

LANDMARKS COMMISSION

Tuesday October 25, 2016

5:30 P.M.

**McFarland Municipal Center
Conference Room E**

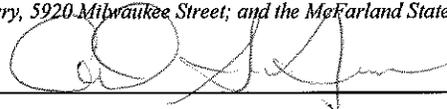
AGENDA

1. Call to order.
2. Approval of Minutes
 - a. Review and possible approval of the draft Minutes from the April 28, 2016 Landmarks Commission Meeting.
3. Review and possible approval of exterior remodel of 5910 Main Street requested by Spanrie Property Group.
4. Adjournment.

Notes:

- 1) Persons needing special accommodations should call 608-838-3154 at least 24 hours prior to the meeting.
- 2) A quorum of The Village Board may attend this meeting for the purpose of gathering information relevant to their responsibilities as Village trustees. No matter shall be considered nor shall any action be taken by said Village Board members at this meeting.
- 3) More specific information about agenda items may be obtained by calling 608-838-3154.

This agenda was posted, or caused to be posted, by my hand on the 21st of October, 2016, at the following three (3) posting places in the Village of McFarland, to wit: McFarland Municipal Center, 5915 Milwaukee Street; E.D. Locke Public Library, 5920 Milwaukee Street; and the McFarland State Bank, 5990 Hwy. 51.



Cassandra Suettinger, Clerk/Deputy Treasurer

Working Draft Minutes

LANDMARKS COMMISSION

April 26, 2016

Members Present: Ron Larson, Gordon Kinder, Kathy Krusiec, Thelma Allen, Mary Pat Lytle

Members Absent:

Staff Present: Pauline Boness, Karen Knoll

Others Present: Mark Roffers and Collette Spranger; MD Roffers Consulting, Clair Utter

1. Call to order.

Lytle called the meeting to order at 5:34 p.m.

2. Review and possible approval of the draft Minutes from the April 24, 2014 Landmarks Commission Meeting.

Krusiec moved to approve the minutes from the April 24, 2014 Landmarks Commission meeting. Larson seconded the motion, motion carried with Lytle abstaining.

3. Discussion – Chapter 3 Agricultural, Natural and Cultural Resources. Updated Comprehensive Plan presentation by MD Roffers Consulting.

MD Roffers Consulting was hired by the Village Board to complete the 2016 update to the Comprehensive Plan, Mark Roffers and Collette Spranger are here to review the procedure, discuss options and get feedback and background for the draft of the updated Comprehensive Plan. They are reaching out to all committees along with the McFarland Chamber of Commerce, School district and there will be a survey for the public to complete by either completing an online survey or paper copies will be available at the municipal center along with the McFarland Library.

Roffers reviewed the following items with Commissioners relating to the update of the Villages Comprehensive Plan.

- Share purpose, timeline and process for Comprehensive Plan update.
- Presented first draft of Conditions and Issues volume and the Vision and Directions volume along with the draft introduction and Natural, Cultural and Agricultural Resources chapters of the Conditions and Issues volume.
- Discussed potential vision, themes, directions, and challenges for the Comprehensive Plan. How does the community work and what inspires us about the community, what are the visions for the future of the community.
- Presented and worked through the group priorities exercise.

4. Adjournment.

Larson called for a motion to adjourn, Krusiec seconded the motion, motion carried meeting adjourn at 6:40 p.m.

DRAFT

Sec. 62-396. Criteria for review of alterations of historic structures.

- (a) *Height.* All additions shall be no higher than the existing structure.
- (b) *Second exit platforms.* Second exit platforms shall not be added to the front or sides of a structure unless not visible from the street.
- (c) *Solar collectors.* Passive and active solar collectors will be allowed only if they do not detract from the architectural integrity of the structure and are as unobtrusive as possible. Solar collectors will not be permitted if they hide from street view significant architectural features of the building or neighboring buildings, if their installation requires the loss of significant architectural features, or if they are of such a large scale that they become a major feature of the design.
- (d) *Repairs.* Repairs in materials that exactly duplicate the original in composition, texture and appearance are encouraged. Repairs in new materials that duplicate the original in texture and appearance are also permitted. Repairs in materials that do not duplicate the original in appearance will be permitted on an individual basis if the repairs are compatible with the character and materials of the existing building and if repairs that duplicate the original in appearance are prohibitively expensive.
- (e) *Restoration.* Projects that will return the appearance are encouraged and will be permitted if such projects are documented by photographs, architectural or archeological research, or other suitable evidence.
- (f) *Aluminum or vinyl siding.*
- (1) Residing with aluminum or vinyl that replaces clapboards or nonoriginal siding on buildings originally sided with clapboards will be permitted only if the new siding imitates the width of the original siding within one inch, and provided that all architectural details (such as window trim, wood cornices, and ornament) either remain uncovered or are duplicated exactly in appearance.
 - (2) Siding that imitates wood graining will not be permitted.
 - (3) If the alteration adds additional layers of siding or insulation on the building, the new siding may be applied over it if the trim is also built up to project from the siding as in the original.
- (g) *Storm windows, screens and storm doors.* The repair and retention of original storm windows, screens and storm doors, or their replacement with new units that duplicate the original in materials and appearance, is encouraged. Replacements with nonoriginal materials, such as combination metal components, may also be permitted. If metal components are used, owners are encouraged to use metal components which have been factory-enameled. Painting of raw aluminum storm windows after a year of weathering of the finish is encouraged. Storm doors that imitate a specific style shall be permitted only if the style matches the style of the house.
- (h) *Additions and alterations to street facades.* The appearance of all street facades of a structure shall not be altered unless the design is sensitive to the historic character of the building. Specifically, the design shall be compatible with the existing

