

CITY OF SHEBOYGAN

HISTORIC PRESERVATION COMMISSION

MARCH 19, 2019

1. OPENING OF MEETING MEMBERS PRESENT: Peter Mayer, Travis Gross, Paul Gottsacker, and Peter Fetterer MEMBERS EXCUSED: Bill Wangemann STAFF/OFFICIALS PRESENT: Planning & Development Director Chad Pelishek, Mayor Michael Vandersteen, Purchasing Agent Bernie Rammer, City Attorney Charles Adams, Community and Economic Development Planner Nancy Maring, Alderperson Ryan Sorenson, Alderperson Todd Wolf, and Alderperson Dean Dekker PUBLIC PRESENT: Keith Anderson, Candice Jenson, Doug Jenson, Gary Langhoff, Larry Samet, Chris Gregory, Joanne Scribner, Jennifer Lehrke, Sally Carson, Tammy Schaefer, Dane Schaefer, Peggy Rothe, Keith Brunner, Sherrie Fessler, Gary Scribner, Christy Beam, Mike Brunette, Barb Buschmann, JoAnne Richter, Wendy Schobert, Marge Mattern, Dolcye Johnson, Al Kuether, Barb Kuether, Barbara Felde, Diana Dombrowski, Gary Klein, Pete Humboldt, Darlene Quasuis, Carl Hinz, Joanne Paasch, Viki Davis, Angie Hullin, Pat Brunner, Mary Reid, Lloyd Schmitt, Joe Miller, Kevin Anhalt, Mary Anhalt, Kathy Alby, Lora Hagen, Carmen Dolson, Jane Davis-Wood, Kyle Blindauer, Judy Badura, Mary Hickey, Mark Wurtz, Kyle Cooper, and Jake Gerend

1.1 Call to Order

Chair Travis Gross called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

2. MINUTES

2.1 Approval of Minutes of the March 14, 2018 meeting.

Motion by Peter Mayer, seconded by Peter Fetterer to approve.

Motion carried.

3. PUBLIC HEARING

Travis Gross asked the committee members if anyone had a conflict with the items on this agenda.

Paul Gottsacker stated that he will be abstaining from voting on item# 4.
1.

3.1 Public hearing on the proposed demolition of the Sheboygan Municipal Armory regarding a determination as to whether the building is a "preferred preserved significant building", and there is "no reasonable likelihood that either the owner or some other person or group is willing to preserve, rehabilitate or restore such building". Citizens will have three (3) minutes each with comments limited to item(s) on this agenda.

Joanne Scribner spoke about the memories she had at the Armory and how the city is looking at dollars and cents but the citizen view it as sentimental.

Jennifer Lehrke read Section 15.916 of the Zoning Ordinance and questioned how a demo permit could be issued when there was a group willing to purchase the Armory and preserve it. She also discussed the significant building portion of the ordinance; stating that in 2015 and 2017 the Historic Preservation Commission has found the building to be a "preferably preserved significant building" and she doesn't know how the commission could vote any other way this time. And lastly she mentioned that the City of Sheboygan website was not user-friendly or update to reflect the Armory has been added to the registry.

Sally Carson read from the Zoning Ordinance in regard to Appeals, Conditional Use Permits, and Variances.

Also, she spoke on disturbance of more that one acre would need DNR approval.

Tammy Schaefer spoke on the Armory Community Project and how they have a Comprehensive Business Plan that includes environmental, traffic, parking, 3 year financial projections, etc..

She further explained that the Armory Community Project had met all the terms in the contract with the City except for the financial portion which was unattainable before the city terminated the contract.

Dane Schaefer stated that the Armory is

of the lake bed

and is

publicly owned. Sturgeon Bay had a similar case where the lake bottom had been filled and a developer was unable to develop the area due to a ruling that the property was owned by the tax payers.

By demoing this property the city is going against the State Constitution.

The Department of Public Works is still housed in the Armory.

The City needs to follow the ordinance that they recreated.

Peggy Rothe spoke to the sentimental side of the Armory comparing it to the lose of a loved one and the memories that are there.

Ken Brunner spoke in favor of saving the Armory and to all the events that were held there.

He further mentioned the Colorado Revolver that featured the Armory as well as the Lottie Copper on it.

Sherri Fessler lives in the Ellis Historic District part-time and the other portion of the year she lives in Florida.

She stated that there is a sign on I- 43 that says "Historic Downtown" most of the original historic buildings in Downtown have been removed.

She wants to keep the Armory so one building will remain as Historic.

Mark Wurtz stated that the Armory Community Project members have done a good job analyzing the Historic Preservation ordinance.

There is no question in his mind that the Armory is a historic building. The Federal government paid for the building. The city has given the land a value of \$30,000.00.

No where can you get waterfront property for that.

Citizens have come forward and the City should be happy.

Mike Brunette stated that there is no question that the Armory is historic.

The Armory would be a perfect place for a drone training center. Lakeland played games there but no one will be playing there anymore because the benches have been sold to 3 Sheeps.

I will not go to 3 Sheeps for that reason.

Gary Langhoff mentioned that the letter he received from the City reflected that it was a "done deal" and this was a step that they just had to go through. He further talked about how his father watched the Redskins there.

