significant.

**Kopperud / Metzler moved for the committee to take up the rules. Motion carried.**

The committee asked staff to include language that would allow a review period to run concurrently with other site review and construction processes regulated by the Village. The committee also asked if staff would clarify option 3 and bring back to the November meeting.

#### APPROVAL OF MAILER FOR OPEN HOUSE ON DECEMBER 3<sup>RD</sup> FOR NATIONAL REGISTER ELIGIBLE HOMES

The committee reviewed the mailer that Fredericks put together, as part of Archetype Inc.

**Kopperud / Metzler moved to approve the mailer to be sent out with “contribute to” being changed to “resides in” or “part of” and with the Village’s website also being included. Motion carried.**

#### RIVERSIDE DRIVE UPDATE

The committee discussed the WisDOT’s October meeting at Aldo Leopold Elementary regarding the Riverside Drive reconstruction. The committee were not sure if there would be anymore follow-up public meetings or meetings for the committee on the matter. Staff said they would follow up.

#### SET NEXT MEETING DATE AND AGENDA

Next Meeting Date: November 19, 2014, 6:00 p.m.

Agenda Items:

- Approval of Razing Ordinance
- Update on the Riverside Drive Corridor Study
- Discussion of and Planning the December 3<sup>rd</sup> Open House for National Register Eligible Homes
- Update on the Nomination Grant

#### ADJOURNMENT

**Fredericks / Metzler moved to adjourn at 7:22 p.m. Motion carried.**

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.