building scale, color, texture and the proportion of solids to voids. Materials and architectural details used in such alterations and additions shall match those on the existing building.

(i) *Additions and alterations not visible from the street.* Additions and alterations not visible from streets contiguous to the lot lines are permitted if their design is compatible with the scale of the existing building and the materials used are compatible with the existing materials in texture, color and architectural details. Alterations shall harmonize with the architectural design of the building, rather than contrast with it.

(j) *Side alterations.* Side additions shall be set back from the front wall of the structure.

(k) *Roof alteration.*

(1) Roof alterations, creating increased building volume, additional windows, headroom or area are not permitted unless approved as a variance by the Plan Commission. In addition, the roof shape of the front of the building shall remain the same unless the owner wishes to restore an earlier, documentable appearance.

(2) If the existing roofing material is the same as the original, changes in the appearance of roofing materials (excluding color) are prohibited except when the repair of the existing roof is unfeasible and the cost of replacing it in kind is prohibitive. The new roof shall match the original in appearance (excluding color), as closely as is economically feasible.

(3) If the existing roofing material is not original to the house, the new roofing materials shall harmonize in color with the house. Thick wood shakes, rolled roofing and hexagonal shingles are prohibited. Restoration to a documentable earlier appearance is encouraged.

(Code 1998, § 13-1-283; Ord. No. 2003-03, § 1(13-1-283), 3-24-2003)

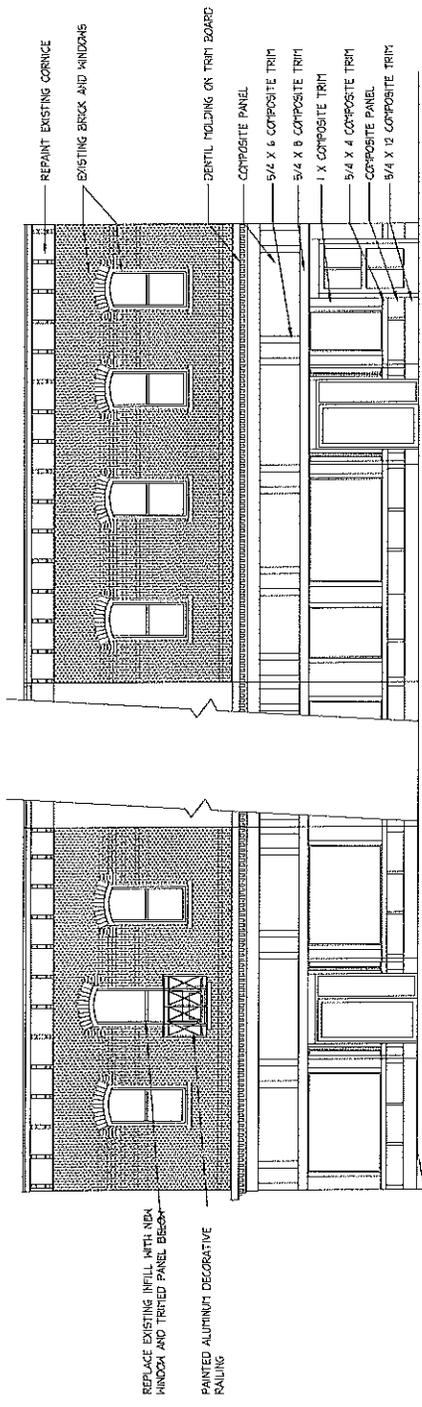
Sec. 62-397. Regulation of demolition.

(a) *Procedures.* No permit to demolish all or part of an historic structure, or improvement in an Historic District, shall be granted by the Building Inspector except as follows:

(1) No person in charge of an historic structure or improvement in an Historic District shall be granted a permit to demolish such property under any circumstances without first receiving the written approval of the Landmarks Commission.

(2) When a person applies for a permit to demolish such property, such application shall be filed with the Landmarks Commission. Upon such application, the Landmarks Commission may refuse to grant such written approval for up to ten months from the date of such application, during which time the Landmarks Commission and the application shall undertake serious, continuing discussion to try to find a method to save such property. During such period,

RECEIVED
OCT 18 2016
VILLAGE OF MCFARLAND



EAST ELEVATION
SCALE - 1/8" = 1'-0"