



MINUTES OF THE LANDMARKS COMMISSION

**MONDAY, APRIL 8, 2019, 4:30 PM
CITY HALL, ROOM 310**

A. ROLL CALL.

I. Members: Paul Martzke, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, Ron Dehn, Ian Griffiths, and David Siegel

Present: David Siegel, Paul Martzke, Ron Dehn, Justin Balsley, Ald. Veronica Corpus-Dax, Ian Griffiths, Susan Ley, Excused: None

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the April 8, 2019, meeting of the Landmarks Commission.

Moved by: Ian Griffiths, seconded by Ald. Veronica Corpus-Dax to approve. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the March 11, 2019, meeting of the Landmarks Commission.

Moved by: Ron Dehn, seconded by David Siegel to approve. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

D. REGULAR BUSINESS.

1. COA (19-05) Consideration with possible action on a new sign located at 111 N. Broadway.

Moved by: Ron Dehn, seconded by Justin Balsley to approve COA 19-05. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

E. INFORMATIONAL.

1. Staff-Level COA Applications

Moved by: Ald. Veronica Corpus-Dax, seconded by Ron Dehn to receive and place on file. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

2. Review City Raze/Repair Orders and Demolitions

No Report.

3. Staff Update

4. Date of next meeting: Monday, May 13, 2019

F. ADJOURNMENT.

Moved by: Susan Ley, seconded by David Siegel to adjourn. Motion carried.

Yes- David Siegel, Ian Griffiths, Paul Martzke, Ron Dehn, Susan Ley, Ald. Veronica Corpus-Dax, Justin Balsley, No- None, Abstain- None

VERBATIM MINUTES

- Professional meeting for Monday, April 8th. We'll start with the roll. Susan?

- Here.

- Veronica?
- Here.
- Justin?
- Yo.
- Ron?
- Here.
- Ian?
- Here.
- And David?
- Present.
- We're all present and accounted for. First item on the agenda is Item B, approval of the agenda in your packet. Does anybody have any comments or changes to the agenda that they want to make?
- Motion to approve the agenda.
- Second.
- All in favor signify by saying aye.
- [All] Aye.
- Any opposed? Carries unanimously. Next is Item C, approval of the minutes from the March 11th, 2019, meeting in the Landmarks Commission, again, meeting minutes were in your packet. Any changes, corrections to the minutes?
- Motion to approve.
- Second.
- All in favor signify by saying aye.
- [All] Aye.
- Any opposed? Again, motion carries unanimously. Item D of regular business, Certificate of Appropriateness. Consideration of possible action on a new sign located at 111 North Broadway. Jason, you want to take us through this?
- Sure, 111 North Broadway is a non-contributing infill property and, I'm not sure, Broadway something or another historic district.
- ... Broadway.

- Thank you. The proposed sign will, according to, I believe, the applicant, look like this here, with individual letters; it wasn't clear from the application if the letters were mounted to the brick or to a foundation, like you see in the photograph on the left.
- It's mounted to the
- Bars?
- Yes.
- Awesome. Staff recommended approval either way, but noted that the bars would be better as it would have fewer anchoring points.
- And there's only gonna to be one bar instead of the three bars, because that creates less anchoring into the building. So it'll just be one razor-strip that the letters are mounted to, instead of the three.
- Is it illuminated in any way, or
- It's not illuminated. Our building has lights above our sign that are to the actual building itself, so it kinda shines over the sign, so we didn't need to illuminate it.
- You can see that over here.
- Is that what I'm seeing between the windows up high on the right, is the lights?
- Yes.
- I see it.
- They're just on the right-hand side, way up on the corner, you can just see enough.
- Uh-huh. Well, that's, those aren't going to light the face of the sign, then they're gonna light the wall magnet? I just wanna make sure your sign is legible after the fact.
- There were existing lights to our building, so they just kind of light up the street. I'm not necessarily, don't know if they, like, shine brightly onto our sign, but from our hours, we don't really need illuminated sign.
- Okay.
- Well, it's gonna be based off the recommendations, so I would entertain the motion to approve.
- As recommended.
- Yeah.
- Second.
- Oh I'm sorry, could you identify-
- We didn't even open the floor, that's true, so.
- My name is Heather Erdmann, I'm the owner.

