

CITY OF SHEBOYGAN

HISTORIC PRESERVATION COMMISSION

OCTOBER 12, 2017

1. OPENING OF MEETING MEMBERS PRESENT: Travis Gross, Peter Fetterer, Peter Mayer and Adam Cain MEMBERS ABSENT: William Wangemann STAFF/OFFICIALS: Planning & Development Director Chad Pelishek, Mayor Michael Vandersteen, City Administrator Darrel Hofland, Alderman Todd Wolf, Alderman Mike Damrow, Alderman Henry Nelson, Alderman Ryan Sorenson, Police Chief Christopher Domagalski, Fire Chief Michael Romas, Purchasing Agent Bernard Rammer and Neighborhood Development Planner Nancy Maring PUBLIC PRESENT: Dane Schaefer, Larry Hinze, Mark Wurtz, Cindy Kuehn, Marge Mattern, Jason Peters, Bill Thiel, Caroline Wagner, Darrell Postma, Marge Giesen, Andy Giesen, Mclean Bennett, Sherrie Fessler, Mark Landgraf, Cystal McDonald, Elizabeth Hemke, Frank Koczan, Rebecca Clarke, Kirk Obear and two citizens.

1.1 Call to Order

Chair Travis Gross called the meeting to order.

1.2 Pledge of Allegiance

Pledge of Allegiance was recited.

2. MINUTES

2.1 Approval of minutes from the September 27, 2017 meeting.

Motion by Peter Mayer, seconded by Adam Cain to approve. Motion carried.

3. PUBLIC HEARING

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.

Motion by Peter Mayer, seconded by Adam Cain to increase the amount of time each member of the public has to speak from three minutes to five minutes.

Motion carried.

Motion by Peter Mayer, seconded by Adam Cain to open the public hearing.

Motion carried.

Chad Pelishek, Director of City Development, gave a Power Point presentation on the current state and condition of the Armory building. Dane Schaefer spoke about more options for the building/site, including the option to preserve parts of the building. Mr. Schaefer asked for more time to solve the issues, for consideration to develop things people want to live around, which might include Mr. Schaefer's idea for developing a park around parts of the façade. Joanne Scribner stated the Armory building should be saved. She asked the commissioners to place the 90 day hold on the demolition, so that more options can be considered. Ms. Scribner stated that not enough was done to save the building. Mark Wurtz stated the importance of remembering the important people who impacted the history of the Armory, and that history should be considered and the building preserved. Jason Peters stated that he has been involved with the Armory Foundation, a group that has been trying to find a way to save the Armory for years and perhaps develop a multi-cultural center inside. Mr. Peters stated that he felt that idea was never given the chance to succeed. Sherrie Fessler stated her support for preservation of the Armory. Ms. Fessler explained that the building and the property belong to all of us. Mark Landgraf explained his favor for keeping the building, and questioned whether there are possible sources of money that haven't been explored, including federal or state funding or the National Registry of Historic Buildings. Frank Koczan stated he is in support of placing a 90 day hold on the property, he also explained the structural strength of the structure, having been built to last many decades, and that demolition might be more costly than the city predicts. Mr. Koczan expressed his support for Mr. Schaefer's idea for preserving the façade of the building. Chairman Gross invited anyone else with an interest to speak who had not yet been given the chance to do so, and no one chose to come forward. Motion by Peter Mayer, seconded by Adam Cain 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 proceeded to read the ordinance Section

15.916, pertaining to determining whether the building is a "preferred preserved significant building", and whether there is "no reasonable likelihood that either the owner or some other person or group is willing to preserve, rehabilitate, or restore such building". Peter Mayer asked Chad Pelishek whether

the city has made an effort to find a purchaser.

Mr. Pelishek explained that in 2014 the city issued a request for proposal and only the SEAS plan came forward that was later withdrawn. Peter Mayer than asked if the Common Council has considered the property's use for public purposes without selling the property.

Mr. Pelishek responded that he does not believe they have.

Mr. Pelishek also explained that the building will not meet the requirement for state historical tax credits and unsure whether the building would qualify for federal tax credits. Peter Fetterer asked how the city is handling Dane Schaefer's proposal to turn the property into a public amenity, with parts of the Armory facade preserved.

Mr. Pelishek stated Mr. Schaefer's proposal will need to go through the request for proposals process.

Mayor Vandersteen added that Mr. Schaefer's proposal will be introduced at the October 16 th Common Council meeting and referred to the Public Works Committee for further discussion. Adam Cain asked if the request for proposals (RFP)

assumes the building is razed and if so, will the 90 -day hold affect the RFP process?

Mr. Pelishek stated that the RFP does assume the building will be razed.

Mr. Pelishek

went on to explain that the 90 day hold has the potential to affect the demolition bids the city has already received, since new bids may need to be collected after the hold and those have the potential to be more. Peter Mayer questioned whether demolition will occur immediately after the 90 day hold if the building is labeled as a preferably preserved significant building or will demolition wait until public works has finished reviewing Mr. Schaefer s plan.

Mr. Pelishek

stated that timing with Common Council meetings and contractors will allow time for Mr. Schaefer s proposal to be heard. Peter went on to question whether that would give Common Council enough time to act if they decide to accept Mr. Schaefer s plan.

Mr. Pelishek

explained that Common Council would still have time because the lead and asbestos remediation would be the first step in either scenario. Motion by Peter Mayer, seconded by Peter Fetterer to find the Armory a preferably preserved significant building . Motion carried. Motion by Peter Mayer, seconded by Peter Fetterer to issue a waiver to the building inspector to allow for issuance of a building permit for demolition of the Armory building. Discussion occurred as Peter Mayor stated that the city has been open to proposals or purchasers for three years, during which time the city has taken an active role in searching, therefore the Commission should have good rationale for holding the demolition, and the Commission shouldn t obstruct this process as the city is not optimistic for preservation. Ayes: Peter Mayer, Peter Fetterer Nays: Adam Cain, Travis Gross Motion failed.

5. NEXT MEETING DATE

5.1 Set next meeting date.

The Commission will meet on call.

6. ADJOURN

6.1 Motion to Adjourn

Motion by Peter Mayer, seconded by

Adam Cain

to adjourn. Motion carried.

Being no further business the meeting was adjourned at

6: 47 p.m.