He asked about the memorabilia that was in the basement and if the city had sold it. He also listed a number of events that were held at the Armory.

Chris Gregory talked about the memories he has at the Armory as well as the history of it.

He further stated that it was apparent that the Commission does not want to preserve the Armory.

Dolcye Johnson stated that we have very few historic places left in the city and there is a group that wants to preserve it so why are we here.

The Common Council did not give the group enough time.

They deserve more time to save the armory.

Mary Reid said the commission is too young to be aware of all the history the Armory holds.

She would love to see it preserved.

Other cities take old building and turn them into something wonderful.

The Armory could hold Farmers Markets and indoor walking like Memorial Mall used to.

The City does not need anymore apartments.

The city needs to do something positive with the building.

Jo Anne Richter mentioned that she had worked at the Courthouse for over 40 years.

The Armory has held many graduations, basketball games, and even circuses. The Armory needs to be saved.

Kyle Cooper is 35 years old and had his graduation after party there as well as played in the Youth Symphony.

The Armory needs to be saved. You can see how many people care about by the numbers that came here to show support.

Angie Hullin stated that the Armory should be viewed as a gift.

Reed Schmitt applauded the city for their work in trying to get the D League here. Then he asked if the city had gone to other city's to see what is working with their Armory's.

He further asked if the city had asked the VanDerVart developer to look at the Armory because he is redeveloping an Armory in Ohio.

He feels that the Armory Community Group should be given another chance.

Aldersperson Ryan Sorenson thanked everyone for coming out and speaking to the commission.

Motion by Peter Mayer, seconded by Paul Gottsacker to close the public hearing. Motion carried.

4. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4.1 Discussion and possible action on whether the Armory is a "preferably preferred significant building", and there is "no reasonable likelihood that either the owner or some other person or group is willing to preserve, rehabilitate or restore such building" per Section 15.916 of the City Zoning Ordinance.

Peter Mayer asked Chad Pelishek to speak regarding the timeline of Armory.

Chad Pelishek read the

Request for Committee consideration document

which was attached to the agenda in BoardDocs.

Peter Mayer inquired what the Common Council vote was to terminate the contract with the Armory Community Project.

Aldersperson Ryan Sorenson stated 8 - 2.

Peter Mayer stated that there seems to be some confusion as to what this commission does. The Historic Preservation Commission is to decide if the Armory is 1) preferably preferred significant building and 2) no reasonable likelihood that either the owner or some other person or group is willing to preserve, rehabilitate or restore such building.

We can't stop the demolition of the building, but we can vote to put a 90 -day hold on it. The Common Council has voted to terminate the contract and they are the ones with the authority not the Historic Preservation Commission.

Motion by Peter Mayer, seconded by Peter Fetterer to vote that the Armory is preferably preferred significant building.

Motion carried. (3 - 0 - 1 abstained: Gottsacker)

Motion by Peter Mayer to move that pursuant to Section 15.916 (7) of the Ordinance, the Historic Preservation Commission give written advice to the Building Inspector that:

A) The Commission has previously determined that the Armory building, which is the subject of an application for demolition, is a preferably preserved

significant building;B) The Commission is satisfied that there is no reasonable likelihood that either the City or some other person or group willing to purchase the Armory would be willing to preserve, rehabilitate or restore such building, andC) The Commission is satisfied that for at least ninety (90) days since the City first sought advice of the Commission, specifically in 2014 and again in October of 2017, in locating a person or group that might be willing to purchase the Armory and to preserve, rehabilitate or restore the same, the City has made continuing, bona fide, reasonable and unsuccessful efforts to locate such a purchaser,

and based upon that written advice, authorizes the Building Inspector to issue a demolition permit for the Armory.

Peter Fetterer stated that he could not support the motion as made because he feels that we have a group (Armory Community Project) working towards preserving the Armory. Travis Gross agreed with Peter Fetterer that the group (Armory Community Project) shows that they could do it.

Therefore, no likelihood, he could not agree with.

Travis Gross further stated that in order to approve Peter Mayer's motion they would have to agree with all three parts.

Motion failed due to lack of second.

Peter Mayer proposed an amendment to previous motion to remove paragraph B.

Motion by Peter Mayer, seconded by Peter Fetterer to move that pursuant to Section 15.916 (7) of the Ordinance, the Historic Preservation Commission give written advice to the Building Inspector that:

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and based upon that written advice, authorizes the Building Inspector to issue a demolition permit for the Armory.

Travis Gross stated that it doesn't make sense to have the preferably preserved status to issue a demolition permit.

Many people don't understand the history and memories of the Armory. History of the community is important.

Sheboygan is moving forward and the community needs to come together.

It should not have come to this.

Travis Gross cannot support demolishing the Armory.

Motion Failed (1 - 2 - 1) Aye: Mayer Nay: Fetterer and Gross Abstained: Gottsacker

5. ADJOURN

5.1 Motion to Adjourn

Moved by Peter Fetterer, seconded by Peter Mayer to adjourn.

Motion carried.

Being no further business, the meeting was adjourned at 5: 56 p.m.