- Okay.
- And we're actually the owners of that suite, building also.
- Okay. So Ron, you were starting to go over with a motion?
- Yeah, I wanted to make a motion to approve as is, based on recommendation, non-contributing building. Everything seems to fit all the recommendations.
- I'd second.
- Any other discussion? Hearing none, all in favor signify by saying aye.
- [All] Aye. Oh, we gotta vote, sorry.
- How would you like to vote?
- Yes, in favor, yes.
- That was approved.
- Great.
- Do you guys, would you be offended if I don't stay for the whole meeting?
- Yes, very.
- Just a little, yeah, yeah.
- I mean, I appreciate. Thank you very much.
- Thank you.
- Have a good day.
- Have a good evening.
- Alright, next item on the agenda is Item E, informational. So staff level Certificate of Appropriateness applications.
- We only had one come in. It was for a sign move, so that they moved storefronts to the store to the left, so that sign just literally is getting moved to the next storefront, so that one we approved.
- Okay.
- And that was it.
- Review city raise and repair orders and demolitions?
- Could you receive a place then and file the staff recommendations, please?
- Receive a place on file?

- I second. All in favor?
- [All] Aye.
- Any opposed? There we go. Item number E2, review city raise and repair orders and demolitions.
- We have none.
- Great. Item number E3, staff update.
- Well, since our last meeting, we received approval from the state for the CLG application, so that got signed by the Mayor and is being forwarded to the federal government for approval, so once we have that, we will be very happy,
- CLG.
- verify local government.
- That's wonderful.
- That is wonderful, so we're one step closer, so it should be done pretty soon.
- So now that it's going to the Feds, do we have any sense of what the timeline is?
- I don't.
- That's just what I was gonna ask.
- I think you just wait.
- So into a black hole?
- No.
- We've went into a black hole, talk about wager or guess it, three months or fewer, but.
- As long as the government stays open for awhile.
- So we'll do, take care of that. A reminder that History Camp is on Friday. I believe Ian has signed up. Jason and I are both attending. I'm not sure if anybody else is signed up to attend. We will be taking the city's vehicle down if anyone wants to carpool with us. We'll be leaving around 6:45 in the morning probably, and then getting back around 6:45 at night, so it's an all-day event full of history fun, so if anyone's interested, shoot me an e-mail.
- It's in Oshkosh.
- Yes. And then Jason and I will be presenting at Aster's annual meeting next Monday where we'll be giving them some information about the update that happened with ordinance, everything that we've done so far, and then trying to get some more people interested in our revolving loan program, so our goal is to have another application this Spring, and then another application in Fall to keep the funds kinda going in the cycle that we wanted them to. So we're trying to get some more properties interested in that.
- So you, maybe, for the benefit of maybe talking a little bit about those grants or the

- Revolving loan?

- Yeah.

- Me, me, call on me.

- So you may recall that the city had over-collected on the stadium tax, whatever it was,

- And they're at sud stands.

- and we figured out what to do with money. Of that money, \$100,000 was set aside to capitalize a revolving loan fund for owners of historic homes and business buildings, and so the city now offers a ten-year loan of up to \$10,000 at a 2% annual interest rate for basically exterior rehabilitation of these homes or businesses. The \$10,000 number is important, because the state tax credits for homeowners have a minimum investment of \$10,000 so this was designed to help homeowners bridge the gap between what they could afford out-of-pocket, and being able to recoup a 25% state tax credit that begins at \$10,000, and the homeowner or business owner can bundle things, like a new roof plus a new paint job plus a new furnace, plus rewiring, stuff like that. So, if you or your neighbor's in a historic district, or looking at buying something like a new roof, which is probably gonna clear \$10,000.

- Mhm.

- The loan is good. If you're looking at a new furnace at \$2,500 and would really like to be able to get some tax credits, well, maybe you bundle that with a new roof, or paint job, or something like that, and these expenses can be, over a period of time, and for the tax credit, you can recoup that over multiple years if you don't have that big of a tax liability in one year. So spend \$10,000 with or without the loan. You get 25% back. That's \$2,500 from the state. If you owe the state less than that, then they'll roll it over year to year until it's all used up. It's like a rebate program just with the government red tape involved.

- Is it maximum or minimum or 10,000?

- No, that's the minimum, so--

- What is the maximum?

- You know, that's not a real common question for homeowners, I don't know.

- If maybe one hasn't been said, though.

- I don't know that one has been said, I know that the state frequently kicks around proposed amendments to the statutes to the effect of putting a cap on per-parcel stuff, and I thought that they had a per-parcel cap of one point something million; I don't know what, but it's a pretty big number for your typical homeowner to be writing a check. But we can find out.

- Okay.

- \$10,000 loan over 10 years at a 2% rate means a monthly payback of a little less than a hundred dollars, so in that sense, if it's considered to be affordable, 2%, probably better than any market rate that you can find.

- Yeah.

- Yeah, you won't be able to get a refinance or anything like that or home equity loan for that rate.

- And if we make one loan of \$10,000 every six months, and if the loan recipient repays that, then the fund should be self-sustaining.
- Yeah.
- I mean, after 10 years, you'd still be able to keep going one month with them.
- That might be something to have in some of the neighborhood association, primarily newsletters, like Aster and some of the
- Well it's only, I'm sorry to interrupt, but it's only in a historic district, so it's only in Aster, right?
- Right, well Aster and then the like on the near northwest side. There's a discount there, and. Yeah, so just in some of those areas.
- It's going in the Aster
- And then the Nicolade Drive Neighborhood Association.
- First come, first served basis, how is it.
- Yeah, right.
- If there was a rush, I guess we have selection criteria, but there isn't a rush, to be honest.
- Well that was in your riddle.
- Yeah, there is some selection criteria, but we haven't had a need to use that yet, but it's in there.
- I had proof reads last night.
- Oh, cool. Yeah, preference is for people who intend to recoup the state tax credits,
- Yeah.
- and that was the driving force behind proposing this in the first place, was to get more economic reinvestment in this area, rather than the pier, for example.
- So the loan applicant fills out a city pre-loan form and
- We've had one applicant to date; the owner's of the
- Divine Temple.
- Divine Temple. Oh, true story, sure.
- They did a project, so our application requires an application that just gives us project information, and then whatever the state requires for their application with the thought of they've already filled out the application, so it's easier for them to submit to the state for the tax credits, and then just a W-9 form, so pretty standard application information.

- Okay, so Divine Temple, since it's not a homeowner, their minimum would've been \$50,000, I think that was a bridge too far, but nonetheless, it's a National Register listed property, individually. It's got gorgeous woodwork inside. The roof was leaking onto that gorgeous woodwork inside, so from a city's perspective, that's a good investment right there, patch the roof.

- Yeah, so if you guys know any other groups you think might be interested in hearing about some of the programs that are available or more about their tax credits, we definitely can bring the show on the road, but Aster's just has the most captive audience since there's so many of them that have that intrinsic value, but other neighborhood associations or other groups that may be interested, we'd be happy to do that, so if anything comes to mind, please let us know. We think Divine Temple's paying double right now.

- Let you know, even in Aster, there's a large housing stock that is affordable, frankly, you know, it's something that a person could come into afford, and then if they suddenly realize that you need a roof, that's a big swallow, so this loan can help with that.

- Yeah.

- Great.

- Anything else?

- Nope, that's all I have. Jason?

- Back up a second, for Friday, at the meeting, you guys knew that two Green Bay Powers are being awarded?

- Not properties. I think the defunct HPC is getting an award that Mark should be accepting, if he's coming.

- On behalf of the city.

- Yeah, there's two awards for historic renovation.

- I know the North Fund is getting-

- Hotel North Fund and Pete's Carev.

- Oh my God. We'll be there with our Green Bay signs, so.

- Is the contractor gonna be represented on that?

- I think so.

- Thought it might be.

- Don't mind me.

- Okay, anybody else have anything, any other business? If not, the date of next meeting is Monday, May 13th, and I would look for a motion to adjourn.

- Second.

- Second.

- All in favor?

- [All] Aye.

- Any opposed? And we are all done. Thank you.